



RESERVE STUDY - MARCH 9, 2023

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

REVIEWED BY:

Les Weinberg, MBA, RS

DATE:

March 9, 2023



# TABLE OF CONTENTS

<b>I.</b>	<b>OVERVIEW</b>	<b>1</b>
<b>II.</b>	<b>SUMMARY</b>	<b>2</b>
<b>III.</b>	<b>FINANCIAL ANALYSIS</b>	<b>3</b>
	Component Inventory	4
	Comparison of Funding Plans	10
	Graphs	11
	Funding Plans	13
	Reserve Expenditures by Year	17
	Component Depreciation Analysis	23
<b>IV.</b>	<b>CONDITION ASSESSMENT</b>	<b>43</b>
	Roof/Decks	44
	Structure	50
	Paint	55
	Mechanical	67
	Plumbing	77
	Electrical	92
	Flooring	103
	Pool/Spa	109
	Landscape/Hardscape	120
	Recreation Facilities	126
	Miscellaneous	133
	Contingency Reserve	139
<b>V.</b>	<b>GLOSSARY OF TERMS AND ABBREVIATIONS</b>	<b>140</b>

# 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.

<b>SUMMARY</b>
<b>HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)</b>

<b>ASSUMPTIONS:</b>
---------------------

(A) FISCAL (12 MONTH) PERIOD RESERVE STUDY IS TO COVER:	1/1/2024	through	12/31/2024
(B) INFLATION FACTOR (30 year average CPI per Bureau of Labor Statistics):			2.49%
(C) INTEREST % ON RESERVE FUNDS (unless provided, assumed to be 1%):			3.0000%
(D) BEGINNING RESERVE BALANCE PER ASSOCIATION AS OF:	1/1/2024		\$517,000
(E) NUMBER OF UNITS:			151

ANALYSIS OF MONTHLY <u>RESERVE</u> CONTRIBUTION	PERIOD			TOTAL	PER UNIT <sup>1</sup>
(F) CURRENTLY BUDGETED PER ASSOCIATION:	1/1/2023	through	12/31/2023	\$13,000.00	\$86.09
<b>(G) RECOMMENDED TO BUDGET (see Funding Plan #3<sup>2</sup>):</b>	1/1/2024	through	12/31/2024	<b>\$17,017.00</b>	<b>\$112.70</b>
(H) <u>DOLLAR</u> INCREASE / (DECREASE) ("G" less "F"):	1/1/2024	through	12/31/2024	\$4,017.00	\$26.60
(I) <u>%</u> INCREASE / (DECREASE) ("H" divided by "F"):	1/1/2024	through	12/31/2024	30.90%	30.90%
(J) SPECIAL ASSESSMENT (ANNUAL) - IN ADDITION TO "G":	1/1/2024	through	12/31/2024	\$0.00	\$0.00
(K) FUTURE <u>ANNUAL</u> % INCREASES / (DECREASES):	1/1/2025	through	12/31/2026	30.90%	30.90%

ANALYSIS OF MONTHLY <u>ASSESSMENT</u> ("DUES"):	PERIOD			TOTAL	PER UNIT <sup>1</sup>
(L) CURRENTLY BUDGETED PER ASSOCIATION:	1/1/2023	through	12/31/2023	\$96,855.00	\$641.42
(M) RESERVE CONTRIBUTION <u>%</u> (item "F" divided by "L"):	1/1/2023	through	12/31/2023	13.42%	13.42%
(N) % CHANGE IN ASSESSMENT ("H" divided by "L") (if recommended reserve contribution implemented)	1/1/2024	through	12/31/2024	4.15%	4.15%

OVERAGE / (DEFICIT):	PERIOD			TOTAL	PER UNIT <sup>1</sup>
(between "actual" and "ideal" reserve balance)	1/1/2023	through	12/31/2023	(\$1,658,217)	(\$10,982)

<b>COST OF COMPONENTS THAT NEED TO BE REPLACED WITHIN 5 YEARS</b>	<b>\$1,694,376.60</b>
---	-----------------------

<b>PERCENT FUNDED<sup>3</sup></b>
-----------------------------------

as of 1/1/2024	<b>23.77%</b>
as of 12/31/2024 (if Funding Plan #3 <sup>2</sup> recommended above is followed)	<b>28.68%</b>

**FOOTNOTES:**

1. Per Unit amounts reflect "Total" amounts divided by units - no adjustments made for variable rate assessments.
2. Funding Plan #3 reflects minimum funding and may only marginally cover total annual expenditures in some years.
3. Actual reserve balance (item "D") divided by accumulated depreciation (per schedule).



# 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 = \$1,000

HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

AS OF: 1/1/2024

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND
ROOF/DECKS											
built-up roof	0101	10,950 sq ft	12	3	97,950 <sup>1</sup>	8,163	17,460	73,463	(56,003)	439.05	574.71
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 <sup>1</sup>	567	2,828	11,900	(9,072)	71.12	93.10
membrane decks-common (coat)	0104	1,700 sq ft	8	3	2,950 <sup>1</sup>	369	438	1,844	(1,406)	11.02	14.43
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 <sup>4</sup>	130	1,236	5,200	(3,964)	31.08	40.68
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 <sup>3</sup>	26,025	43,299	182,175	(138,876)	1,088.75	1,425.18
siding & trim	0302	1,000 sq ft	5	3	2,950 <sup>1</sup>	590	280	1,180	(900)	7.05	9.23
doors	0303	418 sides	5	3	23,450 <sup>1</sup>	4,690	2,229	9,380	(7,151)	56.06	73.38
interior flatwork-hallway	0304	8,850 sq ft	10	3	9,200 <sup>1</sup>	920	1,531	6,440	(4,909)	38.49	50.38
interior flatwork-stairwells	0305	12,100 sq ft	15	3	10,950 <sup>1</sup>	730	2,082	8,760	(6,678)	52.35	68.53
interior flatwork-recreation	0306	7,900 sq ft	10	3	8,300 <sup>1</sup>	830	1,381	5,810	(4,429)	34.72	45.45
wallpaper	0307	31,500 sq ft	10	3	100,900 <sup>4</sup>	10,090	16,787	70,630	(53,843)	422.11	552.55
garage interior	0308	24,150 sq ft	15	8	17,700 <sup>1</sup>	1,180	1,963	8,260	(6,297)	49.37	64.62
ironwork-exterior	0309	3,650 sq ft	5	3	6,350 <sup>3</sup>	1,270	604	2,540	(1,936)	15.18	19.87
ironwork-interior	0310	7,500 sq ft	15	3	15,600 <sup>1</sup>	1,040	2,966	12,480	(9,514)	74.59	97.63
entries walkway	0311	1,500 sq ft	5	3	1,850 <sup>3</sup>	370	176	740	(564)	4.42	5.79
parking stripes	0312	187 spaces	10	3	2,550 <sup>3</sup>	255	424	1,785	(1,361)	10.67	13.96

# COMPONENT INVENTORY

threshold = \$1,000

HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

AS OF: 1/1/2024

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND
MECHANICAL											
elevators-mechanical	0401	2 @ 16 stops	25	10	387,100 <sup>2</sup>	15,484	55,203	232,260	(177,057)	1,388.08	1,817.00
elevators-cab remodel	0402	2 cabs	12	2	60,000 <sup>2</sup>	5,000	11,884	50,000	(38,116)	298.82	391.16
exhaust fans-garage	0403	4 fans	20	1	24,400 <sup>4</sup>	1,220	5,509	23,180	(17,671)	138.53	181.34
exhaust fans-interiors	0404	14 fans	10	1	20,600 <sup>4</sup>	2,060	4,407	18,540	(14,133)	110.80	145.04
gate operator	0405	1 operator	10	7	3,150 <sup>1</sup>	315	225	945	(720)	5.65	7.39
heat pumps-evaporative coils	0406	2 @ 2 tons	12	1	4,050 <sup>4</sup>	338	882	3,713	(2,831)	22.19	29.05
heat pumps-condesers	0407	2 @ 2 tons	12	1	4,350 <sup>4</sup>	363	948	3,988	(3,040)	23.83	31.20
heat pumps-dual packs	0408	2 heat pumps	20	3	18,800 <sup>4</sup>	940	3,798	15,980	(12,182)	95.50	125.01
window air conditioner	0409	1 air conditioner	15	14	500 <sup>2</sup>	33	8	33	(25)	0.20	0.26
trash chutes	0410	12 doors	30	10	8,600 <sup>1</sup>	287	1,363	5,733	(4,370)	34.26	44.85
PLUMBING											
boiler-replace	0501	1 boiler	16	15	31,000 <sup>2</sup>	1,938	461	1,938	(1,477)	11.58	15.16
boiler-overhaul	0502	1 boiler	16	7	12,400 <sup>1</sup>	775	1,658	6,975	(5,317)	41.69	54.57
circulation pumps	0503	2 pumps	10	8	2,150 <sup>4</sup>	215	102	430	(328)	2.57	3.36
distribution piping-phase 1	0504	allowance	60	2	169,800 <sup>2</sup>	2,830	39,012	164,140	(125,128)	980.97	1,284.09
distribution piping-phase 2	0505	allowance	60	5	233,500 <sup>2</sup>	3,892	50,873	214,042	(163,169)	1,279.20	1,674.48
distribution piping-phase 3	0506	allowance	60	7	339,600 <sup>2</sup>	5,660	71,298	299,980	(228,682)	1,792.81	2,346.78
drainage/sewer piping	0507	allowance	2	1	5,200 <sup>2</sup>	2,600	618	2,600	(1,982)	15.54	20.34
fire sprinklers	0508	lifetime	30+	30+	0	0	0	0	0	0.00	0.00
sump pumps	0509	3 pumps	10	6	2,800 <sup>1</sup>	280	266	1,120	(854)	6.69	8.76
cold water storage tank-reline	0510	1 tank	3	2	7,350 <sup>2</sup>	2,450	582	2,450	(1,868)	14.64	19.17
hot water storage tank	0511	1 tank	10	2	9,400 <sup>4</sup>	940	1,787	7,520	(5,733)	44.94	58.83
drinking fountain	0512	1 drinking fountain	12	5	1,550 <sup>4</sup>	129	215	904	(689)	5.40	7.07
air compressor	0513	1 @ 3 horsepower	20	10	3,450 <sup>2</sup>	173	410	1,725	(1,315)	10.31	13.49
booster pump	0514	1 @ 5 horsepower	10	3	7,300 <sup>1</sup>	730	1,215	5,110	(3,895)	30.54	39.98
drainage system review	0515	unknown	n/a	n/a	unknown	0	0	0	0	0.00	0.00

# COMPONENT INVENTORY

threshold = \$1,000

HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

AS OF: 1/1/2024

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND
ELECTRICAL											
cctv system	0601	20 cam/1 dvr/1 mon	12	8	35,300 <sup>4</sup>	2,942	2,797	11,767	(8,970)	70.32	92.05
intercom	0602	1 intercom	12	4	3,350 <sup>1</sup>	279	531	2,233	(1,702)	13.35	17.47
fire annunciator system	0603	1 system	20	4	2,500 <sup>4</sup>	125	475	2,000	(1,525)	11.95	15.65
fire alarm system	0604	1 system	20	2	427,450 <sup>2</sup>	21,373	91,436	384,705	(293,269)	2,299.16	3,009.60
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 <sup>1</sup>	2,455	5,835	24,550	(18,715)	146.72	192.06
lighting-exit signs	0607	73 fixtures	20	7	7,300 <sup>4</sup>	365	1,128	4,745	(3,617)	28.36	37.12
lighting-exterior (decorative)	0608	244 fixtures	15	11	45,900 <sup>3</sup>	3,060	2,909	12,240	(9,331)	73.15	95.76
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 <sup>4</sup>	48	147	618	(471)	3.69	4.83
FLOORING											
carpeting-hallways	0701	1,250 sq yds	10	2	46,500 <sup>4</sup>	4,650	8,842	37,200	(28,358)	222.32	291.02
carpeting-lobby/office	0702	120 sq yds	8	2	4,750 <sup>4</sup>	594	847	3,563	(2,716)	21.29	27.87
vinyl	0703	700 sq ft	20	14	2,650 <sup>4</sup>	133	189	795	(606)	4.75	6.22
marble-restoration	0704	3,300 sq ft	15	6	40,550 <sup>1</sup>	2,703	5,783	24,330	(18,547)	145.41	190.34
marble-polishing	0705	3,300 sq ft	3	1	12,000 <sup>1</sup>	4,000	1,901	8,000	(6,099)	47.81	62.59
rubber-flooring-gym	0706	200 sq ft	8	2	3,150 <sup>4</sup>	394	562	2,363	(1,801)	14.12	18.49

# COMPONENT INVENTORY

threshold = \$1,000

HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

AS OF: 1/1/2024

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEP'RE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEP'RE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND
POOL/ SPA											
plaster-pool	0801	1,050 sq ft	10	7	6,950 <sup>3</sup>	695	496	2,085	(1,589)	12.46	16.31
plaster-spa	0802	200 sq ft	10	7	7,100 <sup>3</sup>	710	506	2,130	(1,624)	12.73	16.66
coping joint	0803	130 lin ft	5	2	1,000 <sup>3</sup>	200	143	600	(457)	3.59	4.69
coping/tile	0804	130 lin ft	20	17	7,250 <sup>3</sup>	363	259	1,088	(829)	6.50	8.51
heaters	0805	2 heaters	10	5	7,500 <sup>4</sup>	750	891	3,750	(2,859)	22.41	29.34
filters	0806	2 filters	10	5	2,600 <sup>4</sup>	260	309	1,300	(991)	7.77	10.17
motors	0807	3 motors	5	3	1,450 <sup>4</sup>	290	138	580	(442)	3.47	4.54
pumps	0808	3 pumps	15	13	1,450 <sup>4</sup>	97	46	193	(147)	1.15	1.51
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 <sup>2</sup>	3,000	7,130	30,000	(22,870)	179.29	234.69
furniture-refurbish	0811	40 pieces	10	5	12,000 <sup>1</sup>	1,200	1,426	6,000	(4,574)	35.86	46.94
LANDSCAPE/ HARDSCAPE											
asphalt seal coat	0901	2150 sq ft	5	0	650 <sup>3</sup>	130	154	650	(496)	3.88	5.09
asphalt replacement	0902	2150 sq ft	20	14	7,250 <sup>3</sup>	363	517	2,175	(1,658)	13.00	17.02
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 <sup>3</sup>	320	532	2,240	(1,708)	13.39	17.52
irrigation controllers	0905	2 controllers	10	5	1,450 <sup>4</sup>	145	172	725	(553)	4.33	5.67
landscape remodel	0906	allowance	5	1	17,500 <sup>3</sup>	3,500	3,327	14,000	(10,673)	83.67	109.52
RECREATION FACILITIES											
furnishings-lobby	1001	64 items	15	5	57,450 <sup>1</sup>	3,830	9,103	38,300	(29,197)	228.90	299.63
furnishings-hallways	1002	13 sets	15	3	13,400 <sup>1</sup>	893	2,548	10,720	(8,172)	64.07	83.86
furnishings-office	1003	8 items	15	3	10,400 <sup>1</sup>	693	1,977	8,320	(6,343)	49.72	65.09
fitness equipmemt	1004	12 items	15	4	19,900 <sup>1</sup>	1,327	3,468	14,593	(11,125)	87.21	114.16
restrooms	1005	3 restrooms	20	7	30,750 <sup>4</sup>	1,538	4,751	19,988	(15,237)	119.46	156.37
saunas-refinish	1006	2 saunas	20	7	17,600 <sup>1</sup>	880	2,719	11,440	(8,721)	68.37	89.50
saunas-heaters	1007	2 heaters	20	7	2,150 <sup>4</sup>	108	332	1,398	(1,066)	8.36	10.94

**COMPONENT INVENTORY****threshold = \$1,000****HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)****AS OF: 1/1/2024**

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEP'RE	RESERVES			MONTHLY CONTRIBUTION		
			USEFUL	REMAIN			ACTUAL	ACCUM DEP'RE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND	
MISCELLANEOUS												
fire extinguishers	1101	50 extinguishers	25	11	10,400 <sup>4</sup>	416	1,384	5,824	(4,440)	34.81	45.56	
firehoses	1102	49 hoses	25	11	9,100 <sup>1</sup>	364	1,211	5,096	(3,885)	30.46	39.87	
mailboxes	1103	160 mailboxes	20	14	10,800 <sup>3</sup>	540	770	3,240	(2,470)	19.36	25.35	
directory boards	1104	7 directory boards	20	14	3,400 <sup>3</sup>	170	242	1,020	(778)	6.10	7.98	
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>656</u>	<u>2,760</u>	<u>(2,104)</u>	<u>16.49</u>	<u>21.59</u>
TOTALS					<u>2,893,660</u>	<u>174,527</u>	<u>517,000</u>	<u>2,175,217</u>	<u>(1,658,217)</u>	<u>13,000.00</u>	<u>17,017.00</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

<b>Percent Funded: ratio of the actual reserve balance to the component accumulated depreciation</b>	<b>23.77%</b>
--	---------------

**COMPONENT INVENTORY ADDENDUM**  
**HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST
			USEFUL	REMAIN	
COMPONENTS WITH 0 YEARS REMAINING LIFE:					
lighting-emergency light back-up	0606	2 battery packs	10	0	24,550
furniture-replace	0810	42 pieces	10	0	30,000
asphalt seal coat	0901	2150 sq ft	5	0	650
TOTAL					55,200
COMPONENTS WITH 1 YEAR REMAINING LIFE:					
exhaust fans-garage	0403	4 fans	20	1	24,400
exhaust fans-interiors	0404	14 fans	10	1	20,600
heat pumps-evaporative coils	0406	2 @ 2 tons	12	1	4,050
heat pumps-condesers	0407	2 @ 2 tons	12	1	4,350
drainage/sewer piping	0507	allowance	2	1	5,200
marble-polishing	0705	3,300 sq ft	3	1	12,000
landscape remodel	0906	allowance	5	1	17,500
TOTAL					88,100
COMPONENTS WITH 2 YEARS REMAINING LIFE:					
elevators-cab remodel	0402	2 cabs	12	2	60,000
distribution piping-phase 1	0504	allowance	60	2	169,800
cold water storage tank-reline	0510	1 tank	3	2	7,350
hot water storage tank	0511	1 tank	10	2	9,400
fire alarm system	0604	1 system	20	2	427,450
carpeting-hallways	0701	1,250 sq yds	10	2	46,500
carpeting-lobby/office	0702	120 sq yds	8	2	4,750
rubber-flooring-gym	0706	200 sq ft	8	2	3,150
coping joint	0803	130 lin ft	5	2	1,000
TOTAL					729,400

## 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	Annual % Change	Percent Funded	Monthly Contribution	Annual % Change	Percent Funded	Monthly Contribution	Annual % Change	Percent Funded
1/1/2024	13,000	23.77%	13,000	0.00%	23.77%	17,017	30.90%	23.77%	155,433	1095.64%	23.77%
1/1/2025	13,000	26.61%	13,000	0.00%	26.61%	22,275	30.90%	28.68%	19,177	-87.66%	100.00%
1/1/2026	13,000	27.61%	13,000	0.00%	27.61%	29,158	30.90%	34.00%	18,289	-4.63%	100.00%
1/1/2027	13,000	2.87%	52,992	307.63%	2.87%	29,158	0.00%	21.01%	15,973	-12.67%	100.00%
1/1/2028	13,000	-31.65%	13,000	-75.47%	0.00%	29,158	0.00%	5.18%	18,319	14.69%	100.00%
1/1/2029	13,000	-21.36%	23,050	77.31%	6.58%	29,158	0.00%	22.57%	17,132	-6.48%	100.00%
1/1/2030	13,000	-38.46%	13,000	-43.60%	0.00%	29,158	0.00%	22.62%	19,766	15.37%	100.00%
1/1/2031	13,000	-29.58%	39,417	203.21%	4.70%	29,158	0.00%	36.30%	17,971	-9.08%	100.00%
1/1/2032	13,000	-63.53%	13,000	-67.02%	0.00%	29,158	0.00%	30.53%	18,325	1.97%	100.00%
1/1/2033	13,000	-56.71%	13,000	0.00%	1.93%	29,158	0.00%	43.06%	21,495	17.30%	100.00%
1/1/2034	13,000	-40.03%	38,542	196.47%	9.78%	29,158	0.00%	55.84%	19,376	-9.86%	100.00%
1/1/2035	13,000	-83.68%	13,650	-64.58%	0.00%	29,158	0.00%	51.37%	19,932	2.87%	100.00%
1/1/2036	13,000	-78.68%	13,000	-4.76%	0.00%	29,158	0.00%	60.80%	22,856	14.67%	100.00%
1/1/2037	13,000	-64.64%	48,742	274.94%	4.25%	29,158	0.00%	69.29%	20,642	-9.69%	100.00%
1/1/2038	13,000	-117.96%	13,000	-73.33%	0.00%	29,158	0.00%	67.49%	22,026	6.71%	100.00%
1/1/2039	13,000	-105.03%	18,367	41.28%	1.27%	29,158	0.00%	75.65%	21,757	-1.22%	100.00%
1/1/2040	13,000	-107.01%	13,000	-29.22%	0.01%	29,158	0.00%	81.48%	22,575	3.76%	100.00%
1/1/2041	13,000	-87.46%	13,000	0.00%	5.43%	29,158	0.00%	87.89%	23,604	4.56%	100.00%
1/1/2042	13,000	-72.52%	13,000	0.00%	9.28%	29,158	0.00%	92.31%	23,812	0.88%	100.00%
1/1/2043	13,000	-67.26%	13,000	0.00%	8.68%	29,158	0.00%	95.55%	25,365	6.52%	100.00%
1/1/2044	13,000	-56.45%	13,000	0.00%	11.35%	29,158	0.00%	97.73%	25,534	0.67%	100.00%
1/1/2045	13,000	-58.74%	13,000	0.00%	6.99%	29,158	0.00%	99.40%	29,042	13.74%	100.00%
1/1/2046	13,000	-55.67%	61,600	373.85%	5.39%	29,158	0.00%	99.46%	28,860	-0.63%	100.00%
1/1/2047	13,000	-98.61%	74,875	21.55%	0.00%	29,158	0.00%	99.47%	25,701	-10.95%	100.00%
1/1/2048	13,000	-169.29%	13,000	-82.64%	0.00%	29,158	0.00%	101.58%	27,563	7.24%	100.00%
1/1/2049	13,000	-134.22%	13,000	0.00%	7.00%	29,158	0.00%	102.21%	29,015	5.27%	100.00%
1/1/2050	13,000	-115.89%	13,000	0.00%	8.69%	29,158	0.00%	102.04%	30,071	3.64%	100.00%
1/1/2051	13,000	-115.10%	25,642	97.24%	3.56%	29,158	0.00%	101.53%	29,544	-1.75%	100.00%
1/1/2052	13,000	-124.46%	13,000	-49.30%	0.00%	29,158	0.00%	101.37%	30,288	2.52%	100.00%
1/1/2053	13,000	-110.23%	13,000	0.00%	1.43%	29,158	0.00%	100.76%	31,277	3.27%	100.00%

**AVERAGE:**

**-70.59%**

**5.29%**

**68.52%**

**100.00%**

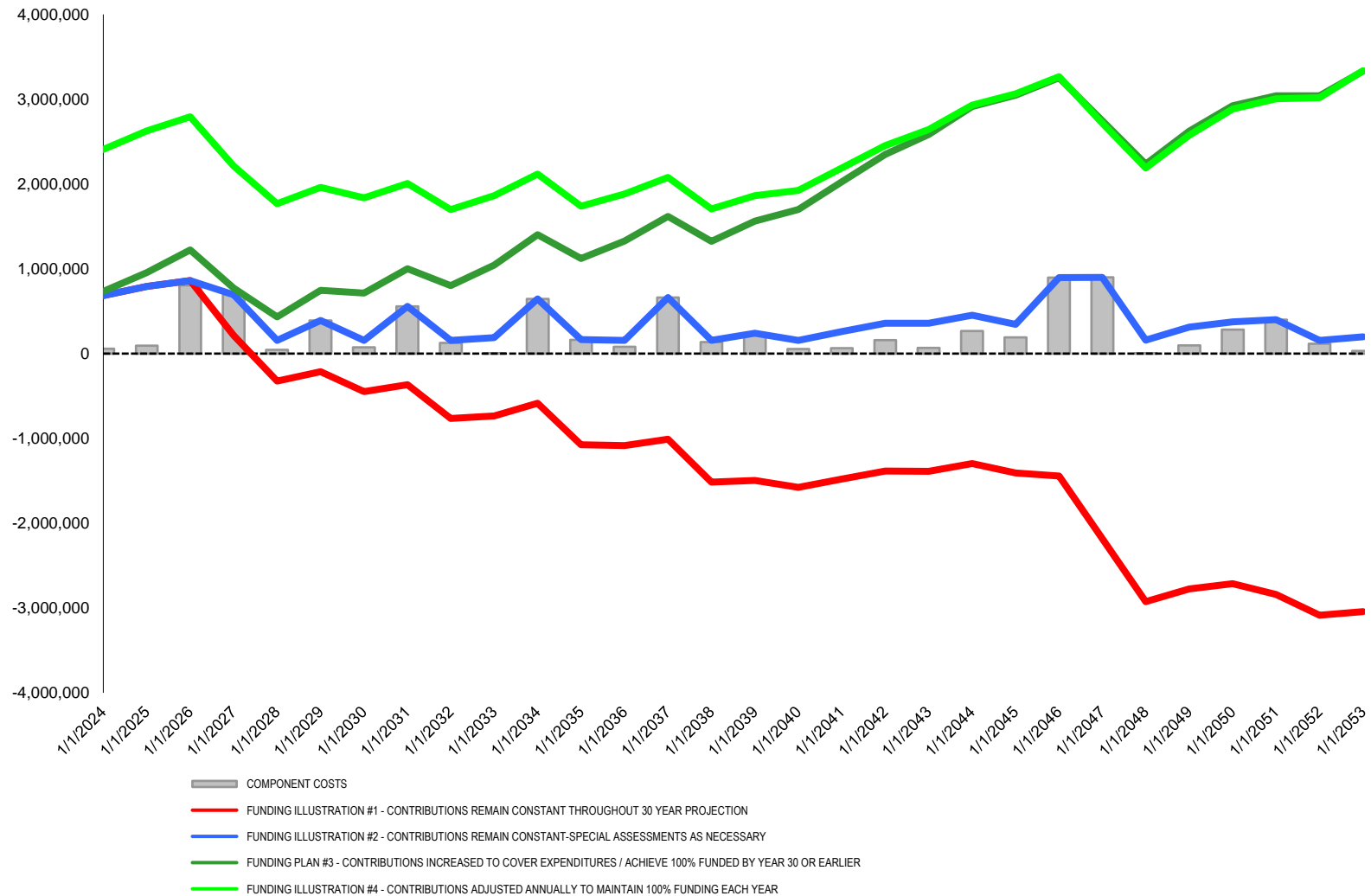
FOOTNOTES:

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



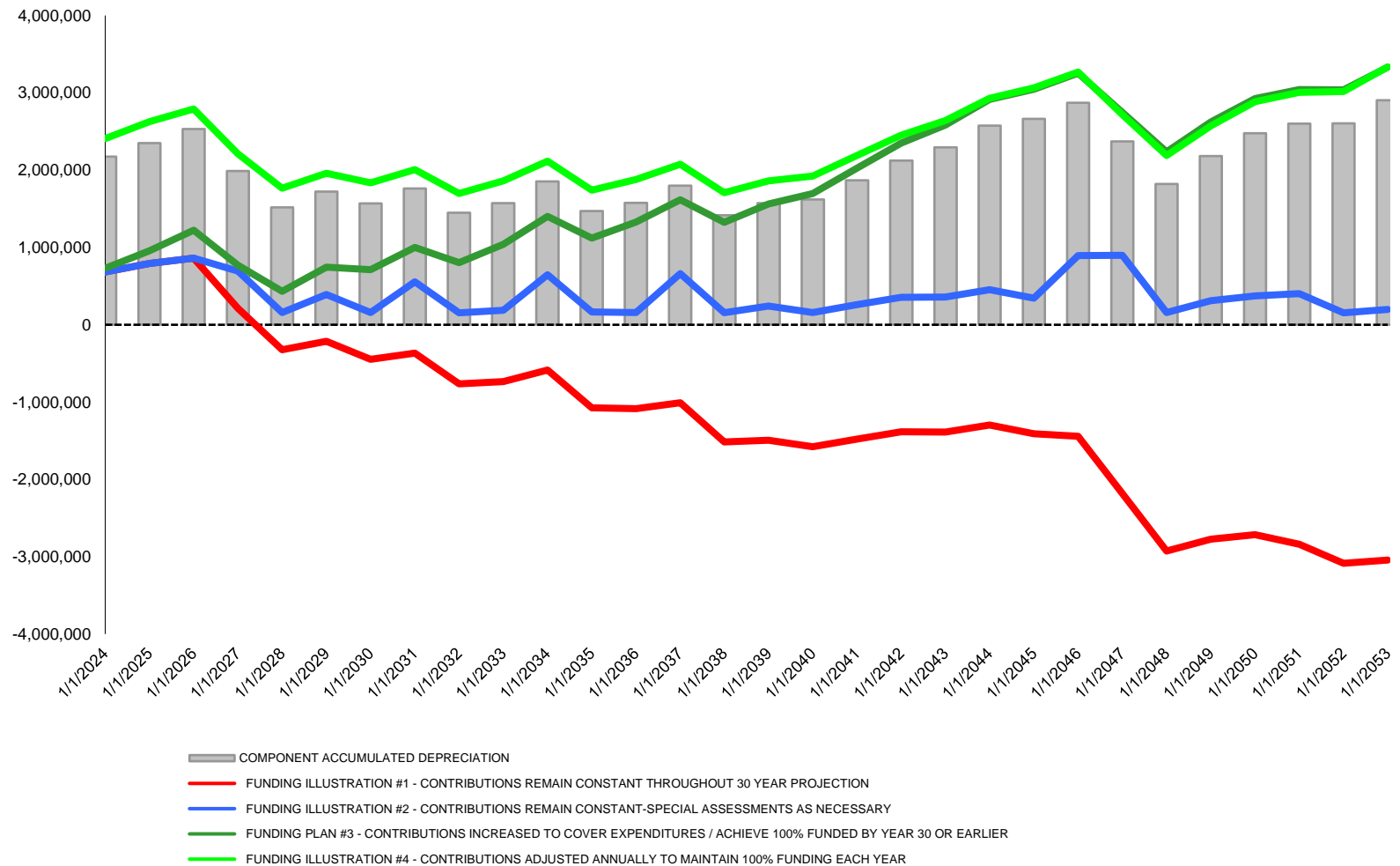
# HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

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	1/1/2024	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	1/1/2036	1/1/2037	1/1/2038
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)	10,385	12,037	6,870	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(57,960)	(94,809)	(804,486)	(693,386)	(43,736)	(390,953)	(74,054)	(556,471)	(125,978)	(6,812)	(645,538)	(163,771)	(80,259)	(662,089)	(136,232)
NET RECEIPTS/(DISBURSE)	108,425	73,228	(641,616)	(537,386)	112,264	(234,953)	81,946	(400,471)	30,022	149,188	(489,538)	(7,771)	75,741	(506,089)	19,768
CASH BALANCE: begin year	517,000	625,425	698,653	57,037	(480,349)	(368,085)	(603,038)	(521,092)	(921,563)	(891,541)	(742,353)	(1,231,891)	(1,239,662)	(1,163,920)	(1,670,009)
CASH BALANCE: end year	625,425	698,653	57,037	(480,349)	(368,085)	(603,038)	(521,092)	(921,563)	(891,541)	(742,353)	(1,231,891)	(1,239,662)	(1,163,920)	(1,670,009)	(1,650,242)
COMPONENT ACCUMULATED DEPRECIATION (c)	2,175,217	2,350,538	2,530,634	1,987,060	1,517,496	1,723,315	1,568,147	1,761,840	1,450,497	1,572,149	1,854,720	1,472,217	1,575,585	1,800,574	1,415,691
less: beginning cash balance	517,000	625,425	698,653	57,037	(480,349)	(368,085)	(603,038)	(521,092)	(921,563)	(891,541)	(742,353)	(1,231,891)	(1,239,662)	(1,163,920)	(1,670,009)
over/(under) funded-total	(1,658,217)	(1,725,112)	(1,831,981)	(1,930,023)	(1,997,845)	(2,091,400)	(2,171,185)	(2,282,932)	(2,372,060)	(2,463,690)	(2,597,073)	(2,704,108)	(2,815,246)	(2,964,494)	(3,085,701)
" " " per unit	(10,982)	(11,425)	(12,132)	(12,782)	(13,231)	(13,850)	(14,379)	(15,119)	(15,709)	(16,316)	(17,199)	(17,908)	(18,644)	(19,632)	(20,435)

DESCRIPTION	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	1/1/2051	1/1/2052	1/1/2053
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)	(240,455)	(55,485)	(63,086)	(157,661)	(67,103)	(266,678)	(190,517)	(895,311)	(898,469)	(4,739)	(96,718)	(281,512)	(401,128)	(114,979)	(31,286)
NET RECEIPTS/(DISBURSE)	(84,455)	100,515	92,914	(1,661)	88,897	(110,678)	(34,517)	(739,311)	(742,469)	151,261	59,282	(125,512)	(245,128)	41,021	124,714
CASH BALANCE: begin year	(1,650,242)	(1,734,697)	(1,634,182)	(1,541,268)	(1,542,929)	(1,454,032)	(1,564,710)	(1,599,227)	(2,338,538)	(3,081,008)	(2,929,746)	(2,870,464)	(2,995,976)	(3,241,105)	(3,200,084)
CASH BALANCE: end year	(1,734,697)	(1,634,182)	(1,541,268)	(1,542,929)	(1,454,032)	(1,564,710)	(1,599,227)	(2,338,538)	(3,081,008)	(2,929,746)	(2,870,464)	(2,995,976)	(3,241,105)	(3,200,084)	(3,075,370)
COMPONENT ACCUMULATED DEPRECIATION (c)	1,571,173	1,621,090	1,868,517	2,125,320	2,293,943	2,575,900	2,663,699	2,872,477	2,371,598	1,819,995	2,182,729	2,476,937	2,602,879	2,604,045	2,903,045
less: beginning cash balance	(1,650,242)	(1,734,697)	(1,634,182)	(1,541,268)	(1,542,929)	(1,454,032)	(1,564,710)	(1,599,227)	(2,338,538)	(3,081,008)	(2,929,746)	(2,870,464)	(2,995,976)	(3,241,105)	(3,200,084)
over/(under) funded-total	(3,221,415)	(3,355,787)	(3,502,699)	(3,666,588)	(3,836,872)	(4,029,932)	(4,228,409)	(4,471,704)	(4,710,137)	(4,901,002)	(5,112,475)	(5,347,401)	(5,598,856)	(5,845,150)	(6,103,129)
" " " per unit	(21,334)	(22,224)	(23,197)	(24,282)	(25,410)	(26,688)	(28,003)	(29,614)	(31,193)	(32,457)	(33,857)	(35,413)	(37,079)	(38,710)	(40,418)

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: 3.0000%

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

DESCRIPTION	1/1/2024	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	1/1/2036	1/1/2037	1/1/2038
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	479,900	0	120,600	0	317,000	0	0	306,500	7,800	0	428,900	0
INTEREST INCOME (a)	10,385	12,037	6,870	519	1,031	1,031	753	752	276	1,925	1,650	1	696	696	182
COMPONENT COSTS (b)	(57,960)	(94,809)	(804,486)	(693,386)	(43,736)	(390,953)	(74,054)	(556,471)	(125,978)	(6,812)	(645,538)	(163,771)	(80,259)	(662,089)	(136,232)
NET RECEIPTS/(DISBURSE)	108,425	73,228	(641,616)	(56,967)	113,296	(113,322)	82,698	(82,718)	30,298	151,113	(181,388)	31	76,437	(76,493)	19,949
CASH BALANCE: begin year	517,000	625,425	698,653	57,037	70	113,365	44	82,742	24	30,321	181,434	46	76	76,514	20
CASH BALANCE: end year	625,425	698,653	57,037	70	113,365	44	82,742	24	30,321	181,434	46	76	76,514	20	19,970
COMPONENT ACCUMULATED DEPRECIATION (c)	2,175,217	2,350,538	2,530,634	1,987,060	1,517,496	1,723,315	1,568,147	1,761,840	1,450,497	1,572,149	1,854,720	1,472,217	1,575,585	1,800,574	1,415,691
less: beginning cash balance	517,000	625,425	698,653	57,037	70	113,365	44	82,742	24	30,321	181,434	46	76	76,514	20
over/(under) funded-total	(1,658,217)	(1,725,112)	(1,831,981)	(1,930,023)	(1,517,426)	(1,609,949)	(1,568,104)	(1,679,098)	(1,450,473)	(1,541,828)	(1,673,286)	(1,472,171)	(1,575,508)	(1,724,060)	(1,415,671)
" " " per unit	(10,982)	(11,425)	(12,132)	(12,782)	(10,049)	(10,662)	(10,385)	(11,120)	(9,606)	(10,211)	(11,081)	(9,749)	(10,434)	(11,418)	(9,375)

DESCRIPTION	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	1/1/2051	1/1/2052	1/1/2053
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	64,400	0	0	0	0	0	0	583,200	742,500	0	0	0	151,700	0	0
INTEREST INCOME (a)	182	924	2,715	3,602	4,469	4,351	3,099	1,407	1	1,389	3,346	2,799	842	377	1,904
COMPONENT COSTS (b)	(240,455)	(55,485)	(63,086)	(157,661)	(67,103)	(266,678)	(190,517)	(895,311)	(898,469)	(4,739)	(96,718)	(281,512)	(401,128)	(114,979)	(31,286)
NET RECEIPTS/(DISBURSE)	(19,873)	101,439	95,629	1,942	93,365	(106,327)	(31,419)	(154,704)	31	152,650	62,628	(122,713)	(92,586)	41,398	126,619
CASH BALANCE: begin year	19,970	97	101,536	197,165	199,107	292,472	186,145	154,727	23	54	152,704	215,332	92,619	33	41,431
CASH BALANCE: end year	97	101,536	197,165	199,107	292,472	186,145	154,727	23	54	152,704	215,332	92,619	33	41,431	168,049
COMPONENT ACCUMULATED DEPRECIATION (c)	1,571,173	1,621,090	1,868,517	2,125,320	2,293,943	2,575,900	2,663,699	2,872,477	2,371,598	1,819,995	2,182,729	2,476,937	2,602,879	2,604,045	2,903,045
less: beginning cash balance	19,970	97	101,536	197,165	199,107	292,472	186,145	154,727	23	54	152,704	215,332	92,619	33	41,431
over/(under) funded-total	(1,551,203)	(1,620,993)	(1,766,981)	(1,928,154)	(2,094,837)	(2,283,428)	(2,477,554)	(2,717,750)	(2,371,576)	(1,819,941)	(2,030,025)	(2,261,605)	(2,510,260)	(2,604,012)	(2,861,614)
" " " per unit	(10,273)	(10,735)	(11,702)	(12,769)	(13,873)	(15,122)	(16,408)	(17,998)	(15,706)	(12,053)	(13,444)	(14,978)	(16,624)	(17,245)	(18,951)

FOOTNOTES: (a) Interest income calculated on average balance less Federal & State income taxes of 39.3% Rate: 3.0000%  
(b) See "Reserve Expenditures By Year Schedule"  
(c) See "Component Accumulated Depreciation Analysis"

**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	1/1/2024	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	1/1/2036	1/1/2037	1/1/2038
RESERVE CONTRIBUTION	204,204	267,303	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	10,828	13,950	11,618	4,510	4,250	6,760	9,039	9,840	10,180	15,568	16,289	15,583	20,050	20,028	19,492
COMPONENT COSTS (b)	(57,960)	(94,809)	(804,486)	(693,386)	(43,736)	(390,953)	(74,054)	(556,471)	(125,978)	(6,812)	(645,538)	(163,771)	(80,259)	(662,089)	(136,232)
NET RECEIPTS/(DISBURSE)	157,072	186,445	(442,968)	(338,977)	310,414	(34,293)	284,884	(196,731)	234,101	358,655	(279,349)	201,712	289,691	(292,161)	233,159
CASH BALANCE: begin year	517,000	674,072	860,516	417,548	78,572	388,986	354,694	639,577	442,846	676,948	1,035,603	756,254	957,966	1,247,657	955,496
CASH BALANCE: end year	674,072	860,516	417,548	78,572	388,986	354,694	639,577	442,846	676,948	1,035,603	756,254	957,966	1,247,657	955,496	1,188,655
COMPONENT ACCUMULATED DEPRECIATION (c)	2,175,217	2,350,538	2,530,634	1,987,060	1,517,496	1,723,315	1,568,147	1,761,840	1,450,497	1,572,149	1,854,720	1,472,217	1,575,585	1,800,574	1,415,691
less: beginning cash balance	517,000	674,072	860,516	417,548	78,572	388,986	354,694	639,577	442,846	676,948	1,035,603	756,254	957,966	1,247,657	955,496
over/(under) funded-total	(1,658,217)	(1,676,466)	(1,670,118)	(1,569,512)	(1,438,924)	(1,334,329)	(1,213,454)	(1,122,262)	(1,007,651)	(895,202)	(819,117)	(715,963)	(617,619)	(552,917)	(460,195)
" " " per unit	(10,982)	(11,102)	(11,060)	(10,394)	(9,529)	(8,837)	(8,036)	(7,432)	(6,673)	(5,928)	(5,425)	(4,741)	(4,090)	(3,662)	(3,048)

DESCRIPTION	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	1/1/2051	1/1/2052	1/1/2053
RESERVE CONTRIBUTION	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900	349,900
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	22,813	26,937	32,763	37,759	42,810	46,954	50,041	47,417	38,251	37,087	43,257	47,000	48,020	50,587	56,593
COMPONENT COSTS (b)	(240,455)	(55,485)	(63,086)	(157,661)	(67,103)	(266,678)	(190,517)	(895,311)	(898,469)	(4,739)	(96,718)	(281,512)	(401,128)	(114,979)	(31,286)
NET RECEIPTS/(DISBURSE)	132,258	321,352	319,577	229,998	325,607	130,175	209,423	(497,994)	(510,318)	382,248	296,439	115,388	(3,208)	285,507	375,207
CASH BALANCE: begin year	1,188,655	1,320,913	1,642,265	1,961,842	2,191,840	2,517,447	2,647,622	2,857,045	2,359,051	1,848,733	2,230,981	2,527,420	2,642,808	2,639,600	2,925,107
CASH BALANCE: end year	1,320,913	1,642,265	1,961,842	2,191,840	2,517,447	2,647,622	2,857,045	2,359,051	1,848,733	2,230,981	2,527,420	2,642,808	2,639,600	2,925,107	3,300,313
COMPONENT ACCUMULATED DEPRECIATION (c)	1,571,173	1,621,090	1,868,517	2,125,320	2,293,943	2,575,900	2,663,699	2,872,477	2,371,598	1,819,995	2,182,729	2,476,937	2,602,879	2,604,045	2,903,045
less: beginning cash balance	1,188,655	1,320,913	1,642,265	1,961,842	2,191,840	2,517,447	2,647,622	2,857,045	2,359,051	1,848,733	2,230,981	2,527,420	2,642,808	2,639,600	2,925,107
over/(under) funded-total	(382,518)	(300,177)	(226,252)	(163,478)	(102,103)	(58,453)	(16,077)	(15,432)	(12,547)	28,739	48,253	50,483	39,929	35,554	22,062
" " " per unit	(2,533)	(1,988)	(1,498)	(1,083)	(676)	(387)	(106)	(102)	(83)	190	320	334	264	235	146

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: 3.0000%

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

**ILLUSTRATION ONLY - NOT RECOMMENDED**  
**ANNUAL BASIS**

DESCRIPTION	1/1/2024	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	1/1/2036	1/1/2037	1/1/2038
RESERVE CONTRIBUTION	1,865,191	230,125	219,467	191,671	219,824	205,590	237,197	215,658	219,901	257,945	232,513	239,178	274,275	247,700	264,313
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	26,307	44,780	41,445	32,151	29,731	30,196	30,549	29,470	27,730	31,438	30,521	27,961	30,973	29,506	27,401
COMPONENT COSTS (b)	(57,960)	(94,809)	(804,486)	(693,386)	(43,736)	(390,953)	(74,054)	(556,471)	(125,978)	(6,812)	(645,538)	(163,771)	(80,259)	(662,089)	(136,232)
NET RECEIPTS/(DISBURSE)	1,833,538	180,096	(543,573)	(469,565)	205,819	(155,167)	193,692	(311,343)	121,652	282,571	(382,503)	103,368	224,989	(384,883)	155,482
CASH BALANCE: begin year	517,000	2,350,538	2,530,634	1,987,060	1,517,496	1,723,315	1,568,147	1,761,840	1,450,497	1,572,149	1,854,720	1,472,217	1,575,585	1,800,574	1,415,691
CASH BALANCE: end year	2,350,538	2,530,634	1,987,060	1,517,496	1,723,315	1,568,147	1,761,840	1,450,497	1,572,149	1,854,720	1,472,217	1,575,585	1,800,574	1,415,691	1,571,173
COMPONENT ACCUMULATED DEPRECIATION (c)	2,175,217	2,350,538	2,530,634	1,987,060	1,517,496	1,723,315	1,568,147	1,761,840	1,450,497	1,572,149	1,854,720	1,472,217	1,575,585	1,800,574	1,415,691
less: beginning cash balance	517,000	2,350,538	2,530,634	1,987,060	1,517,496	1,723,315	1,568,147	1,761,840	1,450,497	1,572,149	1,854,720	1,472,217	1,575,585	1,800,574	1,415,691
over/(under) funded-total	(1,658,217)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
" " " per unit	(10,982)	0	0	0	0	0	0	0	0	0	0	0	0	0	0

DESCRIPTION	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	1/1/2051	1/1/2052	1/1/2053
RESERVE CONTRIBUTION	261,086	270,898	283,249	285,742	304,384	306,409	348,506	346,323	308,412	330,752	348,179	360,852	354,526	363,457	375,326
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	29,286	32,014	36,639	40,542	44,676	48,068	50,789	48,109	38,454	36,721	42,748	46,602	47,768	50,522	56,944
COMPONENT COSTS (b)	(240,455)	(55,485)	(63,086)	(157,661)	(67,103)	(266,678)	(190,517)	(895,311)	(898,469)	(4,739)	(96,718)	(281,512)	(401,128)	(114,979)	(31,286)
NET RECEIPTS/(DISBURSE)	49,917	247,427	256,803	168,624	281,957	87,799	208,778	(500,879)	(551,604)	362,734	294,209	125,942	1,166	299,000	400,984
CASH BALANCE: begin year	1,571,173	1,621,090	1,868,517	2,125,320	2,293,943	2,575,900	2,663,699	2,872,477	2,371,598	1,819,995	2,182,729	2,476,937	2,602,879	2,604,045	2,903,045
CASH BALANCE: end year	1,621,090	1,868,517	2,125,320	2,293,943	2,575,900	2,663,699	2,872,477	2,371,598	1,819,995	2,182,729	2,476,937	2,602,879	2,604,045	2,903,045	3,304,029
COMPONENT ACCUMULATED DEPRECIATION (c)	1,571,173	1,621,090	1,868,517	2,125,320	2,293,943	2,575,900	2,663,699	2,872,477	2,371,598	1,819,995	2,182,729	2,476,937	2,602,879	2,604,045	2,903,045
less: beginning cash balance	1,571,173	1,621,090	1,868,517	2,125,320	2,293,943	2,575,900	2,663,699	2,872,477	2,371,598	1,819,995	2,182,729	2,476,937	2,602,879	2,604,045	2,903,045
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: 3.0000%

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

1/1/2024 through 1/1/2038

EXPENDITURES	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	1/1/2036	1/1/2037	1/1/2038
<b>ROOF/DECKS</b>															
built-up roof	0	0	0	105,451	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	14,642	0	0	0	0	0	0	0	0	0	0	0
membrane decks-common (coat)	0	0	0	3,175	0	0	0	0	0	0	0	3,865	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
<b>STRUCTURE</b>															
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	8,313	0	0	0	0
front doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>PAINT</b>															
exterior flatwork	0	0	0	280,179	0	0	0	0	0	0	0	0	0	358,302	0
siding & trim	0	0	0	3,175	0	0	0	0	3,590	0	0	0	0	4,060	0
doors	0	0	0	25,245	0	0	0	0	28,549	0	0	0	0	32,285	0
interior flatwork-hallway	0	0	0	9,905	0	0	0	0	0	0	0	0	0	12,668	0
interior flatwork-stairwells	0	0	0	11,788	0	0	0	0	0	0	0	0	0	0	0
interior flatwork-recreation	0	0	0	8,936	0	0	0	0	0	0	0	0	0	11,430	0
wallpaper	0	0	0	108,626	0	0	0	0	0	0	0	0	0	138,915	0
garage interior	0	0	0	0	0	0	0	0	21,549	0	0	0	0	0	0
ironwork-exterior	0	0	0	6,836	0	0	0	0	7,730	0	0	0	0	8,740	0
ironwork-interior	0	0	0	16,794	0	0	0	0	0	0	0	0	0	0	0
entries walkway	0	0	0	1,991	0	0	0	0	2,252	0	0	0	0	2,546	0
parking stripes	0	0	0	2,745	0	0	0	0	0	0	0	0	0	3,509	0
<b>MECHANICAL</b>															
elevators-mechanical	0	0	0	0	0	0	0	0	0	0	495,039	0	0	0	0
elevators-cab remodel	0	0	63,025	0	0	0	0	0	0	0	0	0	0	0	84,662
exhaust fans-garage	0	25,008	0	0	0	0	0	0	0	0	0	0	0	0	0
exhaust fans-interiors	0	21,113	0	0	0	0	0	0	0	0	0	27,000	0	0	0
gate operator	0	0	0	0	0	0	0	3,741	0	0	0	0	0	0	0
heat pumps-evaporative coils	0	4,151	0	0	0	0	0	0	0	0	0	0	0	5,576	0
heat pumps-condesers	0	4,458	0	0	0	0	0	0	0	0	0	0	0	5,992	0
heat pumps-dual packs	0	0	0	20,240	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	705
trash chutes	0	0	0	0	0	0	0	0	0	0	10,997	0	0	0	0

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

1/1/2024 through 1/1/2038

EXPENDITURES	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	1/1/2036	1/1/2037	1/1/2038
<b>PLUMBING</b>															
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	14,729	0	0	0	0	0	0	0
circulation pumps	0	0	0	0	0	0	0	0	2,619	0	0	0	0	0	0
distribution piping-phase 1	0	0	178,361	0	0	0	0	0	0	0	0	0	0	0	0
distribution piping-phase 2	0	0	0	0	0	264,054	0	0	0	0	0	0	0	0	0
distribution piping-phase 3	0	0	0	0	0	0	0	403,403	0	0	0	0	0	0	0
drainage/sewer piping	0	5,329	0	5,598	0	5,880	0	6,176	0	6,488	0	6,816	0	7,160	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	3,245	0	0	0	0	0	0	0	0
cold water storage tank-reline	0	0	7,721	0	0	8,312	0	0	8,948	0	0	9,633	0	0	10,371
hot water storage tank	0	0	9,874	0	0	0	0	0	0	0	0	0	12,627	0	0
drinking fountain	0	0	0	0	0	1,755	0	0	0	0	0	0	0	0	0
air compressor	0	0	0	0	0	0	0	0	0	0	4,412	0	0	0	0
booster pump	0	0	0	7,859	0	0	0	0	0	0	0	0	0	10,051	0
drainage system review	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>ELECTRICAL</b>															
cctv system	0	0	0	0	0	0	0	0	42,976	0	0	0	0	0	0
intercom	0	0	0	0	3,696	0	0	0	0	0	0	0	0	0	0
fire annunciator system	0	0	0	0	2,758	0	0	0	0	0	0	0	0	0	0
fire alarm system	0	0	449,003	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	31,394	0	0	0	0
lighting-exit signs	0	0	0	0	0	0	0	8,673	0	0	0	0	0	0	0
lighting-exterior (decorative)	0	0	0	0	0	0	0	0	0	0	0	60,160	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	1,128	0	0	0	0	0	0	0
<b>FLOORING</b>															
carpeting-hallways	0	0	48,845	0	0	0	0	0	0	0	0	0	62,466	0	0
carpeting-lobby/office	0	0	4,989	0	0	0	0	0	0	0	6,073	0	0	0	0
vinyl	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,738
marble-restoration	0	0	0	0	0	0	46,999	0	0	0	0	0	0	0	0
marble-polishing	0	12,299	0	0	13,241	0	0	14,255	0	0	15,347	0	0	16,522	0
rubber-flooring-gym	0	0	3,308	0	0	0	0	0	0	0	4,027	0	0	0	0



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

1/1/2024 through 1/1/2038

EXPENDITURES	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	1/1/2036	1/1/2037	1/1/2038
<b>POOL/ SPA</b>															
plaster-pool	0	0	0	0	0	0	0	8,256	0	0	0	0	0	0	0
plaster-spa	0	0	0	0	0	0	0	8,434	0	0	0	0	0	0	0
coping joint	0	0	1,051	0	0	0	0	1,188	0	0	0	0	1,344	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	8,481	0	0	0	0	0	0	0	0	0
filters	0	0	0	0	0	2,940	0	0	0	0	0	0	0	0	0
motors	0	0	0	1,561	0	0	0	0	1,766	0	0	0	0	1,997	0
pumps	0	0	0	0	0	0	0	0	0	0	0	0	0	1,997	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	38,365	0	0	0	0
furniture-refurbish	0	0	0	0	0	13,571	0	0	0	0	0	0	0	0	0
<b>LANDSCAPE/ HARDSCAPE</b>															
asphalt seal coat	650	0	0	0	0	735	0	0	0	0	831	0	0	0	0
asphalt replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,231
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	8,811	0
irrigation controllers	0	0	0	0	0	1,640	0	0	0	0	0	0	0	0	0
landscape remodel	0	17,936	0	0	0	0	20,284	0	0	0	0	22,939	0	0	0
<b>RECREATION FACILITIES</b>															
furnishings-lobby	0	0	0	0	0	64,968	0	0	0	0	0	0	0	0	0
furnishings-hallways	0	0	0	14,426	0	0	0	0	0	0	0	0	0	0	0
furnishings-office	0	0	0	11,196	0	0	0	0	0	0	0	0	0	0	0
fitness equipment	0	0	0	0	21,958	0	0	0	0	0	0	0	0	0	0
restrooms	0	0	0	0	0	0	0	36,527	0	0	0	0	0	0	0
saunas-refinish	0	0	0	0	0	0	0	20,907	0	0	0	0	0	0	0
saunas-heaters	0	0	0	0	0	0	0	2,555	0	0	0	0	0	0	0
<b>MISCELLANEOUS</b>															
fire extinguishers	0	0	0	0	0	0	0	0	0	0	0	13,631	0	0	0
firehoses	0	0	0	0	0	0	0	0	0	0	0	11,928	0	0	0
mailboxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,239
directory boards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,799
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
<b>CONTINGENCY RESERVE</b>	<b>2,760</b>	<b>4,515</b>	<b>38,309</b>	<b>33,018</b>	<b>2,083</b>	<b>18,617</b>	<b>3,526</b>	<b>26,499</b>	<b>5,999</b>	<b>324</b>	<b>30,740</b>	<b>7,799</b>	<b>3,822</b>	<b>31,528</b>	<b>6,487</b>
(5% / year of annual expenditures)															
<b>TOTAL</b>	<b>57,960</b>	<b>94,809</b>	<b>804,486</b>	<b>693,386</b>	<b>43,736</b>	<b>390,953</b>	<b>74,054</b>	<b>556,471</b>	<b>125,978</b>	<b>6,812</b>	<b>645,538</b>	<b>163,771</b>	<b>80,259</b>	<b>662,089</b>	<b>136,232</b>

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

1/1/2039 through 1/1/2053

EXPENDITURES	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	1/1/2051	1/1/2052	1/1/2053	TOTAL
<b>ROOF/DECKS</b>																
built-up roof	141,653	0	0	0	0	0	0	0	0	0	0	0	190,285	0	0	437,389
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	26,422	0	0	41,064
membrane decks-common (coat)	0	0	0	0	4,706	0	0	0	0	0	0	0	5,728	0	0	17,474
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
<b>STRUCTURE</b>																
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	8,313
front doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>PAINT</b>																
exterior flatwork	0	0	0	0	0	0	0	0	458,210	0	0	0	0	0	0	1,096,691
siding & trim	0	0	0	4,592	0	0	0	0	5,192	0	0	0	0	5,871	0	26,480
doors	0	0	0	36,509	0	0	0	0	41,287	0	0	0	0	46,690	0	210,565
interior flatwork-hallway	0	0	0	0	0	0	0	0	16,201	0	0	0	0	0	0	38,774
interior flatwork-stairwells	0	0	0	17,047	0	0	0	0	0	0	0	0	0	0	0	28,835
interior flatwork-recreation	0	0	0	0	0	0	0	0	14,618	0	0	0	0	0	0	34,984
wallpaper	0	0	0	0	0	0	0	0	177,650	0	0	0	0	0	0	425,191
garage interior	0	0	0	0	0	0	0	0	31,165	0	0	0	0	0	0	52,714
ironwork-exterior	0	0	0	9,884	0	0	0	0	11,178	0	0	0	0	12,640	0	57,008
ironwork-interior	0	0	0	24,288	0	0	0	0	0	0	0	0	0	0	0	41,082
entries walkway	0	0	0	2,879	0	0	0	0	3,255	0	0	0	0	3,680	0	16,603
parking stripes	0	0	0	0	0	0	0	0	4,487	0	0	0	0	0	0	10,741
<b>MECHANICAL</b>																
elevators-mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	495,039
elevators-cab remodel	0	0	0	0	0	0	0	0	0	0	0	113,727	0	0	0	261,414
exhaust fans-garage	0	0	0	0	0	0	40,898	0	0	0	0	0	0	0	0	65,906
exhaust fans-interiors	0	0	0	0	0	0	34,528	0	0	0	0	0	0	0	0	82,641
gate operator	0	0	4,783	0	0	0	0	0	0	0	0	0	6,116	0	0	14,640
heat pumps-evaporative coils	0	0	0	0	0	0	0	0	0	0	7,490	0	0	0	0	17,217
heat pumps-condesers	0	0	0	0	0	0	0	0	0	0	8,051	0	0	0	0	18,501
heat pumps-dual packs	0	0	0	0	0	0	0	0	33,104	0	0	0	0	0	0	53,344
window air conditioner	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,019	1,724
trash chutes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,997

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

1/1/2039 through 1/1/2053

EXPENDITURES	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	1/1/2051	1/1/2052	1/1/2053	TOTAL
<b>PLUMBING</b>																
boiler-replace	44,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44,833
boiler-overhaul	0	0	0	0	0	0	0	0	21,834	0	0	0	0	0	0	36,563
circulation pumps	0	0	0	3,348	0	0	0	0	0	0	0	0	0	4,281	0	10,248
distribution piping-phase 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	178,361
distribution piping-phase 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	264,054
distribution piping-phase 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	403,403
drainage/sewer piping	7,521	0	7,900	0	8,299	0	8,718	0	9,157	0	9,619	0	10,104	0	10,614	115,379
fire sprinklers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
sump pumps	0	4,150	0	0	0	0	0	0	0	0	0	5,308	0	0	0	12,703
cold water storage tank-reline	0	0	11,165	0	0	12,020	0	0	12,940	0	0	13,930	0	0	14,996	110,036
hot water storage tank	0	0	0	0	0	0	0	16,146	0	0	0	0	0	0	0	38,647
drinking fountain	0	0	2,358	0	0	0	0	0	0	0	0	0	0	0	3,167	7,280
air compressor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,412
booster pump	0	0	0	0	0	0	0	0	12,852	0	0	0	0	0	0	30,762
drainage system review	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>ELECTRICAL</b>																
cctv system	0	0	0	0	0	57,730	0	0	0	0	0	0	0	0	0	100,706
intercom	0	4,966	0	0	0	0	0	0	0	0	0	0	0	6,671	0	15,333
fire annunciator system	0	0	0	0	0	0	0	0	0	4,513	0	0	0	0	0	7,271
fire alarm system	0	0	0	0	0	0	0	734,311	0	0	0	0	0	0	0	1,183,314
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	40,149	0	0	0	0	0	0	0	0	0	96,093
lighting-exit signs	0	0	0	0	0	0	0	0	0	0	0	0	14,181	0	0	22,854
lighting-exterior (decorative)	0	0	0	0	0	0	0	0	0	0	0	87,002	0	0	0	147,162
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	1,848	0	0	2,976
<b>FLOORING</b>																
carpeting-hallways	0	0	0	0	0	0	0	79,885	0	0	0	0	0	0	0	191,196
carpeting-lobby/office	0	0	0	7,394	0	0	0	0	0	0	0	9,001	0	0	0	27,457
vinyl	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,738
marble-restoration	0	0	0	0	0	0	67,967	0	0	0	0	0	0	0	0	114,966
marble-polishing	0	17,787	0	0	19,149	0	0	20,616	0	0	22,194	0	0	23,893	0	175,303
rubber-flooring-gym	0	0	0	4,902	0	0	0	0	0	0	0	5,967	0	0	0	18,204

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

1/1/2039 through 1/1/2053

EXPENDITURES	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	1/1/2051	1/1/2052	1/1/2053	TOTAL
<b>POOL/ SPA</b>																
plaster-pool	0	0	10,557	0	0	0	0	0	0	0	0	0	13,500	0	0	32,313
plaster-spa	0	0	10,785	0	0	0	0	0	0	0	0	0	13,792	0	0	33,011
coping joint	0	0	1,519	0	0	0	0	1,719	0	0	0	0	1,944	0	0	8,765
coping/tile	0	0	11,015	0	0	0	0	0	0	0	0	0	0	0	0	11,015
heaters	10,845	0	0	0	0	0	0	0	0	0	13,870	0	0	0	0	33,196
filters	3,760	0	0	0	0	0	0	0	0	0	4,809	0	0	0	0	11,509
motors	0	0	0	2,259	0	0	0	0	2,555	0	0	0	0	2,889	0	13,027
pumps	0	0	0	0	0	0	0	0	0	0	0	0	0	2,889	0	4,886
chlorinator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
furniture-replace	0	0	0	0	0	49,061	0	0	0	0	0	0	0	0	0	117,426
furniture-refurbish	17,355	0	0	0	0	0	0	0	0	0	22,194	0	0	0	0	53,120
<b>LANDSCAPE/ HARDSCAPE</b>																
asphalt seal coat	940	0	0	0	0	1,063	0	0	0	0	1,201	0	0	0	0	5,420
asphalt replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,231
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	8,811
irrigation controllers	2,098	0	0	0	0	0	0	0	0	0	2,684	0	0	0	0	6,422
landscape remodel	0	25,940	0	0	0	0	29,334	0	0	0	0	33,172	0	0	0	149,605
<b>RECREATION FACILITIES</b>																
furnishings-lobby	0	0	0	0	0	93,956	0	0	0	0	0	0	0	0	0	158,924
furnishings-hallways	0	0	0	20,860	0	0	0	0	0	0	0	0	0	0	0	35,286
furnishings-office	0	0	0	16,191	0	0	0	0	0	0	0	0	0	0	0	27,387
fitness equipmemt	0	0	0	0	31,754	0	0	0	0	0	0	0	0	0	0	53,712
restrooms	0	0	0	0	0	0	0	0	0	0	0	0	59,736	0	0	96,263
saunas-refinish	0	0	0	0	0	0	0	0	0	0	0	0	34,194	0	0	55,101
saunas-heaters	0	0	0	0	0	0	0	0	0	0	0	0	4,177	0	0	6,732
<b>MISCELLANEOUS</b>																
fire extinguishers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,631
firehoses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,928
mailboxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,239
directory boards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,799
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
<b>CONTINGENCY RESERVE</b>	<b>11,450</b>	<b>2,642</b>	<b>3,004</b>	<b>7,508</b>	<b>3,195</b>	<b>12,699</b>	<b>9,072</b>	<b>42,634</b>	<b>42,784</b>	<b>226</b>	<b>4,606</b>	<b>13,405</b>	<b>19,101</b>	<b>5,475</b>	<b>1,490</b>	<b>395,317</b>
(5% / year of annual expenditures)																
<b>TOTAL</b>	<b>240,455</b>	<b>55,485</b>	<b>63,086</b>	<b>157,661</b>	<b>67,103</b>	<b>266,678</b>	<b>190,517</b>	<b>895,311</b>	<b>898,469</b>	<b>4,739</b>	<b>96,718</b>	<b>281,512</b>	<b>401,128</b>	<b>114,979</b>	<b>31,286</b>	<b>8,301,661</b>

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

1/1/2024 through 1/1/2038

COMPONENT	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	1/1/2036	1/1/2037	1/1/2038
<b>built-up roof</b>															
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	100,389	102,889	105,451	108,077	110,768	113,526	116,353	119,250	122,219	125,262	128,381	131,578	134,854	138,212
Accumulated depreciation	73,463	83,658	94,315	105,451	9,006	18,461	28,382	38,784	49,688	61,110	73,070	85,587	98,684	112,378	126,694
<b>metal roof</b>															
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
<b>membrane decks-common (rsrf)</b>															
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	13,939	14,286	14,642	15,007	15,381	15,764	16,157	16,559	16,971	17,394	17,827	18,271	18,726	19,192
Accumulated depreciation	11,900	12,777	13,691	14,642	625	1,282	1,971	2,693	3,450	4,243	5,073	5,942	6,852	7,803	8,796
<b>membrane decks-common (coat)</b>															
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	3,023	3,098	3,175	3,254	3,335	3,418	3,503	3,590	3,679	3,771	3,865	3,961	4,060	4,161
Accumulated depreciation	1,844	2,267	2,711	3,175	407	834	1,282	1,752	2,244	2,759	3,300	3,865	495	1,015	1,560
<b>membrane decks-units (rsrf)</b>															
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
<b>membrane decks-units (coat)</b>															
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
<b>foundations/structural frame</b>															
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
<b>waterproofing</b>															
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
<b>structural pest control</b>															
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
<b>siding</b>															
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	6,662	6,828	6,998	7,172	7,351	7,534	7,722	7,914	8,111	8,313	8,520	8,732	8,949	9,172
Accumulated depreciation	5,200	5,463	5,736	6,018	6,311	6,616	6,931	7,259	7,597	7,949	8,313	170	349	537	734

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

1/1/2024 through 1/1/2038

COMPONENT	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	1/1/2036	1/1/2037	1/1/2038
<b>front doors</b>															
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
<b>exterior flatwork</b>															
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	266,730	273,372	280,179	287,155	294,305	301,633	309,144	316,842	324,731	332,817	341,104	349,597	358,302	367,224
Accumulated depreciation	182,175	213,384	246,035	280,179	28,716	58,861	90,490	123,658	158,421	194,839	232,972	272,883	314,637	358,302	36,722
<b>siding &amp; trim</b>															
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	3,023	3,098	3,175	3,254	3,335	3,418	3,503	3,590	3,679	3,771	3,865	3,961	4,060	4,161
Accumulated depreciation	1,180	1,814	2,478	3,175	651	1,334	2,051	2,802	3,590	736	1,508	2,319	3,169	4,060	832
<b>doors</b>															
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	24,034	24,632	25,245	25,874	26,518	27,178	27,855	28,549	29,260	29,989	30,736	31,501	32,285	33,089
Accumulated depreciation	9,380	14,420	19,706	25,245	5,175	10,607	16,307	22,284	28,549	5,852	11,996	18,442	25,201	32,285	6,618
<b>interior flatwork-hallway</b>															
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	9,429	9,664	9,905	10,152	10,405	10,664	10,930	11,202	11,481	11,767	12,060	12,360	12,668	12,983
Accumulated depreciation	6,440	7,543	8,698	9,905	1,015	2,081	3,199	4,372	5,601	6,889	8,237	9,648	11,124	12,668	1,298
<b>interior flatwork-stairwells</b>															
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	11,223	11,502	11,788	12,082	12,383	12,691	13,007	13,331	13,663	14,003	14,352	14,709	15,075	15,450
Accumulated depreciation	8,760	9,727	10,735	11,788	805	1,651	2,538	3,469	4,444	5,465	6,535	7,654	8,825	10,050	11,330
<b>interior flatwork-recreation</b>															
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	8,507	8,719	8,936	9,159	9,387	9,621	9,861	10,107	10,359	10,617	10,881	11,152	11,430	11,715
Accumulated depreciation	5,810	6,806	7,847	8,936	916	1,877	2,886	3,944	5,054	6,215	7,432	8,705	10,037	11,430	1,172
<b>wallpaper</b>															
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	103,412	105,987	108,626	111,331	114,103	116,944	119,856	122,840	125,899	129,034	132,247	135,540	138,915	142,374
Accumulated depreciation	70,630	82,730	95,388	108,626	11,133	22,821	35,083	47,942	61,420	75,539	90,324	105,798	121,986	138,915	14,237
<b>garage interior</b>															
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	18,141	18,593	19,056	19,530	20,016	20,514	21,025	21,549	22,086	22,636	23,200	23,778	24,370	24,977
Accumulated depreciation	8,260	9,675	11,156	12,704	14,322	16,013	17,779	19,623	21,549	1,472	3,018	4,640	6,341	8,123	9,991
<b>ironwork-exterior</b>															
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	6,508	6,670	6,836	7,006	7,180	7,359	7,542	7,730	7,922	8,119	8,321	8,528	8,740	8,958
Accumulated depreciation	2,540	3,905	5,336	6,836	1,401	2,872	4,415	6,034	7,730	1,584	3,248	4,993	6,822	8,740	1,792

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

1/1/2024 through 1/1/2038

COMPONENT	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	1/1/2036	1/1/2037	1/1/2038
<b>ironwork-interior</b>															
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	15,988	16,386	16,794	17,212	17,641	18,080	18,530	18,991	19,464	19,949	20,446	20,955	21,477	22,012
Accumulated depreciation	12,480	13,856	15,294	16,794	1,147	2,352	3,616	4,941	6,330	7,786	9,310	10,905	12,573	14,318	16,142
<b>entries walkway</b>															
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	1,896	1,943	1,991	2,041	2,092	2,144	2,197	2,252	2,308	2,365	2,424	2,484	2,546	2,609
Accumulated depreciation	740	1,138	1,554	1,991	408	837	1,286	1,758	2,252	462	946	1,454	1,987	2,546	522
<b>parking stripes</b>															
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	2,613	2,678	2,745	2,813	2,883	2,955	3,029	3,104	3,181	3,260	3,341	3,424	3,509	3,596
Accumulated depreciation	1,785	2,090	2,410	2,745	281	577	887	1,212	1,552	1,909	2,282	2,673	3,082	3,509	360
<b>elevators-mechanical</b>															
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	396,739	406,618	416,743	427,120	437,755	448,655	459,827	471,277	483,012	495,039	507,365	519,998	532,946	546,216
Accumulated depreciation	232,260	253,913	276,500	300,055	324,611	350,204	376,870	404,648	433,575	463,692	495,039	520,295	541,600	563,954	587,395
<b>elevators-cab remodel</b>															
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	61,494	63,025	64,594	66,202	67,850	69,539	71,271	73,046	74,865	76,729	78,640	80,598	82,605	84,662
Accumulated depreciation	50,000	56,370	63,025	5,383	11,034	16,963	23,180	29,696	36,523	43,671	51,153	58,980	67,165	75,721	84,662
<b>exhaust fans-garage</b>															
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	25,008	25,631	26,269	26,923	27,593	28,280	28,984	29,706	30,446	31,204	31,981	32,777	33,593	34,429
Accumulated depreciation	23,180	25,008	1,282	2,627	4,038	5,519	7,070	8,695	10,397	12,178	14,042	15,991	18,027	20,156	22,379
<b>exhaust fans-interiors</b>															
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	21,113	21,639	22,178	22,730	23,296	23,876	24,471	25,080	25,704	26,344	27,000	27,672	28,361	29,067
Accumulated depreciation	18,540	21,113	2,164	4,436	6,819	9,318	11,938	14,683	17,556	20,563	23,710	27,000	2,767	5,672	8,720
<b>gate operator</b>															
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	3,228	3,308	3,390	3,474	3,561	3,650	3,741	3,834	3,929	4,027	4,127	4,230	4,335	4,443
Accumulated depreciation	945	1,291	1,654	2,034	2,432	2,849	3,285	3,741	383	786	1,208	1,651	2,115	2,601	3,110
<b>heat pumps-evaporative coils</b>															
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	4,151	4,254	4,360	4,469	4,580	4,694	4,811	4,931	5,054	5,180	5,309	5,441	5,576	5,715
Accumulated depreciation	3,713	4,151	355	727	1,117	1,527	1,956	2,406	2,876	3,369	3,885	4,424	4,988	5,576	476
<b>heat pumps-condesers</b>															
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	4,458	4,569	4,683	4,800	4,920	5,043	5,169	5,298	5,430	5,565	5,704	5,846	5,992	6,141
Accumulated depreciation	3,988	4,458	381	781	1,200	1,640	2,101	2,585	3,091	3,620	4,174	4,753	5,359	5,992	512

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

1/1/2024 through 1/1/2038

COMPONENT	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	1/1/2036	1/1/2037	1/1/2038
<b>heat pumps-dual packs</b>															
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	19,268	19,748	20,240	20,744	21,261	21,790	22,333	22,889	23,459	24,043	24,642	25,256	25,885	26,530
Accumulated depreciation	15,980	17,341	18,761	20,240	1,037	2,126	3,269	4,467	5,722	7,038	8,415	9,857	11,365	12,943	14,592
<b>window air conditioner</b>															
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	512	525	538	551	565	579	593	608	623	639	655	671	688	705
Accumulated depreciation	33	68	105	143	184	226	270	316	365	415	469	524	582	642	705
<b>trash chutes</b>															
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	8,814	9,033	9,258	9,489	9,725	9,967	10,215	10,469	10,730	10,997	11,271	11,552	11,840	12,135
Accumulated depreciation	5,733	6,170	6,624	7,098	7,591	8,104	8,638	9,194	9,771	10,372	10,997	376	770	1,184	1,618
<b>boiler-replace</b>															
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	31,772	32,563	33,374	34,205	35,057	35,930	36,825	37,742	38,682	39,645	40,632	41,644	42,681	43,744
Accumulated depreciation	1,938	3,972	6,106	8,344	10,689	13,146	15,719	18,413	21,230	24,176	27,256	30,474	33,836	37,346	41,010
<b>boiler-overhaul</b>															
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	12,709	13,025	13,349	13,681	14,022	14,371	14,729	15,096	15,472	15,857	16,252	16,657	17,072	17,497
Accumulated depreciation	6,975	7,943	8,955	10,012	11,116	12,269	13,473	14,729	944	1,934	2,973	4,063	5,205	6,402	7,655
<b>circulation pumps</b>															
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	2,204	2,259	2,315	2,373	2,432	2,493	2,555	2,619	2,684	2,751	2,819	2,889	2,961	3,035
Accumulated depreciation	430	661	904	1,158	1,424	1,702	1,994	2,300	2,619	268	550	846	1,156	1,481	1,821
<b>distribution piping-phase 1</b>															
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	174,028	178,361	182,802	187,354	192,019	196,800	201,700	206,722	211,869	217,145	222,552	228,094	233,774	239,595
Accumulated depreciation	164,140	171,128	178,361	3,047	6,245	9,601	13,120	16,808	20,672	24,718	28,953	33,383	38,016	42,859	47,919
<b>distribution piping-phase 2</b>															
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	239,314	245,273	251,380	257,639	264,054	270,629	277,368	284,274	291,352	298,607	306,042	313,662	321,472	329,477
Accumulated depreciation	214,042	223,360	233,009	243,001	253,345	264,054	4,510	9,246	14,214	19,423	24,884	30,604	36,594	42,863	49,422
<b>distribution piping-phase 3</b>															
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	348,056	356,723	365,605	374,709	384,039	393,602	403,403	413,448	423,743	434,294	445,108	456,191	467,550	479,192
Accumulated depreciation	299,980	313,250	326,996	341,231	355,974	371,238	387,042	403,403	6,891	14,125	21,715	29,674	38,016	46,755	55,906
<b>drainage/sewer piping</b>															
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	5,329	5,462	5,598	5,737	5,880	6,026	6,176	6,330	6,488	6,650	6,816	6,986	7,160	7,338
Accumulated depreciation	2,600	5,329	2,731	5,598	2,869	5,880	3,013	6,176	3,165	6,488	3,325	6,816	3,493	7,160	3,669



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

1/1/2024 through 1/1/2038

COMPONENT	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	1/1/2036	1/1/2037	1/1/2038
<b>fire sprinklers</b>															
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
<b>sump pumps</b>															
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	2,870	2,941	3,014	3,089	3,166	3,245	3,326	3,409	3,494	3,581	3,670	3,761	3,855	3,951
Accumulated depreciation	1,120	1,435	1,765	2,110	2,471	2,849	3,245	333	682	1,048	1,432	1,835	2,257	2,699	3,161
<b>cold water storage tank-reline</b>															
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	7,533	7,721	7,913	8,110	8,312	8,519	8,731	8,948	9,171	9,399	9,633	9,873	10,119	10,371
Accumulated depreciation	2,450	5,022	7,721	2,638	5,407	8,312	2,840	5,821	8,948	3,057	6,266	9,633	3,291	6,746	10,371
<b>hot water storage tank</b>															
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	9,634	9,874	10,120	10,372	10,630	10,895	11,166	11,444	11,729	12,021	12,320	12,627	12,941	13,263
Accumulated depreciation	7,520	8,671	9,874	1,012	2,074	3,189	4,358	5,583	6,866	8,210	9,617	11,088	12,627	1,294	2,653
<b>drinking fountain</b>															
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	1,589	1,629	1,670	1,712	1,755	1,799	1,844	1,890	1,937	1,985	2,034	2,085	2,137	2,190
Accumulated depreciation	904	1,059	1,222	1,392	1,569	1,755	150	307	473	646	827	1,017	1,216	1,425	1,643
<b>air compressor</b>															
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	3,536	3,624	3,714	3,806	3,901	3,998	4,098	4,200	4,305	4,412	4,522	4,635	4,750	4,868
Accumulated depreciation	1,725	1,945	2,174	2,414	2,664	2,926	3,198	3,483	3,780	4,090	4,412	226	464	713	974
<b>booster pump</b>															
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	7,482	7,668	7,859	8,055	8,256	8,462	8,673	8,889	9,110	9,337	9,569	9,807	10,051	10,301
Accumulated depreciation	5,110	5,986	6,901	7,859	806	1,651	2,539	3,469	4,445	5,466	6,536	7,655	8,826	10,051	1,030
<b>drainage system review</b>															
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
<b>cctv system</b>															
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	36,179	37,080	38,003	38,949	39,919	40,913	41,932	42,976	44,046	45,143	46,267	47,419	48,600	49,810
Accumulated depreciation	11,767	15,075	18,540	22,168	25,966	29,939	34,094	38,438	42,976	3,671	7,524	11,567	15,806	20,250	24,905
<b>intercom</b>															
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	3,433	3,518	3,606	3,696	3,788	3,882	3,979	4,078	4,180	4,284	4,391	4,500	4,612	4,727
Accumulated depreciation	2,233	2,575	2,932	3,306	3,696	316	647	995	1,359	1,742	2,142	2,561	3,000	3,459	3,939

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

1/1/2024 through 1/1/2038

COMPONENT	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	1/1/2036	1/1/2037	1/1/2038
<b>fire annunciator system</b>															
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	2,562	2,626	2,691	2,758	2,827	2,897	2,969	3,043	3,119	3,197	3,277	3,359	3,443	3,529
Accumulated depreciation	2,000	2,178	2,363	2,556	2,758	141	290	445	609	780	959	1,147	1,344	1,549	1,765
<b>fire alarm system</b>															
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	438,094	449,003	460,183	471,642	483,386	495,422	507,758	520,401	533,359	546,640	560,251	574,201	588,499	603,153
Accumulated depreciation	384,705	416,189	449,003	23,009	47,164	72,508	99,084	126,940	156,120	186,676	218,656	252,113	287,101	323,674	361,892
<b>lighting-emergency</b>															
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
<b>lighting-emergency light back-up</b>															
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	25,161	25,788	26,430	27,088	27,762	28,453	29,161	29,887	30,631	31,394	32,176	32,977	33,798	34,640
Accumulated depreciation	24,550	2,516	5,158	7,929	10,835	13,881	17,072	20,413	23,910	27,568	31,394	3,218	6,595	10,139	13,856
<b>lighting-exit signs</b>															
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	7,482	7,668	7,859	8,055	8,256	8,462	8,673	8,889	9,110	9,337	9,569	9,807	10,051	10,301
Accumulated depreciation	4,745	5,237	5,751	6,287	6,847	7,430	8,039	8,673	444	911	1,401	1,914	2,452	3,015	3,605
<b>lighting-exterior (decorative)</b>															
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	47,043	48,214	49,415	50,645	51,906	53,198	54,523	55,881	57,272	58,698	60,160	61,658	63,193	64,767
Accumulated depreciation	12,240	15,681	19,286	23,060	27,011	31,144	35,465	39,984	44,705	49,636	54,785	60,160	4,111	8,426	12,953
<b>lighting-exterior (utilitarian)</b>															
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
<b>lighting-exterior (security)</b>															
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
<b>lighting-walkways</b>															
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	974	998	1,023	1,048	1,074	1,101	1,128	1,156	1,185	1,215	1,245	1,276	1,308	1,341
Accumulated depreciation	618	682	749	818	891	967	1,046	1,128	58	119	182	249	319	392	469
<b>carpeting-hallways</b>															
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	47,658	48,845	50,061	51,308	52,586	53,895	55,237	56,612	58,022	59,467	60,948	62,466	64,021	65,615
Accumulated depreciation	37,200	42,892	48,845	5,006	10,262	15,776	21,558	27,619	33,967	40,615	47,574	54,853	62,466	6,402	13,123

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

1/1/2024 through 1/1/2038

COMPONENT	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	1/1/2036	1/1/2037	1/1/2038
<b>carpeting-lobby/office</b>															
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	4,868	4,989	5,113	5,240	5,370	5,504	5,641	5,781	5,925	6,073	6,224	6,379	6,538	6,701
Accumulated depreciation	3,563	4,260	4,989	639	1,310	2,014	2,752	3,526	4,336	5,184	6,073	778	1,595	2,452	3,351
<b>vinyl</b>															
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	2,716	2,784	2,853	2,924	2,997	3,072	3,148	3,226	3,306	3,388	3,472	3,558	3,647	3,738
Accumulated depreciation	795	951	1,114	1,284	1,462	1,648	1,843	2,046	2,258	2,480	2,710	2,951	3,202	3,465	3,738
<b>marble-restoration</b>															
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	41,560	42,595	43,656	44,743	45,857	46,999	48,169	49,368	50,597	51,857	53,148	54,471	55,827	57,217
Accumulated depreciation	24,330	27,707	31,236	34,925	38,777	42,800	46,999	3,211	6,582	10,119	13,829	17,716	21,788	26,053	30,516
<b>marble-polishing</b>															
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	12,299	12,605	12,919	13,241	13,571	13,909	14,255	14,610	14,974	15,347	15,729	16,121	16,522	16,933
Accumulated depreciation	8,000	12,299	4,202	8,613	13,241	4,524	9,273	14,255	4,870	9,983	15,347	5,243	10,747	16,522	5,644
<b>rubber-flooring-gym</b>															
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	3,228	3,308	3,390	3,474	3,561	3,650	3,741	3,834	3,929	4,027	4,127	4,230	4,335	4,443
Accumulated depreciation	2,363	2,825	3,308	424	869	1,335	1,825	2,338	2,876	3,438	4,027	516	1,058	1,626	2,222
<b>plaster-pool</b>															
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	7,123	7,300	7,482	7,668	7,859	8,055	8,256	8,462	8,673	8,889	9,110	9,337	9,569	9,807
Accumulated depreciation	2,085	2,849	3,650	4,489	5,368	6,287	7,250	8,256	846	1,735	2,667	3,644	4,669	5,741	6,865
<b>plaster-spa</b>															
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	7,277	7,458	7,644	7,834	8,029	8,229	8,434	8,644	8,859	9,080	9,306	9,538	9,775	10,018
Accumulated depreciation	2,130	2,911	3,729	4,586	5,484	6,423	7,406	8,434	864	1,772	2,724	3,722	4,769	5,865	7,013
<b>coping joint</b>															
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	1,025	1,051	1,077	1,104	1,131	1,159	1,188	1,218	1,248	1,279	1,311	1,344	1,377	1,411
Accumulated depreciation	600	820	1,051	215	442	679	927	1,188	244	499	767	1,049	1,344	275	564
<b>coping/tile</b>															
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	7,431	7,616	7,806	8,000	8,199	8,403	8,612	8,826	9,046	9,271	9,502	9,739	9,982	10,231
Accumulated depreciation	1,088	1,486	1,904	2,342	2,800	3,280	3,781	4,306	4,854	5,428	6,026	6,651	7,304	7,986	8,696
<b>heaters</b>															
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	7,687	7,878	8,074	8,275	8,481	8,692	8,908	9,130	9,357	9,590	9,829	10,074	10,325	10,582
Accumulated depreciation	3,750	4,612	5,515	6,459	7,448	8,481	869	1,782	2,739	3,743	4,795	5,897	7,052	8,260	9,524

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

1/1/2024 through 1/1/2038

COMPONENT	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	1/1/2036	1/1/2037	1/1/2038
<b>filters</b>															
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	2,665	2,731	2,799	2,869	2,940	3,013	3,088	3,165	3,244	3,325	3,408	3,493	3,580	3,669
Accumulated depreciation	1,300	1,599	1,912	2,239	2,582	2,940	301	618	950	1,298	1,663	2,045	2,445	2,864	3,302
<b>motors</b>															
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	1,486	1,523	1,561	1,600	1,640	1,681	1,723	1,766	1,810	1,855	1,901	1,948	1,997	2,047
Accumulated depreciation	580	892	1,218	1,561	320	656	1,009	1,378	1,766	362	742	1,141	1,558	1,997	409
<b>pumps</b>															
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	1,486	1,523	1,561	1,600	1,640	1,681	1,723	1,766	1,810	1,855	1,901	1,948	1,997	2,047
Accumulated depreciation	193	297	406	520	640	765	897	1,034	1,177	1,327	1,484	1,648	1,818	1,997	136
<b>chlorinator</b>															
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
<b>furniture-replace</b>															
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	30,747	31,513	32,298	33,102	33,926	34,771	35,637	36,524	37,433	38,365	39,320	40,299	41,302	42,330
Accumulated depreciation	30,000	3,075	6,303	9,689	13,241	16,963	20,863	24,946	29,219	33,690	38,365	3,932	8,060	12,391	16,932
<b>furniture-refurbish</b>															
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	12,299	12,605	12,919	13,241	13,571	13,909	14,255	14,610	14,974	15,347	15,729	16,121	16,522	16,933
Accumulated depreciation	6,000	7,379	8,824	10,335	11,917	13,571	1,391	2,851	4,383	5,990	7,674	9,437	11,285	13,218	15,240
<b>asphalt seal coat</b>															
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	666	683	700	717	735	753	772	791	811	831	852	873	895	917
Accumulated depreciation	650	133	273	420	574	735	151	309	475	649	831	170	349	537	734
<b>asphalt replacement</b>															
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	7,431	7,616	7,806	8,000	8,199	8,403	8,612	8,826	9,046	9,271	9,502	9,739	9,982	10,231
Accumulated depreciation	2,175	2,601	3,046	3,513	4,000	4,509	5,042	5,598	6,178	6,785	7,417	8,077	8,765	9,483	10,231
<b>concrete flatwork/ block walls</b>															
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
<b>concrete pavers valet parking</b>															
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	6,559	6,722	6,889	7,061	7,237	7,417	7,602	7,791	7,985	8,184	8,388	8,597	8,811	9,030
Accumulated depreciation	2,240	2,624	3,025	3,445	3,884	4,342	4,821	5,321	5,843	6,388	6,956	7,549	8,167	8,811	452

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

1/1/2024 through 1/1/2038

COMPONENT	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	1/1/2036	1/1/2037	1/1/2038
<b>irrigation controllers</b>															
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	1,486	1,523	1,561	1,600	1,640	1,681	1,723	1,766	1,810	1,855	1,901	1,948	1,997	2,047
Accumulated depreciation	725	892	1,066	1,249	1,440	1,640	168	345	530	724	928	1,141	1,364	1,598	1,842
<b>landscape remodel</b>															
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	17,936	18,383	18,841	19,310	19,791	20,284	20,789	21,307	21,838	22,382	22,939	23,510	24,095	24,695
Accumulated depreciation	14,000	17,936	3,677	7,536	11,586	15,833	20,284	4,158	8,523	13,103	17,906	22,939	4,702	9,638	14,817
<b>furnishings-lobby</b>															
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	58,881	60,347	61,850	63,390	64,968	66,586	68,244	69,943	71,685	73,470	75,299	77,174	79,096	81,065
Accumulated depreciation	38,300	43,179	48,278	53,603	59,164	64,968	4,439	9,099	13,989	19,116	24,490	30,120	36,015	42,185	48,639
<b>furnishings-hallways</b>															
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	13,734	14,076	14,426	14,785	15,153	15,530	15,917	16,313	16,719	17,135	17,562	17,999	18,447	18,906
Accumulated depreciation	10,720	11,903	13,138	14,426	986	2,020	3,106	4,245	5,438	6,688	7,996	9,366	10,799	12,298	13,864
<b>furnishings-office</b>															
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	10,659	10,924	11,196	11,475	11,761	12,054	12,354	12,662	12,977	13,300	13,631	13,970	14,318	14,675
Accumulated depreciation	8,320	9,238	10,196	11,196	765	1,568	2,411	3,294	4,221	5,191	6,207	7,270	8,382	9,545	10,762
<b>fitness equipment</b>															
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	20,396	20,904	21,425	21,958	22,505	23,065	23,639	24,228	24,831	25,449	26,083	26,732	27,398	28,080
Accumulated depreciation	14,593	16,317	18,117	19,997	21,958	1,500	3,075	4,728	6,461	8,277	10,180	12,172	14,257	16,439	18,720
<b>restrooms</b>															
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	31,516	32,301	33,105	33,929	34,774	35,640	36,527	37,437	38,369	39,324	40,303	41,307	42,336	43,390
Accumulated depreciation	19,988	22,061	24,226	26,484	28,840	31,297	33,858	36,527	1,872	3,837	5,899	8,061	10,327	12,701	15,187
<b>saunas-refinish</b>															
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	18,038	18,487	18,947	19,419	19,903	20,399	20,907	21,428	21,962	22,509	23,069	23,643	24,232	24,835
Accumulated depreciation	11,440	12,627	13,865	15,158	16,506	17,913	19,379	20,907	1,071	2,196	3,376	4,614	5,911	7,270	8,692
<b>saunas-heaters</b>															
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	2,204	2,259	2,315	2,373	2,432	2,493	2,555	2,619	2,684	2,751	2,819	2,889	2,961	3,035
Accumulated depreciation	1,398	1,543	1,694	1,852	2,017	2,189	2,368	2,555	131	268	413	564	722	888	1,062
<b>fire extinguishers</b>															
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	10,659	10,924	11,196	11,475	11,761	12,054	12,354	12,662	12,977	13,300	13,631	13,970	14,318	14,675
Accumulated depreciation	5,824	6,395	6,991	7,613	8,262	8,938	9,643	10,377	11,143	11,939	12,768	13,631	559	1,145	1,761

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

1/1/2024 through 1/1/2038

COMPONENT	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	1/1/2036	1/1/2037	1/1/2038
<b>firehoses</b>															
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	9,327	9,559	9,797	10,041	10,291	10,547	10,810	11,079	11,355	11,638	11,928	12,225	12,529	12,841
Accumulated depreciation	5,096	5,596	6,118	6,662	7,230	7,821	8,438	9,080	9,750	10,447	11,172	11,928	489	1,002	1,541
<b>mailboxes</b>															
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	11,069	11,345	11,627	11,917	12,214	12,518	12,830	13,149	13,476	13,812	14,156	14,508	14,869	15,239
Accumulated depreciation	3,240	3,874	4,538	5,232	5,959	6,718	7,511	8,340	9,204	10,107	11,050	12,033	13,057	14,126	15,239
<b>directory boards</b>															
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	3,485	3,572	3,661	3,752	3,845	3,941	4,039	4,140	4,243	4,349	4,457	4,568	4,682	4,799
Accumulated depreciation	1,020	1,220	1,429	1,647	1,876	2,115	2,365	2,625	2,898	3,182	3,479	3,788	4,111	4,448	4,799
<b>signs</b>															
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
<b>laundry equipment</b>															
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
<b>Contingency - 5%</b>	2,760	4,515	38,309	33,018	2,083	18,617	3,526	26,499	5,999	324	30,740	7,799	3,822	31,528	6,487
<b>TOTAL Accumulated depreciation</b>	<b>2,175,217</b>	<b>2,350,538</b>	<b>2,530,634</b>	<b>1,987,060</b>	<b>1,517,496</b>	<b>1,723,315</b>	<b>1,568,147</b>	<b>1,761,840</b>	<b>1,450,497</b>	<b>1,572,149</b>	<b>1,854,720</b>	<b>1,472,217</b>	<b>1,575,585</b>	<b>1,800,574</b>	<b>1,415,691</b>

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

1/1/2039 through 1/1/2053

COMPONENT	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	1/1/2051	1/1/2052	1/1/2053
<b>built-up roof</b>															
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	141,653	145,180	148,795	152,500	156,297	160,189	164,178	168,266	172,456	176,750	181,151	185,662	190,285	195,023	199,879
Accumulated depreciation	141,653	12,098	24,799	38,125	52,099	66,745	82,089	98,155	114,971	132,563	150,959	170,190	190,285	16,252	33,313
<b>metal roof</b>															
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
<b>membrane decks-common (rsrf)</b>															
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	19,670	20,160	20,662	21,176	21,703	22,243	22,797	23,365	23,947	24,543	25,154	25,780	26,422	27,080	27,754
Accumulated depreciation	9,835	10,920	12,053	13,235	14,469	15,755	17,098	18,497	19,956	21,475	23,058	24,706	26,422	1,128	2,313
<b>membrane decks-common (coat)</b>															
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	4,265	4,371	4,480	4,592	4,706	4,823	4,943	5,066	5,192	5,321	5,453	5,589	5,728	5,871	6,017
Accumulated depreciation	2,133	2,732	3,360	4,018	4,706	603	1,236	1,900	2,596	3,326	4,090	4,890	5,728	734	1,504
<b>membrane decks-units (rsrf)</b>															
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
<b>membrane decks-units (coat)</b>															
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
<b>foundations/structural frame</b>															
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
<b>waterproofing</b>															
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
<b>structural pest control</b>															
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
<b>siding</b>															
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	9,400	9,634	9,874	10,120	10,372	10,630	10,895	11,166	11,444	11,729	12,021	12,320	12,627	12,941	13,263
Accumulated depreciation	940	1,156	1,382	1,619	1,867	2,126	2,397	2,680	2,975	3,284	3,606	3,942	4,293	4,659	5,040

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

1/1/2039 through 1/1/2053

COMPONENT	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	1/1/2051	1/1/2052	1/1/2053
<b>front doors</b>															
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
<b>exterior flatwork</b>															
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	376,368	385,740	395,345	405,189	415,278	425,618	436,216	447,078	458,210	469,619	481,313	493,298	505,581	518,170	531,072
Accumulated depreciation	75,274	115,722	158,138	202,595	249,167	297,933	348,973	402,370	458,210	46,962	96,263	147,989	202,232	259,085	318,643
<b>siding &amp; trim</b>															
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	4,265	4,371	4,480	4,592	4,706	4,823	4,943	5,066	5,192	5,321	5,453	5,589	5,728	5,871	6,017
Accumulated depreciation	1,706	2,623	3,584	4,592	941	1,929	2,966	4,053	5,192	1,064	2,181	3,353	4,582	5,871	1,203
<b>doors</b>															
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	33,913	34,757	35,622	36,509	37,418	38,350	39,305	40,284	41,287	42,315	43,369	44,449	45,556	46,690	47,853
Accumulated depreciation	13,565	20,854	28,498	36,509	7,484	15,340	23,583	32,227	41,287	8,463	17,348	26,669	36,445	46,690	9,571
<b>interior flatwork-hallway</b>															
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	13,306	13,637	13,977	14,325	14,682	15,048	15,423	15,807	16,201	16,604	17,017	17,441	17,875	18,320	18,776
Accumulated depreciation	2,661	4,091	5,591	7,163	8,809	10,534	12,338	14,226	16,201	1,660	3,403	5,232	7,150	9,160	11,266
<b>interior flatwork-stairwells</b>															
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	15,835	16,229	16,633	17,047	17,471	17,906	18,352	18,809	19,277	19,757	20,249	20,753	21,270	21,800	22,343
Accumulated depreciation	12,668	14,065	15,524	17,047	1,165	2,387	3,670	5,016	6,426	7,903	9,450	11,068	12,762	14,533	16,385
<b>interior flatwork-recreation</b>															
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	12,007	12,306	12,612	12,926	13,248	13,578	13,916	14,263	14,618	14,982	15,355	15,737	16,129	16,531	16,943
Accumulated depreciation	2,401	3,692	5,045	6,463	7,949	9,505	11,133	12,837	14,618	1,498	3,071	4,721	6,452	8,266	10,166
<b>wallpaper</b>															
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	145,919	149,552	153,276	157,093	161,005	165,014	169,123	173,334	177,650	182,073	186,607	191,254	196,016	200,897	205,899
Accumulated depreciation	29,184	44,866	61,310	78,547	96,603	115,510	135,298	156,001	177,650	18,207	37,321	57,376	78,406	100,449	123,539
<b>garage interior</b>															
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	25,599	26,236	26,889	27,559	28,245	28,948	29,669	30,408	31,165	31,941	32,736	33,551	34,386	35,242	36,120
Accumulated depreciation	11,946	13,993	16,133	18,373	20,713	23,158	25,713	28,381	31,165	2,129	4,365	6,710	9,170	11,747	14,448
<b>ironwork-exterior</b>															
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	9,181	9,410	9,644	9,884	10,130	10,382	10,641	10,906	11,178	11,456	11,741	12,033	12,333	12,640	12,955
Accumulated depreciation	3,672	5,646	7,715	9,884	2,026	4,153	6,385	8,725	11,178	2,291	4,696	7,220	9,866	12,640	2,591



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

1/1/2039 through 1/1/2053

COMPONENT	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	1/1/2051	1/1/2052	1/1/2053
<b>ironwork-interior</b>															
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	22,560	23,122	23,698	24,288	24,893	25,513	26,148	26,799	27,466	28,150	28,851	29,569	30,305	31,060	31,833
Accumulated depreciation	18,048	20,039	22,118	24,288	1,660	3,402	5,230	7,146	9,155	11,260	13,464	15,770	18,183	20,707	23,344
<b>entries walkway</b>															
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	2,674	2,741	2,809	2,879	2,951	3,024	3,099	3,176	3,255	3,336	3,419	3,504	3,591	3,680	3,772
Accumulated depreciation	1,070	1,645	2,247	2,879	590	1,210	1,859	2,541	3,255	667	1,368	2,102	2,873	3,680	754
<b>parking stripes</b>															
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	3,686	3,778	3,872	3,968	4,067	4,168	4,272	4,378	4,487	4,599	4,714	4,831	4,951	5,074	5,200
Accumulated depreciation	737	1,133	1,549	1,984	2,440	2,918	3,418	3,940	4,487	460	943	1,449	1,980	2,537	3,120
<b>elevators-mechanical</b>															
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	559,817	573,756	588,043	602,685	617,692	633,073	648,837	664,993	681,551	698,522	715,915	733,741	752,011	770,736	789,927
Accumulated depreciation	111,963	137,701	164,652	192,859	222,369	253,229	285,488	319,197	354,407	391,172	429,549	469,594	511,367	554,930	600,345
<b>elevators-cab remodel</b>															
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	86,770	88,931	91,145	93,415	95,741	98,125	100,568	103,072	105,638	108,268	110,964	113,727	116,559	119,461	122,436
Accumulated depreciation	7,231	14,822	22,786	31,138	39,892	49,063	58,665	68,715	79,229	90,223	101,717	113,727	9,713	19,910	30,609
<b>exhaust fans-garage</b>															
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	35,286	36,165	37,066	37,989	38,935	39,904	40,898	41,916	42,960	44,030	45,126	46,250	47,402	48,582	49,792
Accumulated depreciation	24,700	27,124	29,653	32,291	35,042	37,909	40,898	2,096	4,296	6,605	9,025	11,563	14,221	17,004	19,917
<b>exhaust fans-interiors</b>															
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	29,791	30,533	31,293	32,072	32,871	33,689	34,528	35,388	36,269	37,172	38,098	39,047	40,019	41,015	42,036
Accumulated depreciation	11,916	15,267	18,776	22,450	26,297	30,320	34,528	3,539	7,254	11,152	15,239	19,524	24,011	28,711	33,629
<b>gate operator</b>															
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	4,554	4,667	4,783	4,902	5,024	5,149	5,277	5,408	5,543	5,681	5,822	5,967	6,116	6,268	6,424
Accumulated depreciation	3,643	4,200	4,783	490	1,005	1,545	2,111	2,704	3,326	3,977	4,658	5,370	6,116	627	1,285
<b>heat pumps-evaporative coils</b>															
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	5,857	6,003	6,152	6,305	6,462	6,623	6,788	6,957	7,130	7,308	7,490	7,677	7,868	8,064	8,265
Accumulated depreciation	976	1,501	2,051	2,627	3,231	3,863	4,525	5,218	5,942	6,699	7,490	640	1,311	2,016	2,755
<b>heat pumps-condesers</b>															
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	6,294	6,451	6,612	6,777	6,946	7,119	7,296	7,478	7,664	7,855	8,051	8,251	8,456	8,667	8,883
Accumulated depreciation	1,049	1,613	2,204	2,824	3,473	4,153	4,864	5,609	6,387	7,200	8,051	688	1,409	2,167	2,961

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

1/1/2039 through 1/1/2053

COMPONENT	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	1/1/2051	1/1/2052	1/1/2053
<b>heat pumps-dual packs</b>															
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	27,191	27,868	28,562	29,273	30,002	30,749	31,515	32,300	33,104	33,928	34,773	35,639	36,526	37,435	38,367
Accumulated depreciation	16,315	18,114	19,993	21,955	24,002	26,137	28,364	30,685	33,104	1,696	3,477	5,346	7,305	9,359	11,510
<b>window air conditioner</b>															
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	723	741	759	778	797	817	837	858	879	901	923	946	970	994	1,019
Accumulated depreciation	48	99	152	207	266	327	391	458	527	601	677	757	841	928	1,019
<b>trash chutes</b>															
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	12,437	12,747	13,064	13,389	13,722	14,064	14,414	14,773	15,141	15,518	15,904	16,300	16,706	17,122	17,548
Accumulated depreciation	2,073	2,549	3,048	3,570	4,117	4,688	5,285	5,909	6,561	7,242	7,952	8,693	9,467	10,273	11,114
<b>boiler-replace</b>															
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	44,833	45,949	47,093	48,266	49,468	50,700	51,962	53,256	54,582	55,941	57,334	58,762	60,225	61,725	63,262
Accumulated depreciation	44,833	2,872	5,887	9,050	12,367	15,844	19,486	23,300	27,291	31,467	35,834	40,399	45,169	50,152	55,354
<b>boiler-overhaul</b>															
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	17,933	18,380	18,838	19,307	19,788	20,281	20,786	21,304	21,834	22,378	22,935	23,506	24,091	24,691	25,306
Accumulated depreciation	8,967	10,339	11,774	13,274	14,841	16,478	18,188	19,973	21,834	1,399	2,867	4,407	6,023	7,716	9,490
<b>circulation pumps</b>															
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	3,111	3,188	3,267	3,348	3,431	3,516	3,604	3,694	3,786	3,880	3,977	4,076	4,177	4,281	4,388
Accumulated depreciation	2,178	2,550	2,940	3,348	343	703	1,081	1,478	1,893	2,328	2,784	3,261	3,759	4,281	439
<b>distribution piping-phase 1</b>															
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	245,561	251,675	257,942	264,365	270,948	277,695	284,610	291,697	298,960	306,404	314,033	321,852	329,866	338,080	346,498
Accumulated depreciation	53,205	58,724	64,486	70,497	76,769	83,309	90,127	97,232	104,636	112,348	120,379	128,741	137,444	146,501	155,924
<b>distribution piping-phase 2</b>															
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	337,681	346,089	354,707	363,539	372,591	381,869	391,378	401,123	411,111	421,348	431,840	442,593	453,614	464,909	476,485
Accumulated depreciation	56,280	63,450	70,941	78,767	86,938	95,467	104,367	113,652	123,333	133,427	143,947	154,908	166,325	178,215	190,594
<b>distribution piping-phase 3</b>															
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	491,124	503,353	515,886	528,732	541,897	555,390	569,219	583,393	597,919	612,807	628,066	643,705	659,733	676,160	692,996
Accumulated depreciation	65,483	75,503	85,981	96,934	108,379	120,335	132,818	145,848	159,445	173,629	188,420	203,840	219,911	236,656	254,099
<b>drainage/sewer piping</b>															
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	7,521	7,708	7,900	8,097	8,299	8,506	8,718	8,935	9,157	9,385	9,619	9,859	10,104	10,356	10,614
Accumulated depreciation	7,521	3,854	7,900	4,049	8,299	4,253	8,718	4,468	9,157	4,693	9,619	4,930	10,104	5,178	10,614

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

1/1/2039 through 1/1/2053

COMPONENT	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	1/1/2051	1/1/2052	1/1/2053
<b>fire sprinklers</b>															
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
<b>sump pumps</b>															
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	4,049	4,150	4,253	4,359	4,468	4,579	4,693	4,810	4,930	5,053	5,179	5,308	5,440	5,575	5,714
Accumulated depreciation	3,644	4,150	425	872	1,340	1,832	2,347	2,886	3,451	4,042	4,661	5,308	544	1,115	1,714
<b>cold water storage tank-reline</b>															
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	10,629	10,894	11,165	11,443	11,728	12,020	12,319	12,626	12,940	13,262	13,592	13,930	14,277	14,632	14,996
Accumulated depreciation	3,543	7,263	11,165	3,814	7,819	12,020	4,106	8,417	12,940	4,421	9,061	13,930	4,759	9,755	14,996
<b>hot water storage tank</b>															
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	13,593	13,931	14,278	14,634	14,998	15,371	15,754	16,146	16,548	16,960	17,382	17,815	18,259	18,714	19,180
Accumulated depreciation	4,078	5,572	7,139	8,780	10,499	12,297	14,179	16,146	1,655	3,392	5,215	7,126	9,130	11,228	13,426
<b>drinking fountain</b>															
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	2,245	2,301	2,358	2,417	2,477	2,539	2,602	2,667	2,733	2,801	2,871	2,942	3,015	3,090	3,167
Accumulated depreciation	1,871	2,109	2,358	201	413	635	867	1,111	1,367	1,634	1,914	2,207	2,513	2,833	3,167
<b>air compressor</b>															
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	4,989	5,113	5,240	5,370	5,504	5,641	5,781	5,925	6,073	6,224	6,379	6,538	6,701	6,868	7,039
Accumulated depreciation	1,247	1,534	1,834	2,148	2,477	2,821	3,180	3,555	3,947	4,357	4,784	5,230	5,696	6,181	6,687
<b>booster pump</b>															
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	10,557	10,820	11,089	11,365	11,648	11,938	12,235	12,540	12,852	13,172	13,500	13,836	14,181	14,534	14,896
Accumulated depreciation	2,111	3,246	4,436	5,683	6,989	8,357	9,788	11,286	12,852	1,317	2,700	4,151	5,672	7,267	8,938
<b>drainage system review</b>															
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
<b>cctv system</b>															
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	51,050	52,321	53,624	54,959	56,327	57,730	59,167	60,640	62,150	63,698	65,284	66,910	68,576	70,284	72,034
Accumulated depreciation	29,779	34,881	40,218	45,799	51,633	57,730	4,931	10,107	15,538	21,233	27,202	33,455	40,003	46,856	54,026
<b>intercom</b>															
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	4,845	4,966	5,090	5,217	5,347	5,480	5,616	5,756	5,899	6,046	6,197	6,351	6,509	6,671	6,837
Accumulated depreciation	4,441	4,966	424	870	1,337	1,827	2,340	2,878	3,441	4,031	4,648	5,293	5,967	6,671	570

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

1/1/2039 through 1/1/2053

COMPONENT	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	1/1/2051	1/1/2052	1/1/2053
<b>fire annunciator system</b>															
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	3,617	3,707	3,799	3,894	3,991	4,090	4,192	4,296	4,403	4,513	4,625	4,740	4,858	4,979	5,103
Accumulated depreciation	1,989	2,224	2,469	2,726	2,993	3,272	3,563	3,866	4,183	4,513	231	474	729	996	1,276
<b>fire alarm system</b>															
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	618,172	633,564	649,340	665,509	682,080	699,064	716,471	734,311	752,595	771,335	790,541	810,225	830,400	851,077	872,269
Accumulated depreciation	401,812	443,495	487,005	532,407	579,768	629,158	680,647	734,311	37,630	77,134	118,581	162,045	207,600	255,323	305,294
<b>lighting-emergency</b>															
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
<b>lighting-emergency light back-up</b>															
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	35,503	36,387	37,293	38,222	39,174	40,149	41,149	42,174	43,224	44,300	45,403	46,534	47,693	48,881	50,098
Accumulated depreciation	17,752	21,832	26,105	30,578	35,257	40,149	4,115	8,435	12,967	17,720	22,702	27,920	33,385	39,105	45,088
<b>lighting-exit signs</b>															
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	10,557	10,820	11,089	11,365	11,648	11,938	12,235	12,540	12,852	13,172	13,500	13,836	14,181	14,534	14,896
Accumulated depreciation	4,223	4,869	5,545	6,251	6,989	7,760	8,565	9,405	10,282	11,196	12,150	13,144	14,181	727	1,490
<b>lighting-exterior (decorative)</b>															
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	66,380	68,033	69,727	71,463	73,242	75,066	76,935	78,851	80,814	82,826	84,888	87,002	89,168	91,388	93,664
Accumulated depreciation	17,701	22,678	27,891	33,349	39,062	45,040	51,290	57,824	64,651	71,783	79,229	87,002	5,945	12,185	18,733
<b>lighting-exterior (utilitarian)</b>															
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
<b>lighting-exterior (security)</b>															
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
<b>lighting-walkways</b>															
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	1,374	1,408	1,443	1,479	1,516	1,554	1,593	1,633	1,674	1,716	1,759	1,803	1,848	1,894	1,941
Accumulated depreciation	550	634	722	813	910	1,010	1,115	1,225	1,339	1,459	1,583	1,713	1,848	95	194
<b>carpeting-hallways</b>															
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	67,249	68,924	70,640	72,399	74,202	76,050	77,944	79,885	81,874	83,913	86,002	88,143	90,338	92,587	94,892
Accumulated depreciation	20,175	27,570	35,320	43,439	51,941	60,840	70,150	79,885	8,187	16,783	25,801	35,257	45,169	55,552	66,424

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

1/1/2039 through 1/1/2053

COMPONENT	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	1/1/2051	1/1/2052	1/1/2053
<b>carpeting-lobby/office</b>															
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	6,868	7,039	7,214	7,394	7,578	7,767	7,960	8,158	8,361	8,569	8,782	9,001	9,225	9,455	9,690
Accumulated depreciation	4,293	5,279	6,312	7,394	947	1,942	2,985	4,079	5,226	6,427	7,684	9,001	1,153	2,364	3,634
<b>vinyl</b>															
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	3,831	3,926	4,024	4,124	4,227	4,332	4,440	4,551	4,664	4,780	4,899	5,021	5,146	5,274	5,405
Accumulated depreciation	192	393	604	825	1,057	1,300	1,554	1,820	2,099	2,390	2,694	3,013	3,345	3,692	4,054
<b>marble-restoration</b>															
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	58,642	60,102	61,599	63,133	64,705	66,316	67,967	69,659	71,394	73,172	74,994	76,861	78,775	80,736	82,746
Accumulated depreciation	35,185	40,068	45,173	50,506	56,078	61,895	67,967	4,644	9,519	14,634	19,998	25,620	31,510	37,677	44,131
<b>marble-polishing</b>															
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	17,355	17,787	18,230	18,684	19,149	19,626	20,115	20,616	21,129	21,655	22,194	22,747	23,313	23,893	24,488
Accumulated depreciation	11,570	17,787	6,077	12,456	19,149	6,542	13,410	20,616	7,043	14,437	22,194	7,582	15,542	23,893	8,163
<b>rubber-flooring-gym</b>															
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	4,554	4,667	4,783	4,902	5,024	5,149	5,277	5,408	5,543	5,681	5,822	5,967	6,116	6,268	6,424
Accumulated depreciation	2,846	3,500	4,185	4,902	628	1,287	1,979	2,704	3,464	4,261	5,094	5,967	765	1,567	2,409
<b>plaster-pool</b>															
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	10,051	10,301	10,557	10,820	11,089	11,365	11,648	11,938	12,235	12,540	12,852	13,172	13,500	13,836	14,181
Accumulated depreciation	8,041	9,271	10,557	1,082	2,218	3,410	4,659	5,969	7,341	8,778	10,282	11,855	13,500	1,384	2,836
<b>plaster-spa</b>															
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	10,267	10,523	10,785	11,054	11,329	11,611	11,900	12,196	12,500	12,811	13,130	13,457	13,792	14,135	14,487
Accumulated depreciation	8,214	9,471	10,785	1,105	2,266	3,483	4,760	6,098	7,500	8,968	10,504	12,111	13,792	1,414	2,897
<b>coping joint</b>															
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	1,446	1,482	1,519	1,557	1,596	1,636	1,677	1,719	1,762	1,806	1,851	1,897	1,944	1,992	2,042
Accumulated depreciation	868	1,186	1,519	311	638	982	1,342	1,719	352	722	1,111	1,518	1,944	398	817
<b>coping/tile</b>															
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	10,486	10,747	11,015	11,289	11,570	11,858	12,153	12,456	12,766	13,084	13,410	13,744	14,086	14,437	14,796
Accumulated depreciation	9,437	10,210	11,015	564	1,157	1,779	2,431	3,114	3,830	4,579	5,364	6,185	7,043	7,940	8,878
<b>heaters</b>															
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	10,845	11,115	11,392	11,676	11,967	12,265	12,570	12,883	13,204	13,533	13,870	14,215	14,569	14,932	15,304
Accumulated depreciation	10,845	1,112	2,278	3,503	4,787	6,133	7,542	9,018	10,563	12,180	13,870	1,422	2,914	4,480	6,122

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

1/1/2039 through 1/1/2053

COMPONENT	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	1/1/2051	1/1/2052	1/1/2053
<b>filters</b>															
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	3,760	3,854	3,950	4,048	4,149	4,252	4,358	4,467	4,578	4,692	4,809	4,929	5,052	5,178	5,307
Accumulated depreciation	3,760	385	790	1,214	1,660	2,126	2,615	3,127	3,662	4,223	4,809	493	1,010	1,553	2,123
<b>motors</b>															
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	2,098	2,150	2,204	2,259	2,315	2,373	2,432	2,493	2,555	2,619	2,684	2,751	2,819	2,889	2,961
Accumulated depreciation	839	1,290	1,763	2,259	463	949	1,459	1,994	2,555	524	1,074	1,651	2,255	2,889	592
<b>pumps</b>															
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	2,098	2,150	2,204	2,259	2,315	2,373	2,432	2,493	2,555	2,619	2,684	2,751	2,819	2,889	2,961
Accumulated depreciation	280	430	588	753	926	1,107	1,297	1,496	1,703	1,921	2,147	2,384	2,631	2,889	197
<b>chlorinator</b>															
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
<b>furniture-replace</b>															
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	43,384	44,464	45,571	46,706	47,869	49,061	50,283	51,535	52,818	54,133	55,481	56,862	58,278	59,729	61,216
Accumulated depreciation	21,692	26,678	31,900	37,365	43,082	49,061	5,028	10,307	15,845	21,653	27,741	34,117	40,795	47,783	55,094
<b>furniture-refurbish</b>															
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	17,355	17,787	18,230	18,684	19,149	19,626	20,115	20,616	21,129	21,655	22,194	22,747	23,313	23,893	24,488
Accumulated depreciation	17,355	1,779	3,646	5,605	7,660	9,813	12,069	14,431	16,903	19,490	22,194	2,275	4,663	7,168	9,795
<b>asphalt seal coat</b>															
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	940	963	987	1,012	1,037	1,063	1,089	1,116	1,144	1,172	1,201	1,231	1,262	1,293	1,325
Accumulated depreciation	940	193	395	607	830	1,063	218	446	686	938	1,201	246	505	776	1,060
<b>asphalt replacement</b>															
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	10,486	10,747	11,015	11,289	11,570	11,858	12,153	12,456	12,766	13,084	13,410	13,744	14,086	14,437	14,796
Accumulated depreciation	524	1,075	1,652	2,258	2,893	3,557	4,254	4,982	5,745	6,542	7,376	8,246	9,156	10,106	11,097
<b>concrete flatwork/ block walls</b>															
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
<b>concrete pavers valet parking</b>															
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	9,255	9,485	9,721	9,963	10,211	10,465	10,726	10,993	11,267	11,548	11,836	12,131	12,433	12,743	13,060
Accumulated depreciation	926	1,423	1,944	2,491	3,063	3,663	4,290	4,947	5,634	6,351	7,102	7,885	8,703	9,557	10,448

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

1/1/2039 through 1/1/2053

COMPONENT	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	1/1/2051	1/1/2052	1/1/2053
<b>irrigation controllers</b>															
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	2,098	2,150	2,204	2,259	2,315	2,373	2,432	2,493	2,555	2,619	2,684	2,751	2,819	2,889	2,961
Accumulated depreciation	2,098	215	441	678	926	1,187	1,459	1,745	2,044	2,357	2,684	275	564	867	1,184
<b>landscape remodel</b>															
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	25,310	25,940	26,586	27,248	27,926	28,621	29,334	30,064	30,813	31,580	32,366	33,172	33,998	34,845	35,713
Accumulated depreciation	20,248	25,940	5,317	10,899	16,756	22,897	29,334	6,013	12,325	18,948	25,893	33,172	6,800	13,938	21,428
<b>furnishings-lobby</b>															
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	83,084	85,153	87,273	89,446	91,673	93,956	96,296	98,694	101,151	103,670	106,251	108,897	111,609	114,388	117,236
Accumulated depreciation	55,389	62,446	69,818	77,520	85,561	93,956	6,420	13,159	20,230	27,645	35,417	43,559	52,084	61,007	70,342
<b>furnishings-hallways</b>															
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	19,377	19,859	20,353	20,860	21,379	21,911	22,457	23,016	23,589	24,176	24,778	25,395	26,027	26,675	27,339
Accumulated depreciation	15,502	17,211	18,996	20,860	1,425	2,921	4,491	6,138	7,863	9,670	11,563	13,544	15,616	17,783	20,049
<b>furnishings-office</b>															
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	15,040	15,414	15,798	16,191	16,594	17,007	17,430	17,864	18,309	18,765	19,232	19,711	20,202	20,705	21,221
Accumulated depreciation	12,032	13,359	14,745	16,191	1,106	2,268	3,486	4,764	6,103	7,506	8,975	10,513	12,121	13,803	15,562
<b>fitness equipment</b>															
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	28,779	29,496	30,230	30,983	31,754	32,545	33,355	34,186	35,037	35,909	36,803	37,719	38,658	39,621	40,608
Accumulated depreciation	21,105	23,597	26,199	28,917	31,754	2,170	4,447	6,837	9,343	11,970	14,721	17,602	20,618	23,773	27,072
<b>restrooms</b>															
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	44,470	45,577	46,712	47,875	49,067	50,289	51,541	52,824	54,139	55,487	56,869	58,285	59,736	61,223	62,747
Accumulated depreciation	17,788	20,510	23,356	26,331	29,440	32,688	36,079	39,618	43,311	47,164	51,182	55,371	59,736	3,061	6,275
<b>saunas-refinish</b>															
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	25,453	26,087	26,737	27,403	28,085	28,784	29,501	30,236	30,989	31,761	32,552	33,363	34,194	35,045	35,918
Accumulated depreciation	10,181	11,739	13,369	15,072	16,851	18,710	20,651	22,677	24,791	26,997	29,297	31,695	34,194	1,752	3,592
<b>saunas-heaters</b>															
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	3,111	3,188	3,267	3,348	3,431	3,516	3,604	3,694	3,786	3,880	3,977	4,076	4,177	4,281	4,388
Accumulated depreciation	1,244	1,435	1,634	1,841	2,059	2,285	2,523	2,771	3,029	3,298	3,579	3,872	4,177	214	439
<b>fire extinguishers</b>															
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	15,040	15,414	15,798	16,191	16,594	17,007	17,430	17,864	18,309	18,765	19,232	19,711	20,202	20,705	21,221
Accumulated depreciation	2,406	3,083	3,792	4,533	5,310	6,123	6,972	7,860	8,788	9,758	10,770	11,827	12,929	14,079	15,279

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

1/1/2039 through 1/1/2053

COMPONENT	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	1/1/2051	1/1/2052	1/1/2053
<b>firehoses</b>															
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	13,161	13,489	13,825	14,169	14,522	14,884	15,255	15,635	16,024	16,423	16,832	17,251	17,681	18,121	18,572
Accumulated depreciation	2,106	2,698	3,318	3,967	4,647	5,358	6,102	6,879	7,692	8,540	9,426	10,351	11,316	12,322	13,372
<b>mailboxes</b>															
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	15,618	16,007	16,406	16,815	17,234	17,663	18,103	18,554	19,016	19,489	19,974	20,471	20,981	21,503	22,038
Accumulated depreciation	781	1,601	2,461	3,363	4,309	5,299	6,336	7,422	8,557	9,745	10,986	12,283	13,638	15,052	16,529
<b>directory boards</b>															
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	4,918	5,040	5,165	5,294	5,426	5,561	5,699	5,841	5,986	6,135	6,288	6,445	6,605	6,769	6,938
Accumulated depreciation	246	504	775	1,059	1,357	1,668	1,995	2,336	2,694	3,068	3,458	3,867	4,293	4,738	5,204
<b>signs</b>															
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
<b>laundry equipment</b>															
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
<b>Contingency - 5%</b>	11,450	2,642	3,004	7,508	3,195	12,699	9,072	42,634	42,784	226	4,606	13,405	19,101	5,475	1,490
<b>TOTAL Accumulated depreciation</b>	<b>1,571,173</b>	<b>1,621,090</b>	<b>1,868,517</b>	<b>2,125,320</b>	<b>2,293,943</b>	<b>2,575,900</b>	<b>2,663,699</b>	<b>2,872,477</b>	<b>2,371,598</b>	<b>1,819,995</b>	<b>2,182,729</b>	<b>2,476,937</b>	<b>2,602,879</b>	<b>2,604,045</b>	<b>2,903,045</b>



# 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, 2023  
**INSPECTOR(S):** Scott Clements, Cai Deering  
**OTHERS PRESENT:** None



## HIGH RISE HOMEOWNERS ASSOCIATION

<b>CATEGORY:</b>	ROOF/DECKS	
<b>COMPONENT(S):</b>	BUILT-UP ROOF	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	12 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	3 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	ROOF/DECKS	
<b>COMPONENT(S):</b>	METAL ROOF	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	30+ YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	30+ YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*



<b>CATEGORY:</b>	ROOF/DECKS	
<b>COMPONENT(S):</b>	MEMBRANE DECKS- COMMON (RESURFACE)	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	24 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	3 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

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



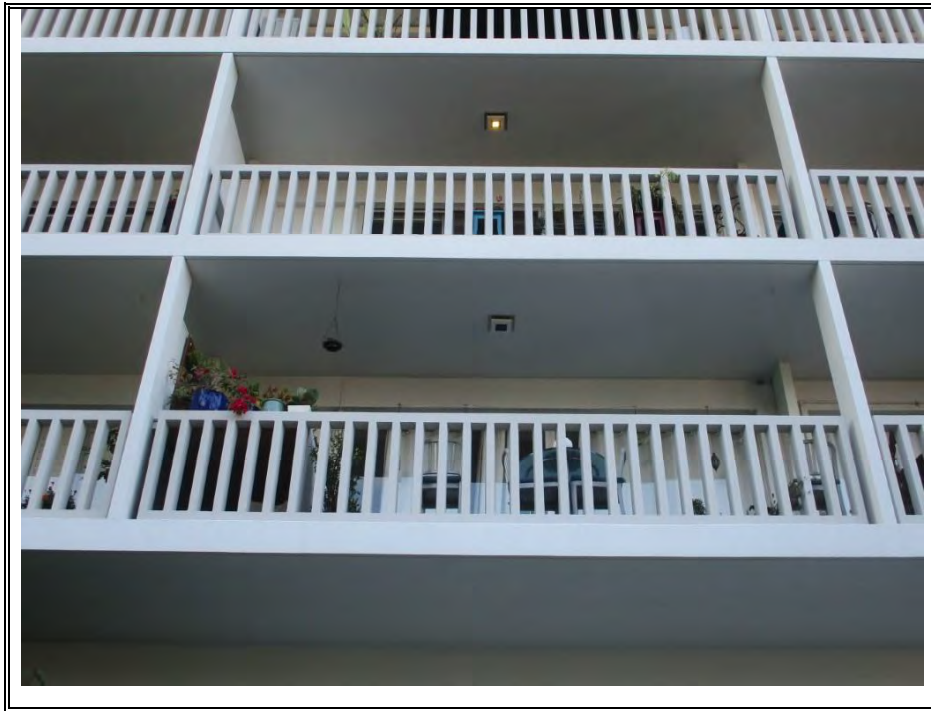
**MEMBRANE DECKS-COMMON (COATING) (TYPICAL)**

**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.*

<b>TYPICAL USEFUL LIFE:</b>	8 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	3 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

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



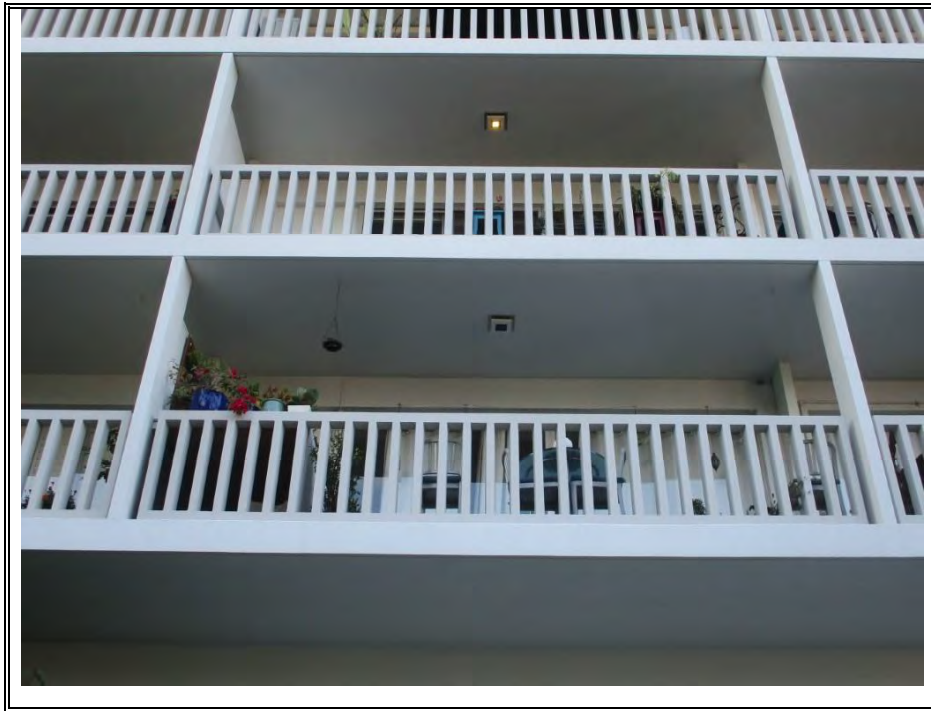
**MEMBRANE DECKS-UNITS (RESURFACE) (TYPICAL)**

**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.*

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

<b>CATEGORY:</b>	ROOF/DECKS	
<b>COMPONENT(S):</b>	MEMBRANE DECKS-UNITS (COATING)	<b>ID#(S)</b> 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.*

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



<b>CATEGORY:</b>	STRUCTURE		
<b>COMPONENT(S):</b>	FOUNDATIONS/STRUCTURAL FRAME	<b>ID#(S)</b>	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.*

<b>TYPICAL USEFUL LIFE:</b>	30+ YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	30+ YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*



<b>CATEGORY:</b>	STRUCTURE	
<b>COMPONENT(S):</b>	WATERPROOFING	<b>ID#(S)</b> 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.*

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

**TO PROTECT YOUR INVESTMENT:** N/A

<b>CATEGORY:</b>	STRUCTURE	
<b>COMPONENT(S):</b>	STRUCTURAL PEST CONTROL	<b>ID#(S)</b> 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.*

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

**TO PROTECT YOUR INVESTMENT:** N/A.

<b>CATEGORY:</b>	STRUCTURE	
<b>COMPONENT(S):</b>	SIDING	<b>ID#(S)</b> 0204



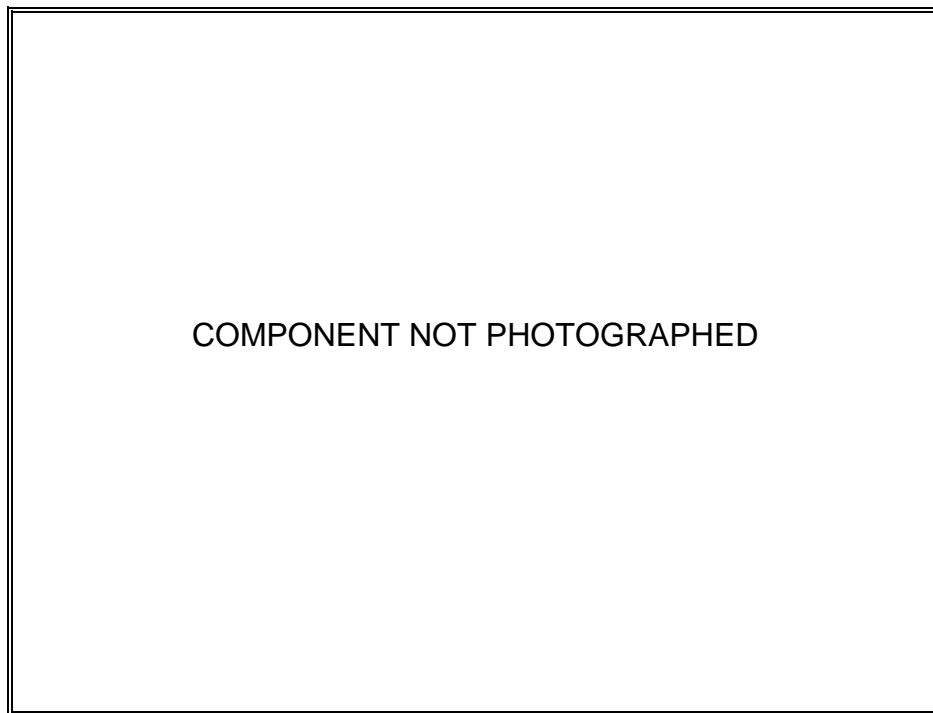
**SIDING (TYPICAL)**

**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.*

<b>TYPICAL USEFUL LIFE:</b>	50 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	10 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	STRUCTURE	
<b>COMPONENT(S):</b>	FRONT DOORS	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	30+ YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	30+ YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.).*

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



**EXTERIOR FLATWORK (TYPICAL)**

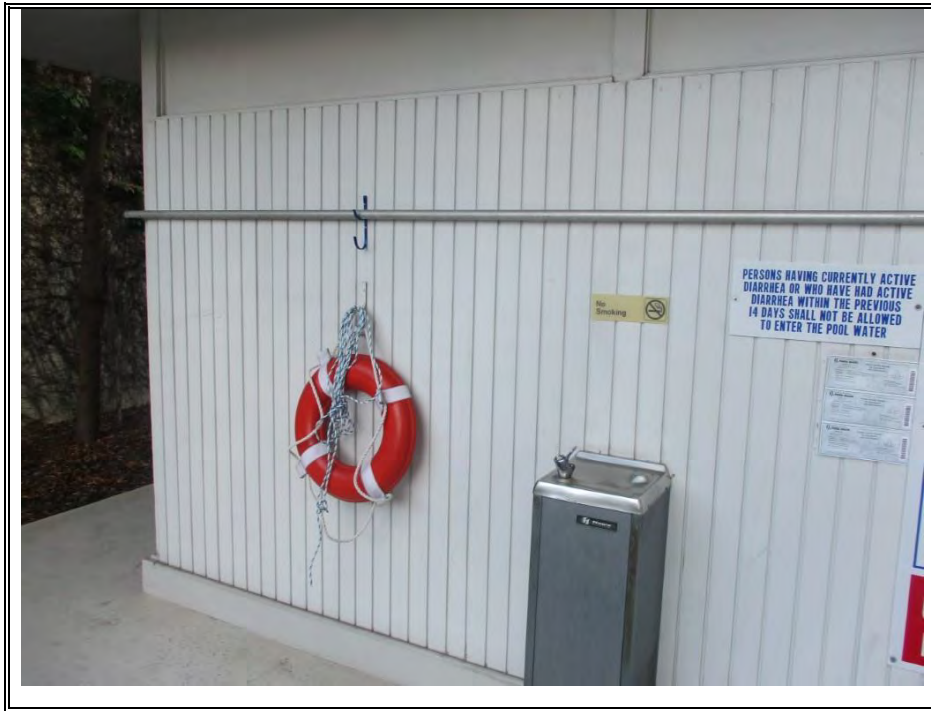
**OBSERVATIONS:** *This component includes the painted surfaces of the concrete, on the exterior of the high-rise building and on the adjacent masonry walls. We were previously informed that it was painted in 2012 and appeared to be in average condition for its age.*

<b>TYPICAL USEFUL LIFE:</b>	10 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	3 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*



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



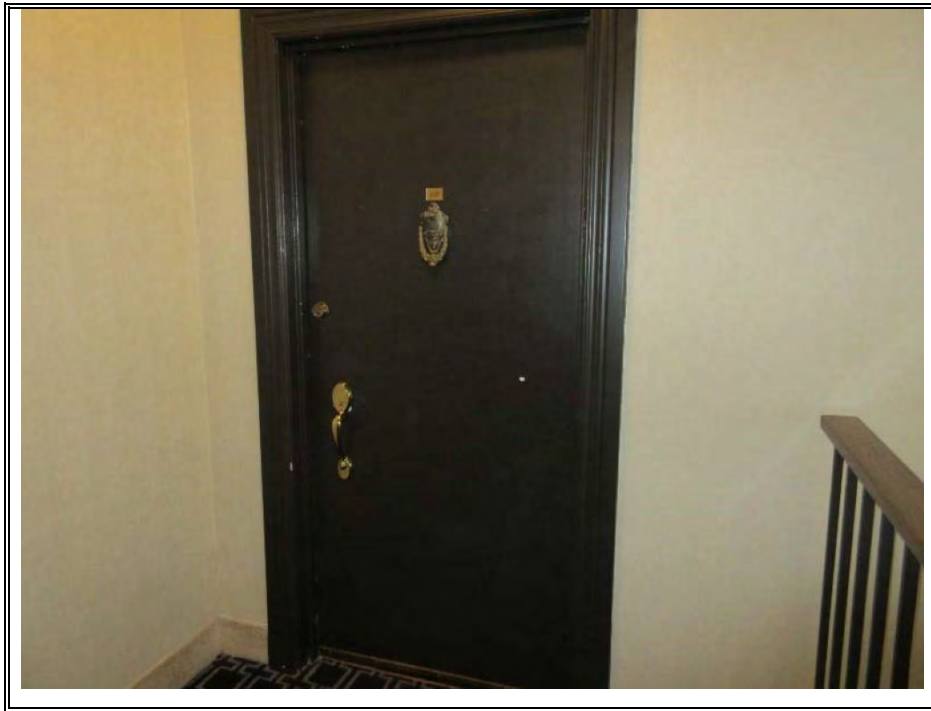
**SIDING & TRIM (TYPICAL)**

**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.*

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

**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.*

<b>CATEGORY:</b>	<i>PAINT</i>	
<b>COMPONENT(S):</b>	<i>DOORS</i>	<b>ID#(S)</b> 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.*

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

**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.*

<b>CATEGORY:</b>	PAINT	
<b>COMPONENT(S):</b>	INTERIOR FLATWORK-HALLWAY	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	10 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	3 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*



<b>CATEGORY:</b>	PAINT	
<b>COMPONENT(S):</b>	INTERIOR FLATWORK-STAIRWELLS	<b>ID#(S)</b> 0305



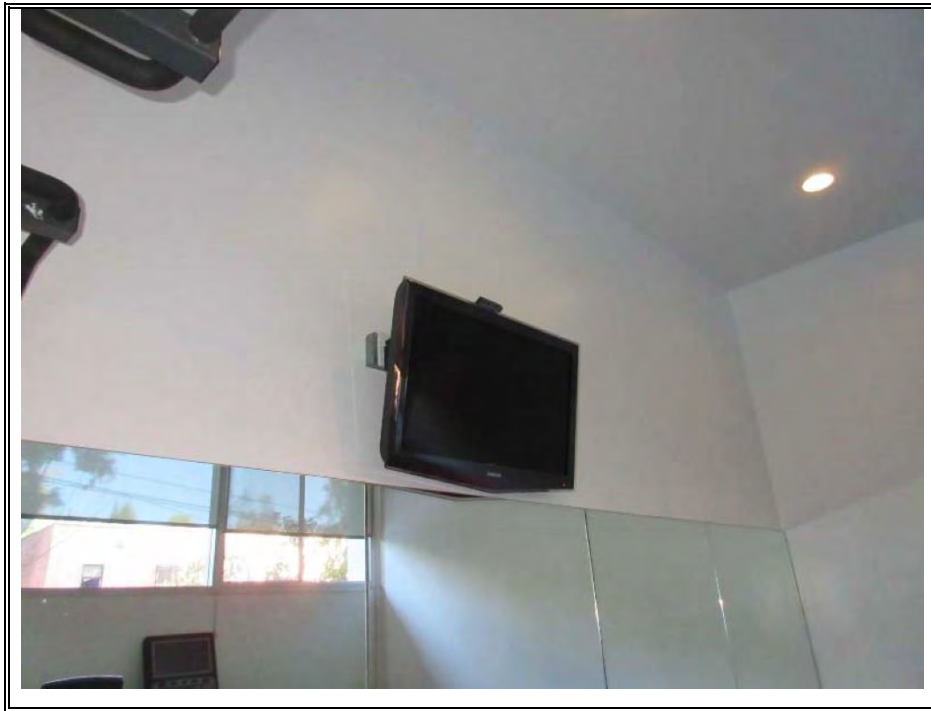
**INTERIOR FLATWORK-STAIRWELLS (TYPICAL)**

**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.*

<b>TYPICAL USEFUL LIFE:</b>	15 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	3 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	PAINT	
<b>COMPONENT(S):</b>	INTERIOR FLATWORK-RECREATION	<b>ID#(S)</b> 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.*

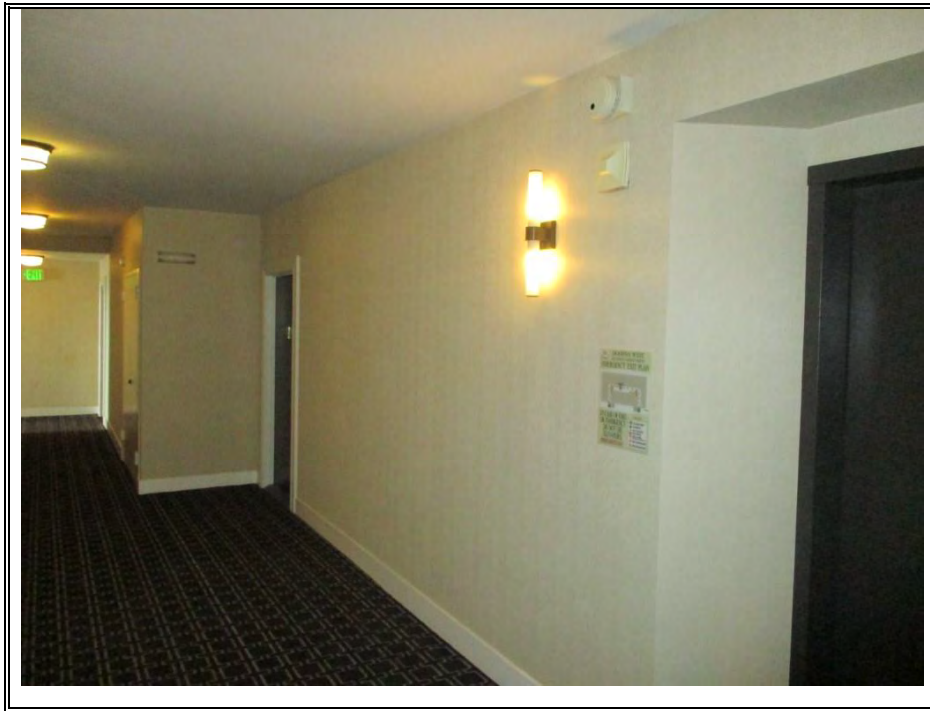
<b>TYPICAL USEFUL LIFE:</b>	10 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	3 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 8,300

**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.*

<b>TYPICAL USEFUL LIFE:</b>	10 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	3 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	<i>PAINT</i>	
<b>COMPONENT(S):</b>	<i>GARAGE INTERIOR</i>	<b>ID#(S)</b> 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.*

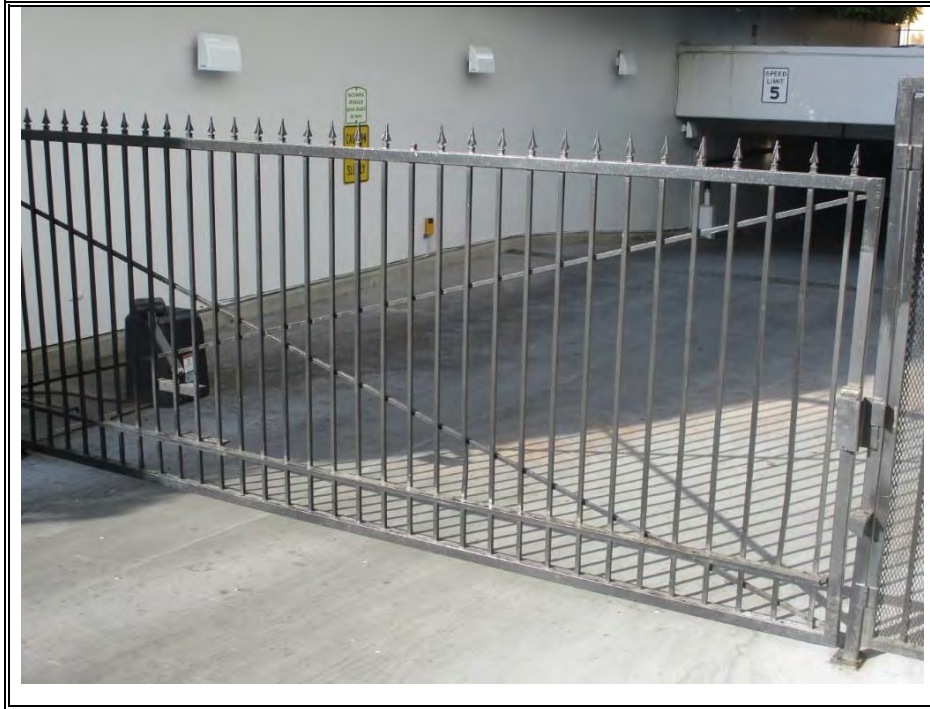
<b>TYPICAL USEFUL LIFE:</b>	15 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	8 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 17,700

**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)**

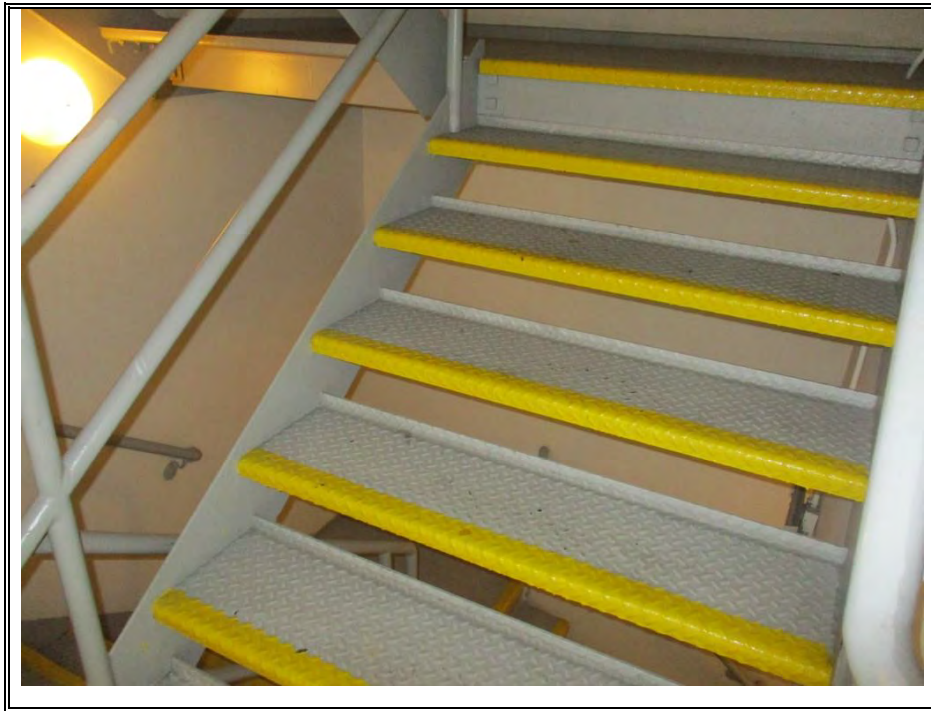
**OBSERVATIONS:** *This component includes the painted surfaces of the wrought iron fencing and gates at the exterior of the building. They appeared to be in various conditions and for reporting purposes their remaining lives have been averaged.*

<b>TYPICAL USEFUL LIFE:</b>	5 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	3 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*



<b>CATEGORY:</b>	PAINT	
<b>COMPONENT(S):</b>	IRONWORK-INTERIOR	<b>ID#(S)</b> 0310



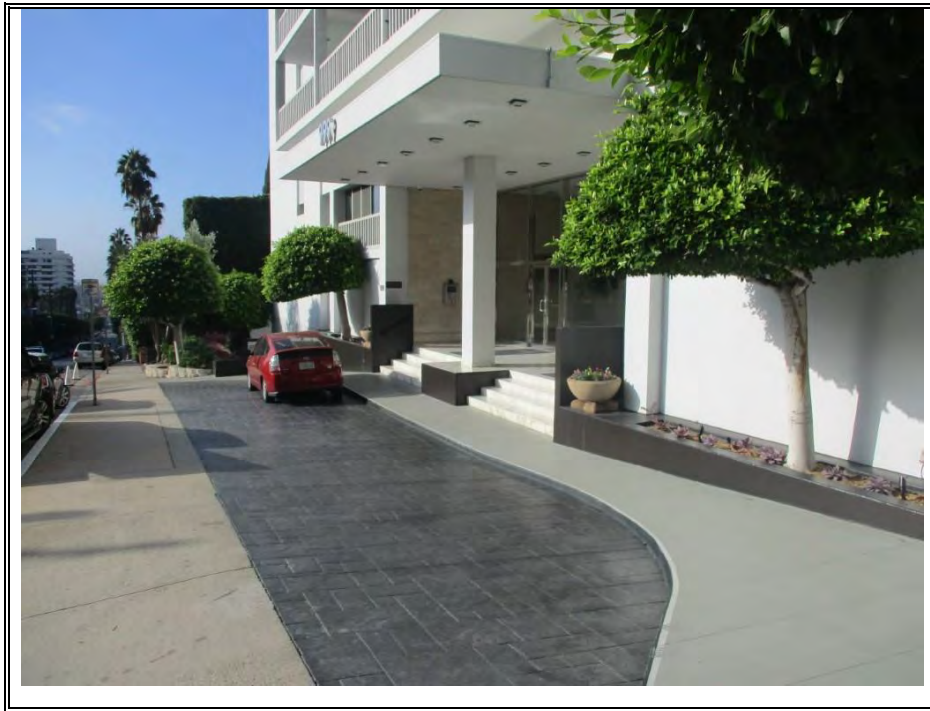
**IRONWORK-INTERIOR (TYPICAL)**

**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*

<b>TYPICAL USEFUL LIFE:</b>	15 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	3 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	<i>PAINT</i>	
<b>COMPONENT(S):</b>	<i>ENTRIES WALKWAY</i>	<b>ID#(S)</b> 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.*

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

**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.*

<b>CATEGORY:</b>	<i>PAINT</i>	
<b>COMPONENT(S):</b>	<i>PARKING STRIPES</i>	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	10 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	3 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*



<b>CATEGORY:</b>	MECHANICAL	
<b>COMPONENT(S):</b>	ELEVATORS-MECHANICAL	<b>ID#(S)</b> 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.*

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

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

<b>CATEGORY:</b>	MECHANICAL	
<b>COMPONENT(S):</b>	ELEVATORS-CAB REMODEL	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	12 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	2 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	MECHANICAL	
<b>COMPONENT(S):</b>	EXHAUST FANS-GARAGE	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	20 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	1 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>TYPICAL USEFUL LIFE:</b>	10 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	1 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*



<b>CATEGORY:</b>	MECHANICAL	
<b>COMPONENT(S):</b>	GATE OPERATOR	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	10 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	7 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	MECHANICAL	
<b>COMPONENT(S):</b>	HEAT PUMPS-EVAPORATIVE COILS	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	12 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	1
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	MECHANICAL	
<b>COMPONENT(S):</b>	HEAT PUMPS-CONDENSERS	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	12 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	1 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	MECHANICAL	
<b>COMPONENT(S):</b>	HEAT PUMPS-DUAL PACKS	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	20 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	3
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*



<b>CATEGORY:</b>	MECHANICAL	
<b>COMPONENT(S):</b>	WINDOW AIR CONDITIONER	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	15 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	14 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	MECHANICAL	
<b>COMPONENT(S):</b>	TRASH CHUTES	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	30 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	10 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.

<b>TYPICAL USEFUL LIFE:</b>	16 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	15 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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).

<b>TYPICAL USEFUL LIFE:</b>	16 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	7 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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



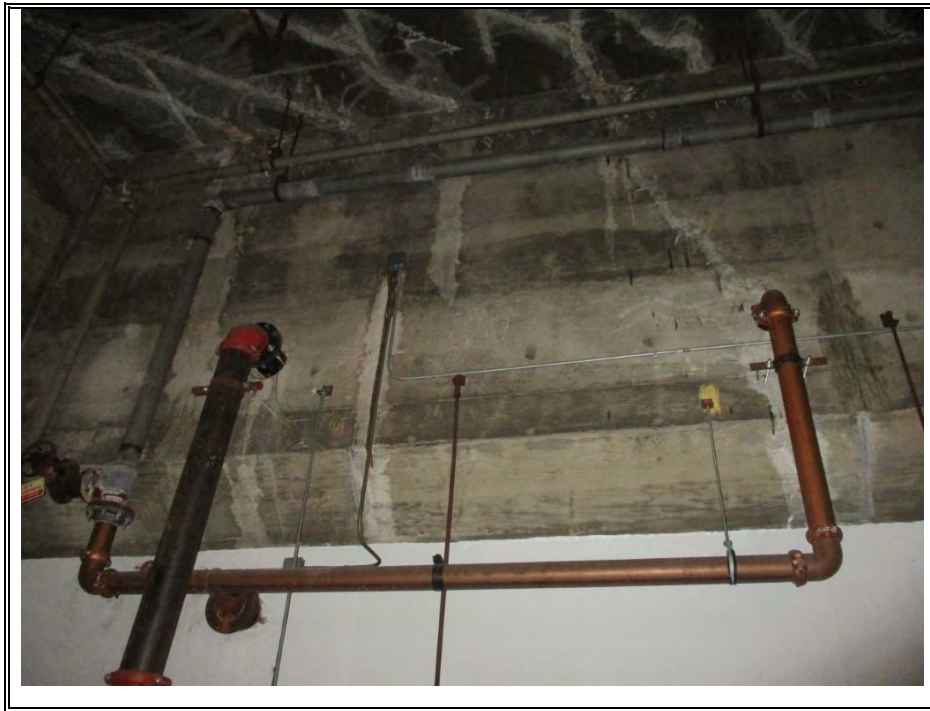
**CIRCULATION PUMPS (TYPICAL)**

**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.*

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

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

<b>CATEGORY:</b>	PLUMBING	
<b>COMPONENT(S):</b>	DISTRIBUTION PIPING-PHASE1	<b>ID#(S)</b> 0504



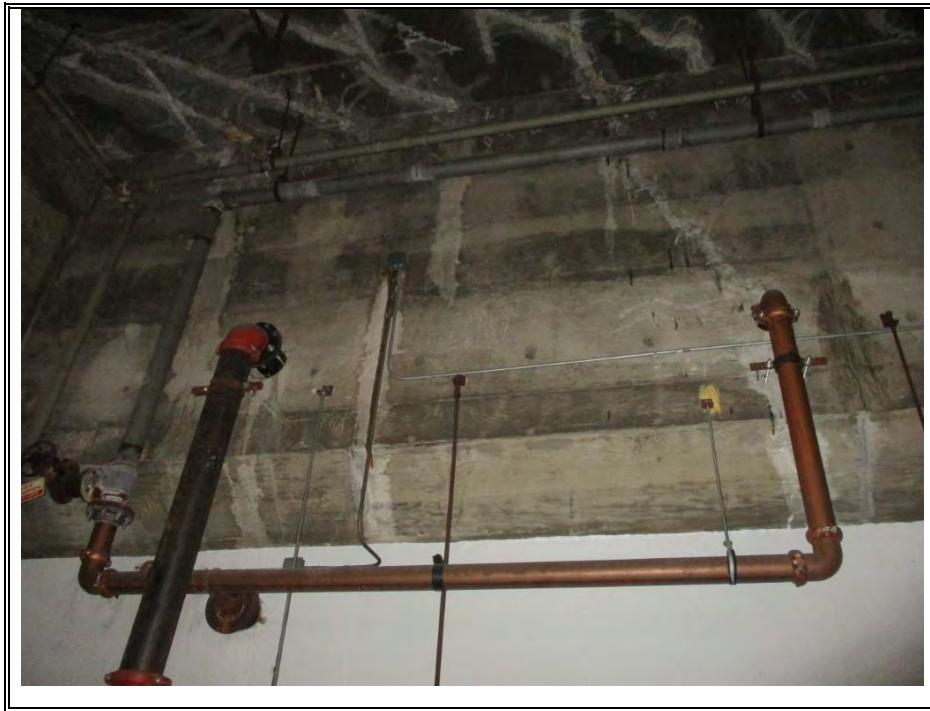
**DISTRIBUTION PIPING-PHASE1 (TYPICAL)**

**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.*

<b>TYPICAL USEFUL LIFE:</b>	60 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	2 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	PLUMBING	
<b>COMPONENT(S):</b>	DISTRIBUTION PIPING-PHASE2	<b>ID#(S)</b> 0505



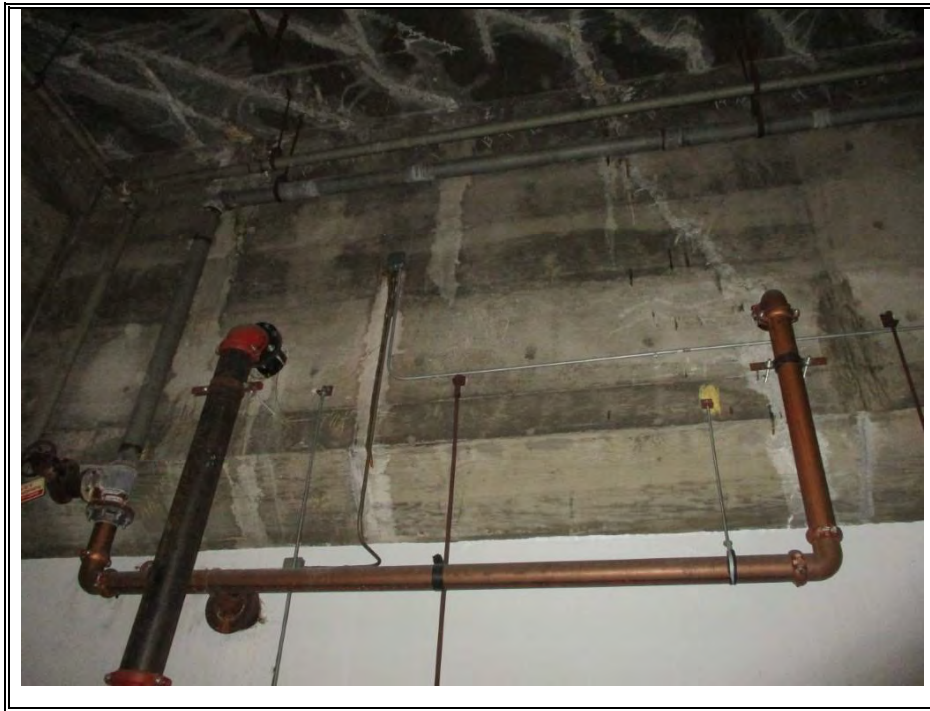
**DISTRIBUTION PIPING-PHASE2 (TYPICAL)**

**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.*

<b>TYPICAL USEFUL LIFE:</b>	60 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	5 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	PLUMBING	
<b>COMPONENT(S):</b>	DISTRIBUTION PIPING-PHASE3	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	60 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	7 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

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

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

<b>CATEGORY:</b>	PLUMBING	
<b>COMPONENT(S):</b>	FIRE SPRINKLERS	<b>ID#(S)</b> 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.*

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

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

<b>CATEGORY:</b>	PLUMBING	
<b>COMPONENT(S):</b>	SUMP PUMPS	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	10 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	6 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	PLUMBING	
<b>COMPONENT(S):</b>	COLD WATER STORAGE TANK-RELINING	<b>ID#(S)</b> 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.

<b>TYPICAL USEFUL LIFE:</b>	3 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	2 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.



<b>CATEGORY:</b>	PLUMBING	
<b>COMPONENT(S):</b>	HOT WATER STORAGE TANK	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	10 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	2 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>TYPICAL USEFUL LIFE:</b>	12 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	5 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>TYPICAL USEFUL LIFE:</b>	20 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	10 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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)**

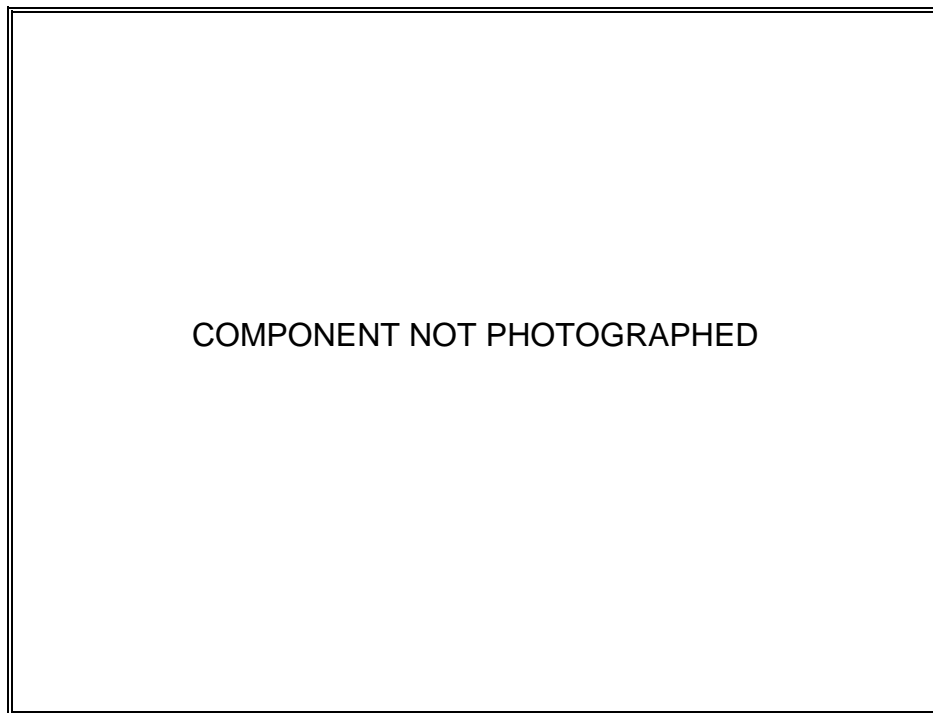
**OBSERVATIONS:** *This component includes the "Grundfos" booster pump and motor in a maintenance closet at garage level two, which serves to increase water pressure provision to the individual units. It appeared to be in average to aging condition.*

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

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



<b>CATEGORY:</b>	<i>PLUMBING</i>	
<b>COMPONENT(S):</b>	<i>DRAINAGE SYSTEM REVIEW</i>	<b>ID#(S)</b> 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.*

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

**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.*

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

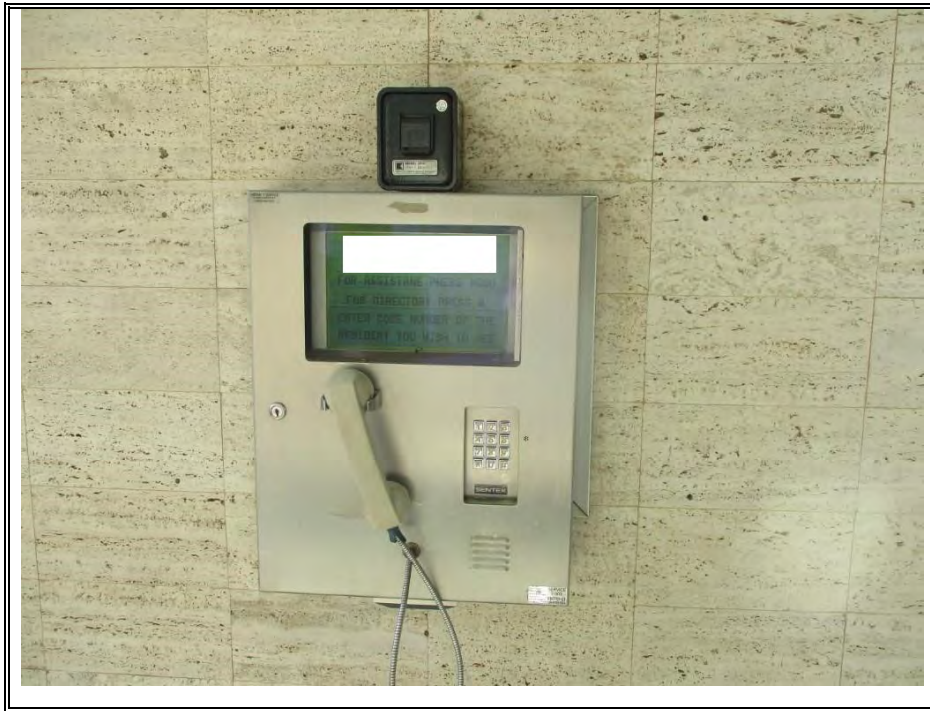
<b>TYPICAL USEFUL LIFE:</b>	<i>12 YEAR(S)</i>
<b>ESTIMATED REMAINING LIFE:</b>	<i>8 YEAR(S)</i>
<b>AVERAGE COMPONENT COST:</b>	<i>\$ 35,300</i>

**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.*

<b>TYPICAL USEFUL LIFE:</b>	12 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	4 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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).*

<b>CATEGORY:</b>	<i>ELECTRICAL</i>	
<b>COMPONENT(S):</b>	<i>FIRE ANNUNCIATOR SYSTEM</i>	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	20 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	4 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	<i>ELECTRICAL</i>	
<b>COMPONENT(S):</b>	<i>FIRE ALARM SYSTEM</i>	<b>ID#(S)</b> 0604



**FIRE ALARM SYSTEM (TYPICAL)**

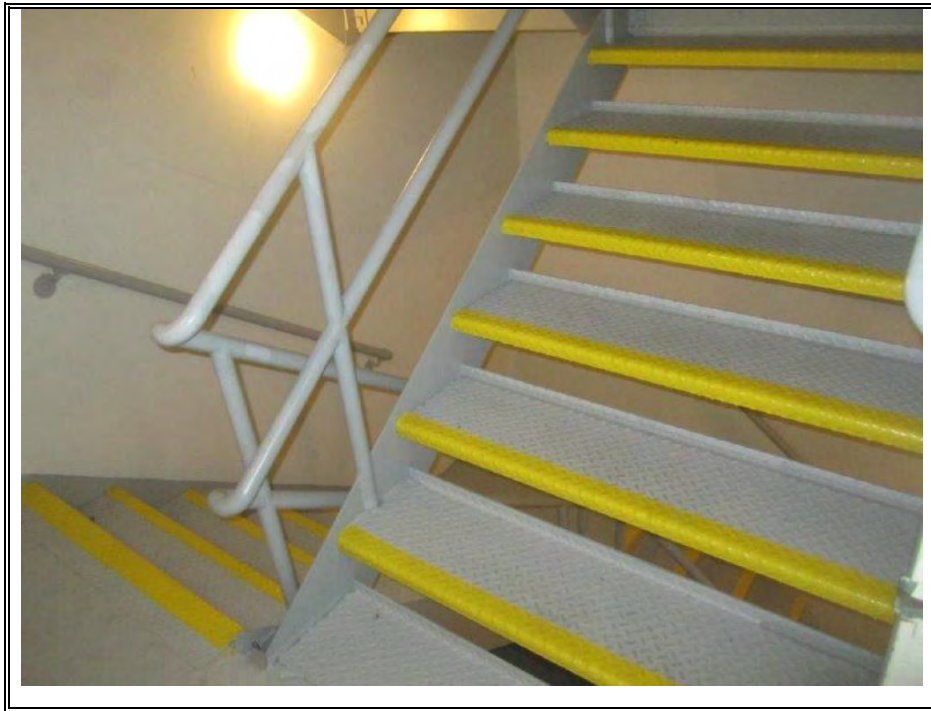
**OBSERVATIONS:** *This component includes a fire alarm system in the service hallway at the east end of the building. It appeared to be in good condition for its age. We were informed it receives regular service and the remaining life has been arbitrarily extended. We were also previously informed by 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.*

<b>TYPICAL USEFUL LIFE:</b>	20 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	2 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*



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

<b>TYPICAL USEFUL LIFE:</b>	<i>N/A YEAR(S)</i>
<b>ESTIMATED REMAINING LIFE:</b>	<i>N/A YEAR(S)</i>
<b>AVERAGE COMPONENT COST:</b>	<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.

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

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

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



**LIGHTING-EXIT SIGNS (TYPICAL)**

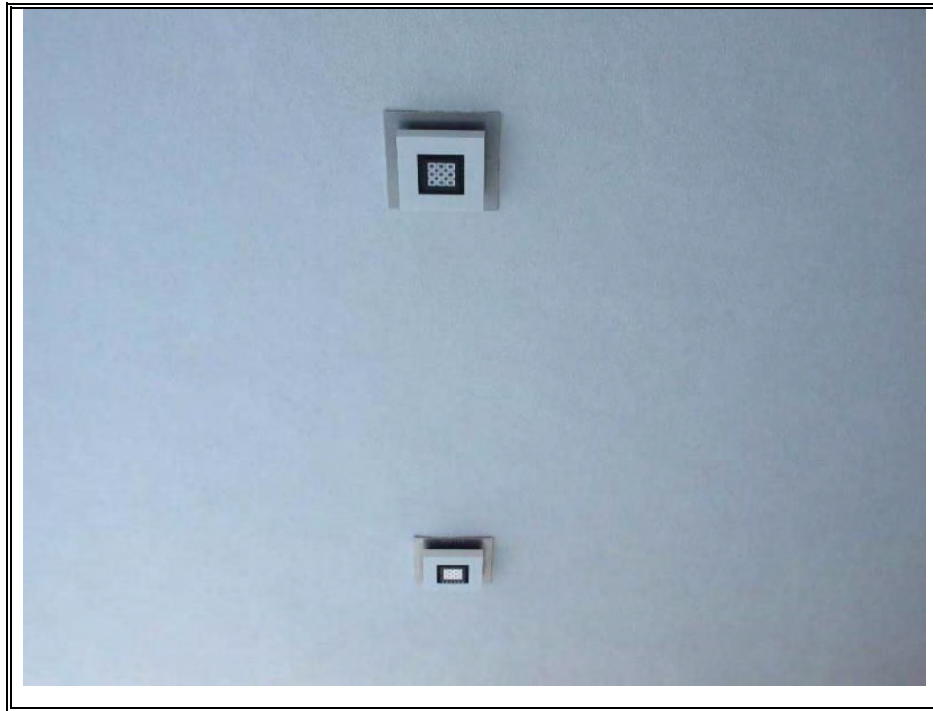
**OBSERVATIONS:** *This component includes the lighted exit signs throughout the complex. They appeared to be in average condition and are usually desired to be replaced for appearance sake.*

<b>TYPICAL USEFUL LIFE:</b>	20 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	7 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*



<b>CATEGORY:</b>	<i>ELECTRICAL</i>	
<b>COMPONENT(S):</b>	<i>LIGHTING-EXTERIOR (DECORATIVE)</i>	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	15 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	11 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	ELECTRICAL	
<b>COMPONENT(S):</b>	LIGHTING-EXTERIOR (UTILITARIAN)	<b>ID#(S)</b> 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.*

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

<b>CATEGORY:</b>	ELECTRICAL	
<b>COMPONENT(S):</b>	LIGHTING-EXTERIOR (SECURITY)	<b>ID#(S)</b> 0610



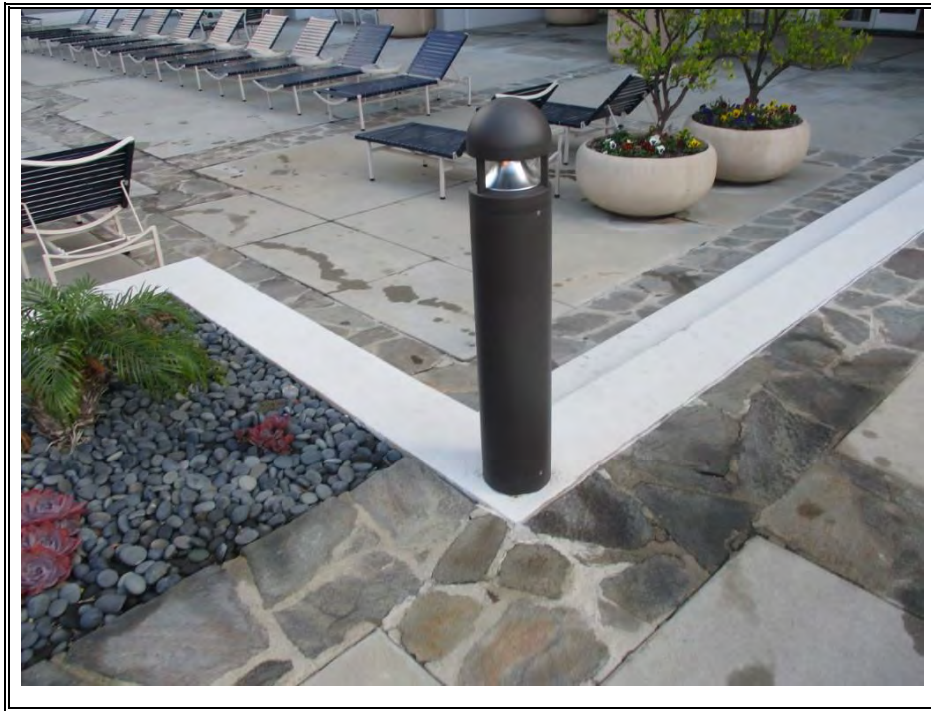
**LIGHTING-EXTERIOR (SECURITY) (TYPICAL)**

**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.*

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

<b>CATEGORY:</b>	ELECTRICAL	
<b>COMPONENT(S):</b>	LIGHTING-WALKWAYS	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	20 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	7 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*



<b>CATEGORY:</b>	FLOORING	
<b>COMPONENT(S):</b>	CARPETING-HALLWAYS	<b>ID#(S)</b> 0701



**CARPETING-HALLWAYS (TYPICAL)**

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

<b>TYPICAL USEFUL LIFE:</b>	10 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	2 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	FLOORING	
<b>COMPONENT(S):</b>	CARPETING-LOBBY /OFFICE	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	8 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	2 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	<i>FLOORING</i>	
<b>COMPONENT(S):</b>	<i>VINYL</i>	<b>ID#(S)</b> 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.*

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

**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.*



<b>CATEGORY:</b>	FLOORING	
<b>COMPONENT(S):</b>	MARBLE-RESTORATION	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	15 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	6 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	<i>FLOORING</i>	
<b>COMPONENT(S):</b>	<i>MARBLE-POLISHING</i>	<b>ID#(S)</b> 0705



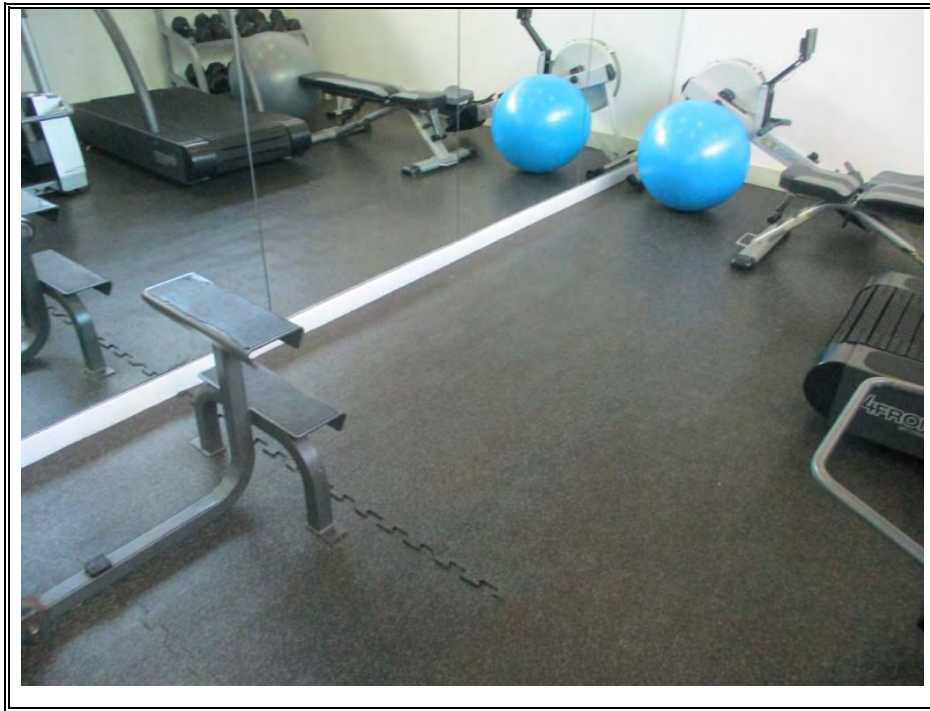
**MARBLE-POLISHING (TYPICAL)**

**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.*

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

**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.*

<b>CATEGORY:</b>	FLOORING	
<b>COMPONENT(S):</b>	RUBBER-FLOORING-GYM	<b>ID#(S)</b> 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.*

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

**TO PROTECT YOUR INVESTMENT:** N/A

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



**PLASTER-POOL (TYPICAL)**

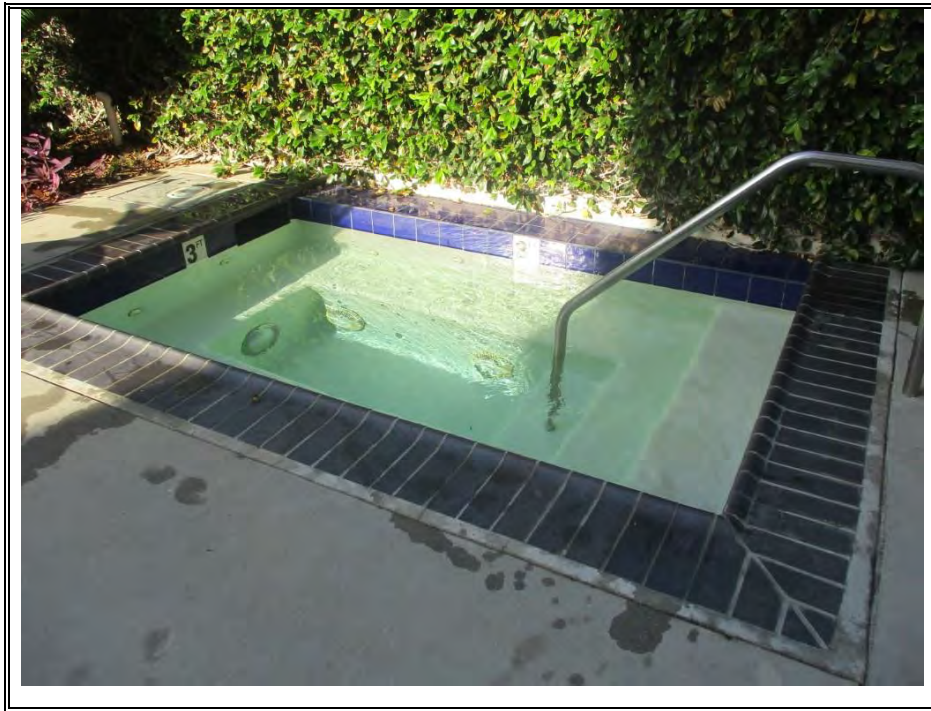
**OBSERVATIONS:** *This component includes the plaster lining of the pool. We were previously informed that it was applied in 2016 and it appeared to be in good condition. Coarseness of the plaster, which occurs over time, is conducive to algae growth and can be injurious to users of the pool (potential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

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

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



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



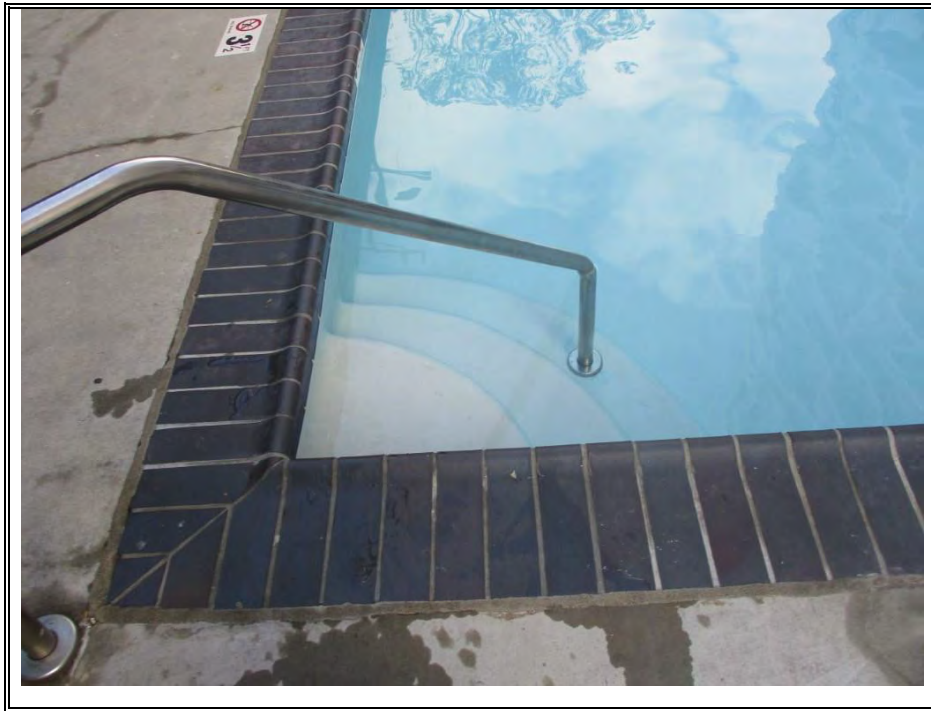
**PLASTER- SPA (TYPICAL)**

**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).*

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

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

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



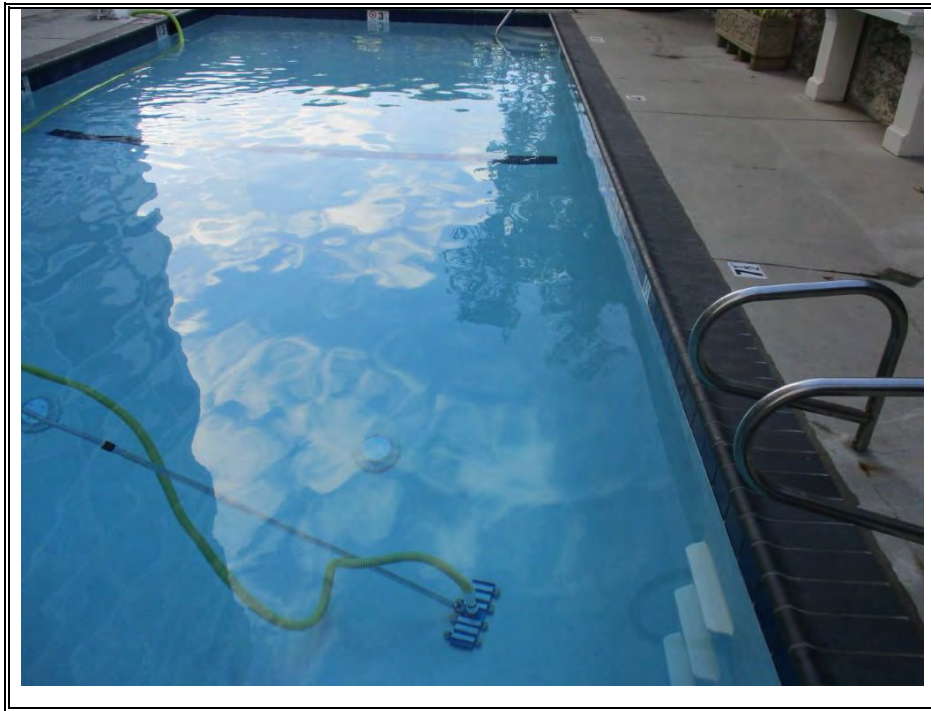
**COPING JOINT (TYPICAL)**

**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.*

<b>TYPICAL USEFUL LIFE:</b>	5 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	2 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	POOL/SPA	
<b>COMPONENT(S):</b>	COPING/TILE	<b>ID#(S)</b> 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.*

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

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



<b>CATEGORY:</b>	POOL/SPA	
<b>COMPONENT(S):</b>	HEATERS	<b>ID#(S)</b> 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.*

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

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

<b>CATEGORY:</b>	POOL/SPA	
<b>COMPONENT(S):</b>	FILTERS	<b>ID#(S)</b> 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.*

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

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

<b>CATEGORY:</b>	POOL/SPA	
<b>COMPONENT(S):</b>	MOTORS	<b>ID#(S)</b> 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.*

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

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

<b>CATEGORY:</b>	POOL/SPA	
<b>COMPONENT(S):</b>	PUMPS	<b>ID#(S)</b> 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.*

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

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



<b>CATEGORY:</b>	POOL/SPA	
<b>COMPONENT(S):</b>	CHLORINATORS	<b>ID#(S)</b> 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.*

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

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

<b>CATEGORY:</b>	POOL/SPA	
<b>COMPONENT(S):</b>	FURNITURE-REPLACE	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	10 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	0 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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).*



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



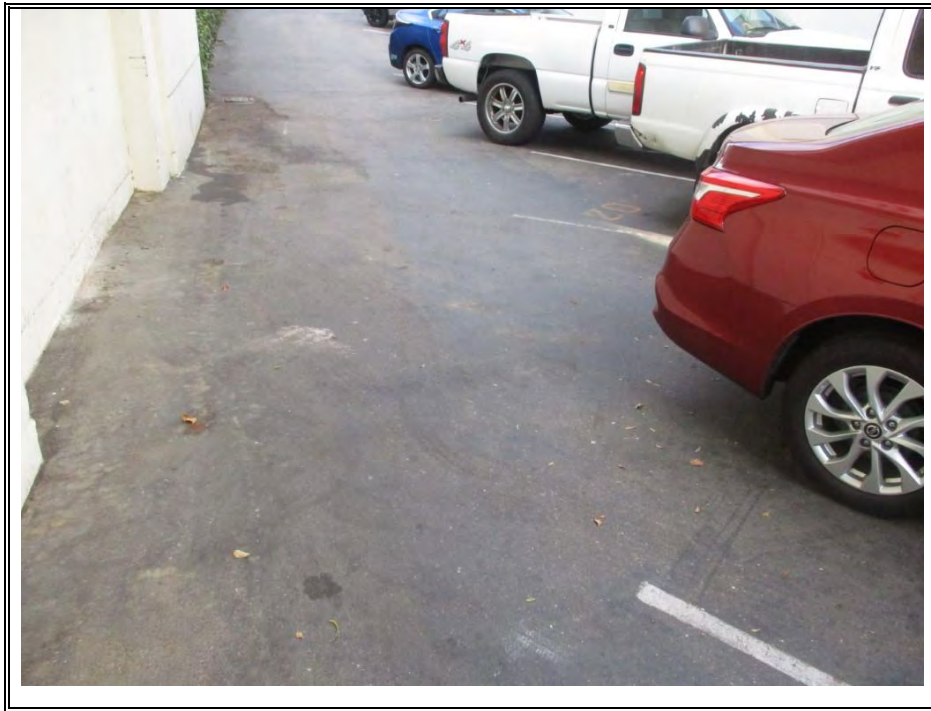
**FURNITURE-REFURBISH (TYPICAL)**

**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.*

<b>TYPICAL USEFUL LIFE:</b>	10 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	5 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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).*

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



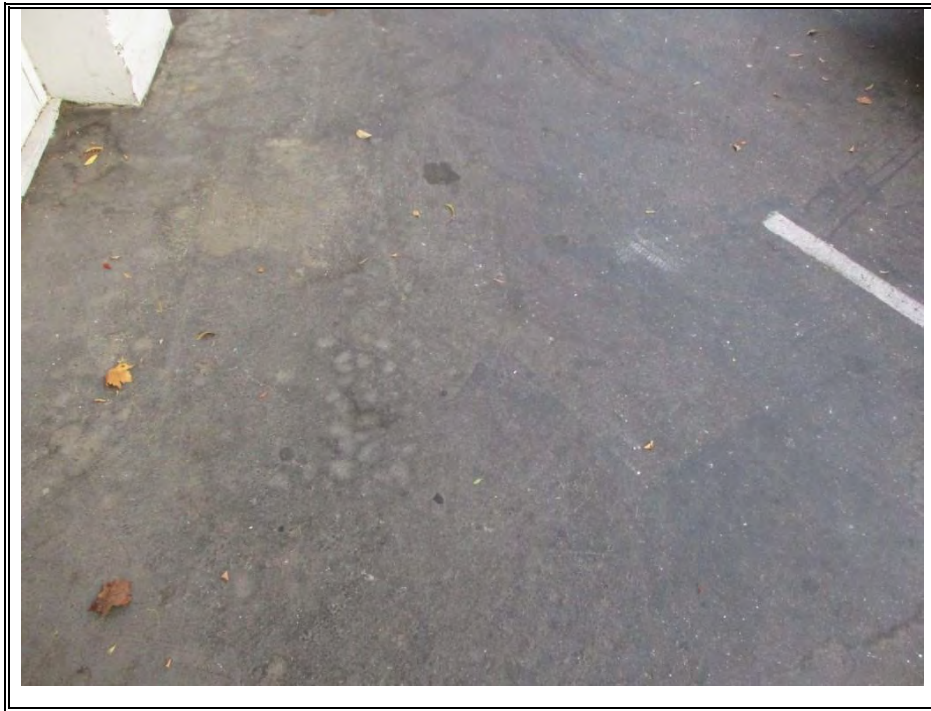
**ASPHALT SEAL COAT (TYPICAL)**

**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.*

<b>TYPICAL USEFUL LIFE:</b>	5 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	0 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	LANDSCAPE/HARDSCAPE	
<b>COMPONENT(S):</b>	ASPHALT REPLACEMENT	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	20 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	14
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*



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



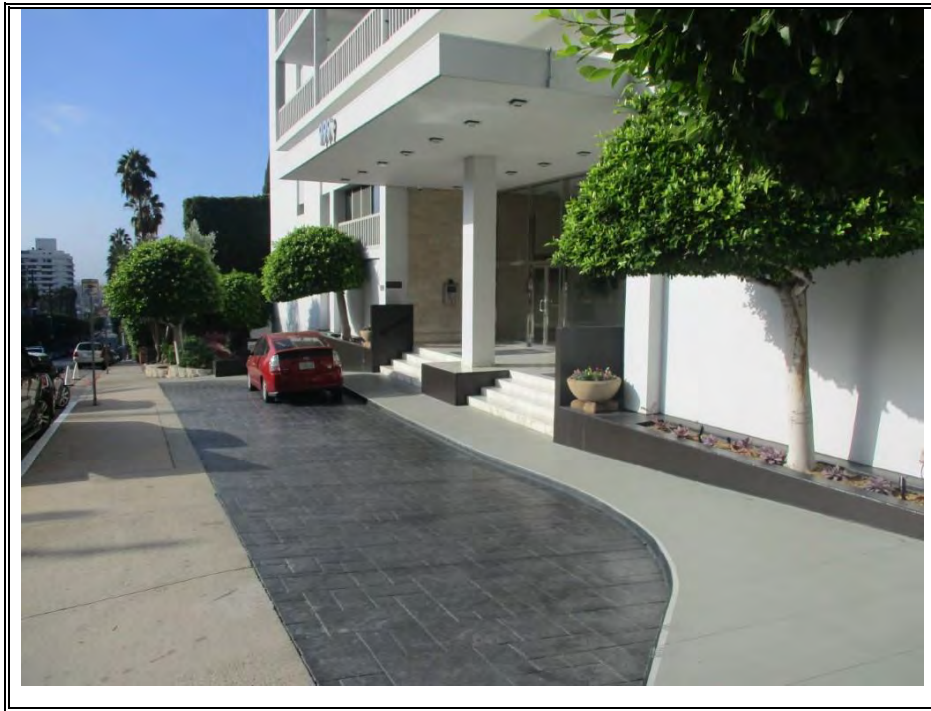
**CONCRETE FLATWORK/BLOCK WALLS (TYPICAL)**

**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.*

<b>TYPICAL USEFUL LIFE:</b>	30+ YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	30+ YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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).*

<b>CATEGORY:</b>	LANDSCAPE/HARDSCAPE	
<b>COMPONENT(S):</b>	CONCRETE PAVERS VALET PARKING	<b>ID#(S)</b> 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.*

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

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

<b>CATEGORY:</b>	LANDSCAPE/HARDSCAPE	
<b>COMPONENT(S):</b>	IRRIGATION CONTROLLERS	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	10 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	5 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*



<b>CATEGORY:</b>	LANDSCAPE/HARDSCAPE	
<b>COMPONENT(S):</b>	LANDSCAPE REMODEL	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	5 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	1 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>TYPICAL USEFUL LIFE:</b>	15 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	5 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	RECREATION FACILITIES	
<b>COMPONENT(S):</b>	FURNISHINGS-HALLWAYS	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	15 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	3 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	RECREATION FACILITIES	
<b>COMPONENT(S):</b>	FURNISHINGS-OFFICE	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	15 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	3 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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).*



<b>CATEGORY:</b>	RECREATION FACILITIES	
<b>COMPONENT(S):</b>	FITNESS EQUIPMENT	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	15 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	4 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*

<b>CATEGORY:</b>	RECREATION FACILITIES	
<b>COMPONENT(S):</b>	RESTROOMS	<b>ID#(S)</b> 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.*

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

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



<b>CATEGORY:</b>	RECREATION FACILITIES	
<b>COMPONENT(S):</b>	SAUNAS-REFINISH	<b>ID#(S)</b> 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.*

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

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

<b>CATEGORY:</b>	RECREATION FACILITIES	
<b>COMPONENT(S):</b>	SAUNAS-HEATERS	<b>ID#(S)</b> 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.*

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

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

<b>CATEGORY:</b>	MISCELLANEOUS	
<b>COMPONENT(S):</b>	FIRE EXTINGUISHERS	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	25 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	11 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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).*

<b>CATEGORY:</b>	MISCELLANEOUS	
<b>COMPONENT(S):</b>	FIREHOSES	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	25 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	11 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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).*

<b>CATEGORY:</b>	MISCELLANEOUS	
<b>COMPONENT(S):</b>	MAILBOXES	<b>ID#(S)</b> 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.*

<b>TYPICAL USEFUL LIFE:</b>	20 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	14 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 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.*



<b>CATEGORY:</b>	MISCELLANEOUS	
<b>COMPONENT(S):</b>	DIRECTORY BOARDS	<b>ID#(S)</b> 1104



**DIRECTORY BOARDS (TYPICAL)**

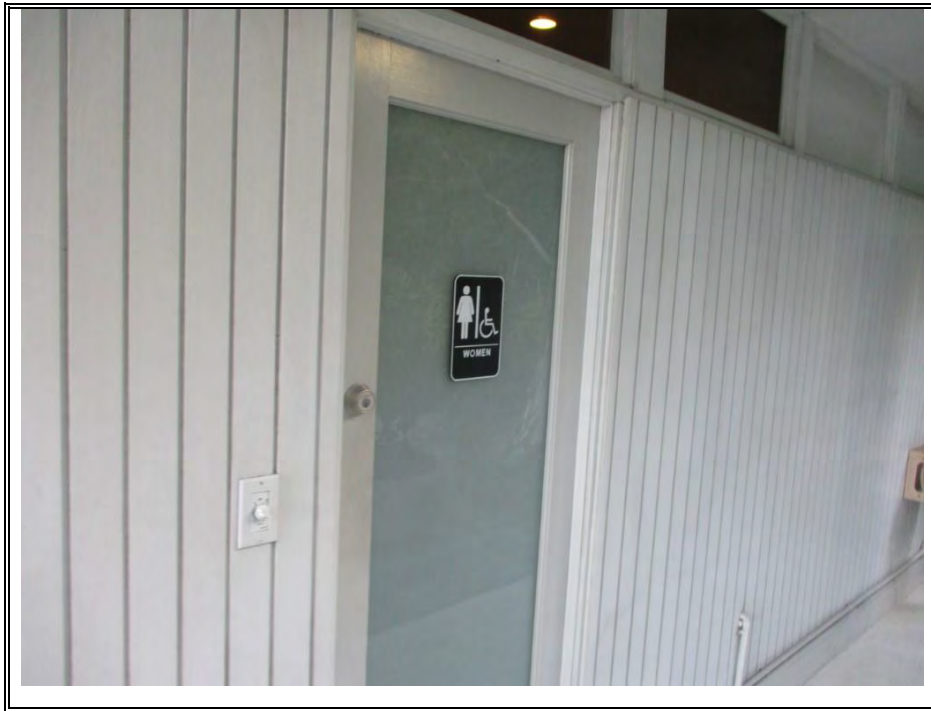
**OBSERVATIONS:** *This component includes 6 medium size and 1 large size glass faced aluminum case directory boards, at the mailbox center in the main lobby. We were previously informed that they were installed in 2013 and they appeared to be in good condition.*

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

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



<b>CATEGORY:</b>	MISCELLANEOUS	
<b>COMPONENT(S):</b>	SIGNS	<b>ID#(S)</b> 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.*

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

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

<b>CATEGORY:</b>	MISCELLANEOUS	
<b>COMPONENT(S):</b>	LAUNDRY EQUIPMENT	<b>ID#(S)</b> 1106



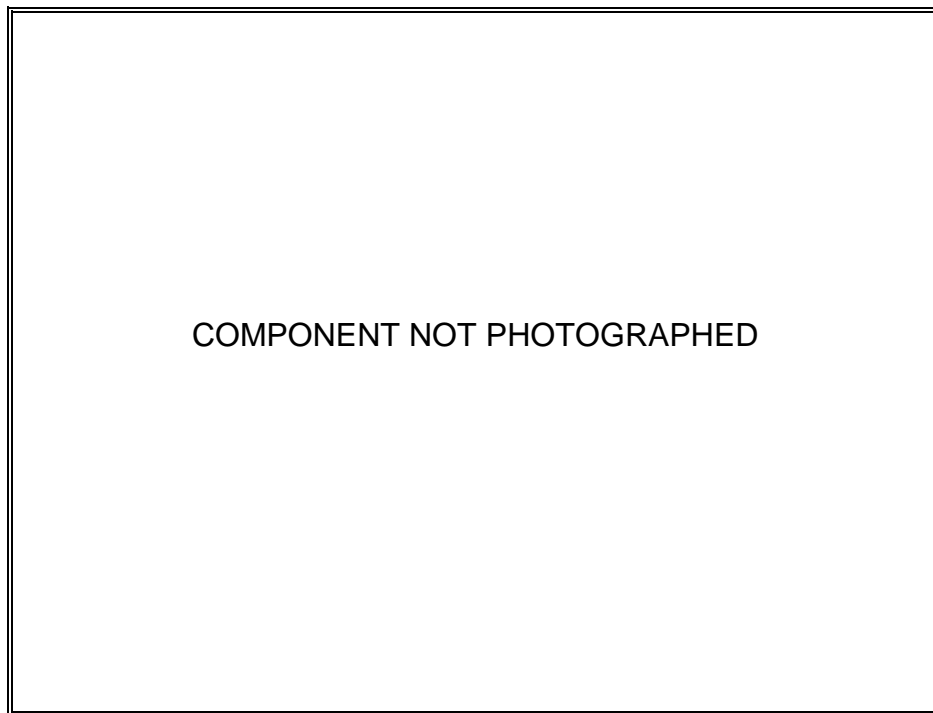
**LAUNDRY EQUIPMENT (TYPICAL)**

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

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

**TO PROTECT YOUR INVESTMENT:** N/A.

<b>CATEGORY:</b>	CONTINGENCY RESERVE	
<b>COMPONENT(S):</b>	GENERAL - 5%	<b>ID#(S)</b> 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).*

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