



RESERVE STUDY - MARCH 9, 2023

Institutional Facility - Recreation (Sample Only)

1234 Main Street

Anytown, California

REVIEWED BY:

Les Weinberg, MBA, RS

DATE:

March 9, 2023



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## OVERVIEW

This "Full" Reserve Study has been prepared for "Institutional Facility - Recreation (Sample Only)" in Anytown, California. It consists of three main divisions:

The **Summary** is a brief synopsis of the results of the Reserve Study.

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.

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>INSTITUTIONAL FACILITY - RECREATION (SAMPLE ONLY)</b>

<b>ASSUMPTIONS:</b>
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(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 (informed interest goes to operating fund):			0.0000%
(D) BEGINNING RESERVE BALANCE PER ASSOCIATION AS OF:	1/1/2024		\$0
(E) NUMBER OF UNITS:			1

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	\$0.00	\$0.00
<b>(G) RECOMMENDED TO BUDGET (see Funding Plan #3<sup>2</sup>):</b>	1/1/2024	through	12/31/2024	<b>\$3,117.91</b>	<b>\$3,117.91</b>
(H) <u>DOLLAR</u> INCREASE / (DECREASE) ("G" less "F"):	1/1/2024	through	12/31/2024	\$3,117.91	\$3,117.91
(I) <u>%</u> INCREASE / (DECREASE) ("H" divided by "F"):	1/1/2024	through	12/31/2024	N/A	N/A
(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):	1/1/2024	through	12/31/2052	0.00%	0.00%

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	\$0.00	\$0.00
(M) RESERVE CONTRIBUTION <u>%</u> (item "F" divided by "L"):	1/1/2023	through	12/31/2023	N/A	N/A
(N) % CHANGE IN ASSESSMENT ("H" divided by "L") (if recommended reserve contribution implemented)	1/1/2024	through	12/31/2024	N/A	N/A

OVERAGE / (DEFICIT):	PERIOD			TOTAL	PER UNIT <sup>1</sup>
(between "actual" and "ideal" reserve balance)	1/1/2023	through	12/31/2023	(\$135,951)	(\$135,951)

<b>COST OF COMPONENTS THAT NEED TO BE REPLACED WITHIN 5 YEARS</b>	<b>\$63,448.35</b>
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<b>PERCENT FUNDED<sup>3</sup></b>
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as of 1/1/2024	<b>0.00%</b>
as of 12/31/2024 (if Funding Plan #3 <sup>2</sup> recommended above is followed)	<b>4.39%</b>

<b>FOOTNOTES:</b>
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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

INSTITUTIONAL FACILITY - RECREATION (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)	CONTRIBUTION	
										CURRENT	RECOMMEND
ROOF/DECKS											
composition shingle roof	0101	3,400 sq ft	30	9	13,600 <sup>1</sup>	453	0	9,520	(9,520)	0.00	218.33
metal caps	0102	5 units	30	9	6,500 <sup>1</sup>	217	0	4,550	(4,550)	0.00	104.35
membrane decks-resurface	0103	450 sq ft	15	7	3,500 <sup>1</sup>	233	0	1,867	(1,867)	0.00	42.82
membrane decks-coating	0104	450 sq ft	5	0	1,000 <sup>1</sup>	200	0	1,000	(1,000)	0.00	22.93
gutters & downspouts	0105	350 sq ft	30	9	2,350 <sup>4</sup>	78	0	1,645	(1,645)	0.00	37.73
STRUCTURE											
foundations/structural frame	0201	1 building	30+	30+	0	0	0	0	0	0.00	0.00
structural pest control	0202	100,100 cu ft	15	7	6,000 <sup>1</sup>	400	0	3,200	(3,200)	0.00	73.39
waterproofing	0203	700 sq ft	30	22	35,000 <sup>1</sup>	1,167	0	9,333	(9,333)	0.00	214.04
siding-wood	0204	7,000 sq ft	40	19	45,500 <sup>4</sup>	1,138	0	23,888	(23,888)	0.00	547.85
siding-shingle	0205	1,800 sq ft	30	9	10,800 <sup>4</sup>	360	0	7,560	(7,560)	0.00	173.38
wood repair	0206	allowance	4	0	4,400 <sup>1</sup>	1,100	0	4,400	(4,400)	0.00	100.91
wood decking	0207	200 sq ft	20	15	3,350 <sup>4</sup>	168	0	838	(838)	0.00	19.22
metal arbors	0208	1 @ 200 sq ft	30+	30+	0	0	0	0	0	0.00	0.00
canopies	0209	360 sq ft	10	8	3,800 <sup>4</sup>	380	0	760	(760)	0.00	17.43
PAINT											
wood siding and trim	0301	10,600 sq ft	4	0	15,350 <sup>1</sup>	3,838	0	15,350	(15,350)	0.00	352.04
doors	0302	20 sides	4	0	1,200 <sup>1</sup>	300	0	1,200	(1,200)	0.00	27.52
ironwork	0303	1,400 sq ft	4	0	3,850 <sup>1</sup>	963	0	3,850	(3,850)	0.00	88.30
concrete block walls	0304	450 sq ft	4	3	500 <sup>1</sup>	125	0	125	(125)	0.00	2.87
MECHANICAL											
elevator-mechanical	0401	1 elevator	25	18	30,000 <sup>1</sup>	1,200	0	8,400	(8,400)	0.00	192.65
elevator-cab remodel	0402	1 cab	15	7	5,000 <sup>1</sup>	333	0	2,667	(2,667)	0.00	61.17
hvac- fau & evaporative coils	0403	4 @ 100k btu	24	16	22,000 <sup>4</sup>	917	0	7,333	(7,333)	0.00	168.18
hvac- condensers	0404	4 @ 4 tons	15	12	13,600 <sup>4</sup>	907	0	2,720	(2,720)	0.00	62.38
PLUMBING											
distribution piping	0501	1 building	40	35	7,500 <sup>1</sup>	188	0	938	(938)	0.00	21.51
drainage/ sewer piping	0502	allowance	1	0	500 <sup>1</sup>	500	0	500	(500)	0.00	11.47
fire sprinklers	0503	lifetime	30+	30+	0	0	0	0	0	0.00	0.00
water heater- tank	0504	1 @ 20 gallons	15	7	600 <sup>4</sup>	40	0	320	(320)	0.00	7.34
water heaters- point of use	0505	4 @ 3,800 kilowatts	15	7	2,600 <sup>4</sup>	173	0	1,387	(1,387)	0.00	31.81
sump pump	0506	1 @ 2 horsepower	15	7	2,250 <sup>1</sup>	150	0	1,200	(1,200)	0.00	27.52
misting system	0507	1 system	10	0	4,100 <sup>4</sup>	410	0	4,100	(4,100)	0.00	94.03

**COMPONENT INVENTORY** threshold = \$1,000  
**INSTITUTIONAL FACILITY - RECREATION (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											
fire annunciator system	0601	1 system	20	12	3,500 <sup>4</sup>	175	0	1,400	(1,400)	0.00	32.11
lighting- exterior (building)	0602	25 fixtures	20	12	2,900 <sup>4</sup>	145	0	1,160	(1,160)	0.00	26.60
lighting patio	0603	1 set	15	13	500 <sup>4</sup>	33	0	67	(67)	0.00	1.54
lighting- exterior (walkways)	0604	7 fixtures	20	18	3,150 <sup>4</sup>	158	0	315	(315)	0.00	7.22
ceiling fans	0605	2 fans	20	18	1,600 <sup>4</sup>	80	0	160	(160)	0.00	3.67
lighting- landscape	0606	20 fixtures	15	7	1,900 <sup>4</sup>	127	0	1,013	(1,013)	0.00	23.23
audio & visual equipment	0607	allowance	15	7	3,500 <sup>4</sup>	233	0	1,867	(1,867)	0.00	42.82
electrical system	0608	lifetime	30+	30+	0	0	0	0	0	0.00	0.00
emergency back-up power	0609	3 towers	15	7	18,000 <sup>4</sup>	1,200	0	9,600	(9,600)	0.00	220.17
MISCELLANEOUS											
fire extinguishers	0701	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
mailbox	0702	1 mailbox	20	19	200 <sup>4</sup>	10	0	10	(10)	0.00	0.23
monument	0703	1 monument	20	15	750 <sup>1</sup>	38	0	188	(188)	0.00	4.31
CONTINGENCY RESERVE	0801	5% of total annual expenditures - see "Reserve Expenditures by Year" schedule for details			1,520	1,520	0	1,520	(1,520)	0.00	34.86
TOTALS					282,370	19,654	0	135,951	(135,951)	0.00	3,117.91

**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>0.00%</b>
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**COMPONENT INVENTORY ADDENDUM**  
**INSTITUTIONAL FACILITY - RECREATION (SAMPLE ONLY)**

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST
			USEFUL	REMAIN	
COMPONENTS WITH 0 YEARS REMAINING LIFE:					
membrane decks-coating	0104	450 sq ft	5	0	1,000
wood repair	0206	allowance	4	0	4,400
wood siding and trim	0301	10,600 sq ft	4	0	15,350
doors	0302	20 sides	4	0	1,200
ironwork	0303	1,400 sq ft	4	0	3,850
drainage/ sewer piping	0502	allowance	1	0	500
misting system	0507	1 system	10	0	4,100
TOTAL					30,400



# COMPARISON OF FUNDING PLANS / ILLUSTRATIONS

## INSTITUTIONAL FACILITY - RECREATION (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	0	0.00%	2,667	N/A	0.00%	3,118	N/A	0.00%	13,096	N/A	0.00%
1/1/2025	0	-25.49%	42	-98.44%	0.06%	3,118	0.00%	4.39%	1,848	-85.89%	100.00%
1/1/2026	0	-22.10%	50	20.00%	0.03%	3,118	0.00%	28.85%	1,935	4.68%	100.00%
1/1/2027	0	-19.47%	100	100.00%	0.05%	3,118	0.00%	46.74%	2,133	10.26%	100.00%
1/1/2028	0	-17.60%	2,433	2333.33%	0.08%	3,118	0.00%	59.54%	2,058	-3.54%	100.00%
1/1/2029	0	-33.50%	150	-93.84%	0.03%	3,118	0.00%	65.27%	2,143	4.14%	100.00%
1/1/2030	0	-30.58%	50	-66.67%	0.03%	3,118	0.00%	74.65%	2,456	14.61%	100.00%
1/1/2031	0	-27.18%	4,608	9116.67%	0.03%	3,118	0.00%	80.96%	2,375	-3.30%	100.00%
1/1/2032	0	-56.25%	3,100	-32.73%	0.02%	3,118	0.00%	82.72%	2,431	2.34%	100.00%
1/1/2033	0	-76.37%	3,683	18.82%	0.02%	3,118	0.00%	86.03%	2,301	-5.35%	100.00%
1/1/2034	0	-106.20%	625	-83.03%	0.02%	3,118	0.00%	89.96%	2,367	2.87%	100.00%
1/1/2035	0	-99.28%	117	-81.33%	0.01%	3,118	0.00%	95.21%	2,720	14.92%	100.00%
1/1/2036	0	-87.07%	5,325	4464.29%	0.02%	3,118	0.00%	97.79%	2,458	-9.62%	100.00%
1/1/2037	0	-132.08%	125	-97.65%	0.02%	3,118	0.00%	101.23%	2,565	4.34%	100.00%
1/1/2038	0	-116.40%	58	-53.33%	0.04%	3,118	0.00%	103.87%	2,714	5.83%	100.00%
1/1/2039	0	-102.93%	775	1228.57%	0.02%	3,118	0.00%	105.21%	3,072	13.18%	100.00%
1/1/2040	0	-96.49%	6,133	691.40%	0.03%	3,118	0.00%	104.91%	2,763	-10.06%	100.00%
1/1/2041	0	-140.36%	67	-98.91%	0.03%	3,118	0.00%	107.34%	3,137	13.55%	100.00%
1/1/2042	0	-123.02%	5,317	7875.00%	0.03%	3,118	0.00%	106.34%	3,198	1.96%	100.00%
1/1/2043	0	-158.50%	6,517	22.57%	0.02%	3,118	0.00%	106.59%	3,073	-3.93%	100.00%
1/1/2044	0	-221.91%	4,350	-33.25%	0.00%	3,118	0.00%	108.03%	2,899	-5.66%	100.00%
1/1/2045	0	-265.30%	75	-98.28%	0.00%	3,118	0.00%	109.95%	3,593	23.96%	100.00%
1/1/2046	0	-221.11%	11,850	15700.00%	0.01%	3,118	0.00%	106.01%	2,894	-19.45%	100.00%
1/1/2047	0	-484.68%	158	-98.66%	0.00%	3,118	0.00%	112.36%	3,212	10.98%	100.00%
1/1/2048	0	-387.33%	3,992	2421.05%	0.03%	3,118	0.00%	109.22%	3,082	-4.05%	100.00%
1/1/2049	0	-440.51%	242	-93.95%	0.01%	3,118	0.00%	110.07%	3,214	4.29%	100.00%
1/1/2050	0	-365.51%	83	-65.52%	0.00%	3,118	0.00%	107.76%	3,478	8.20%	100.00%
1/1/2051	0	-305.44%	2,483	2880.00%	0.01%	3,118	0.00%	104.72%	3,703	6.48%	100.00%
1/1/2052	0	-299.70%	5,158	107.72%	0.01%	3,118	0.00%	101.76%	3,501	-5.46%	100.00%
1/1/2053	0	-350.06%	92	-98.22%	0.02%	3,118	0.00%	100.00%	3,662	4.60%	100.00%

AVERAGE:

**-165.95%**

**0.02%**

**90.26%**

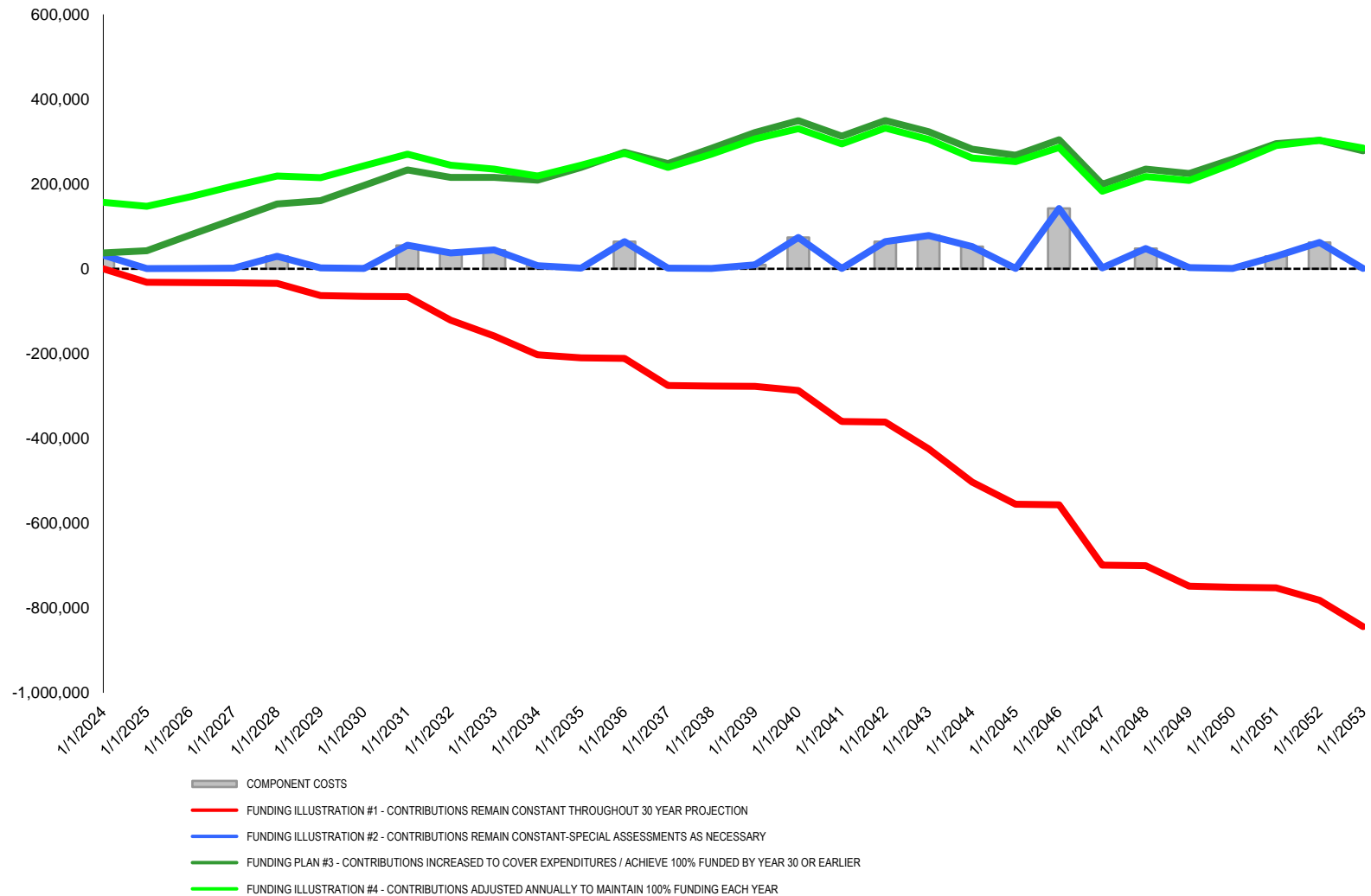
**100.00%**

FOOTNOTES:

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

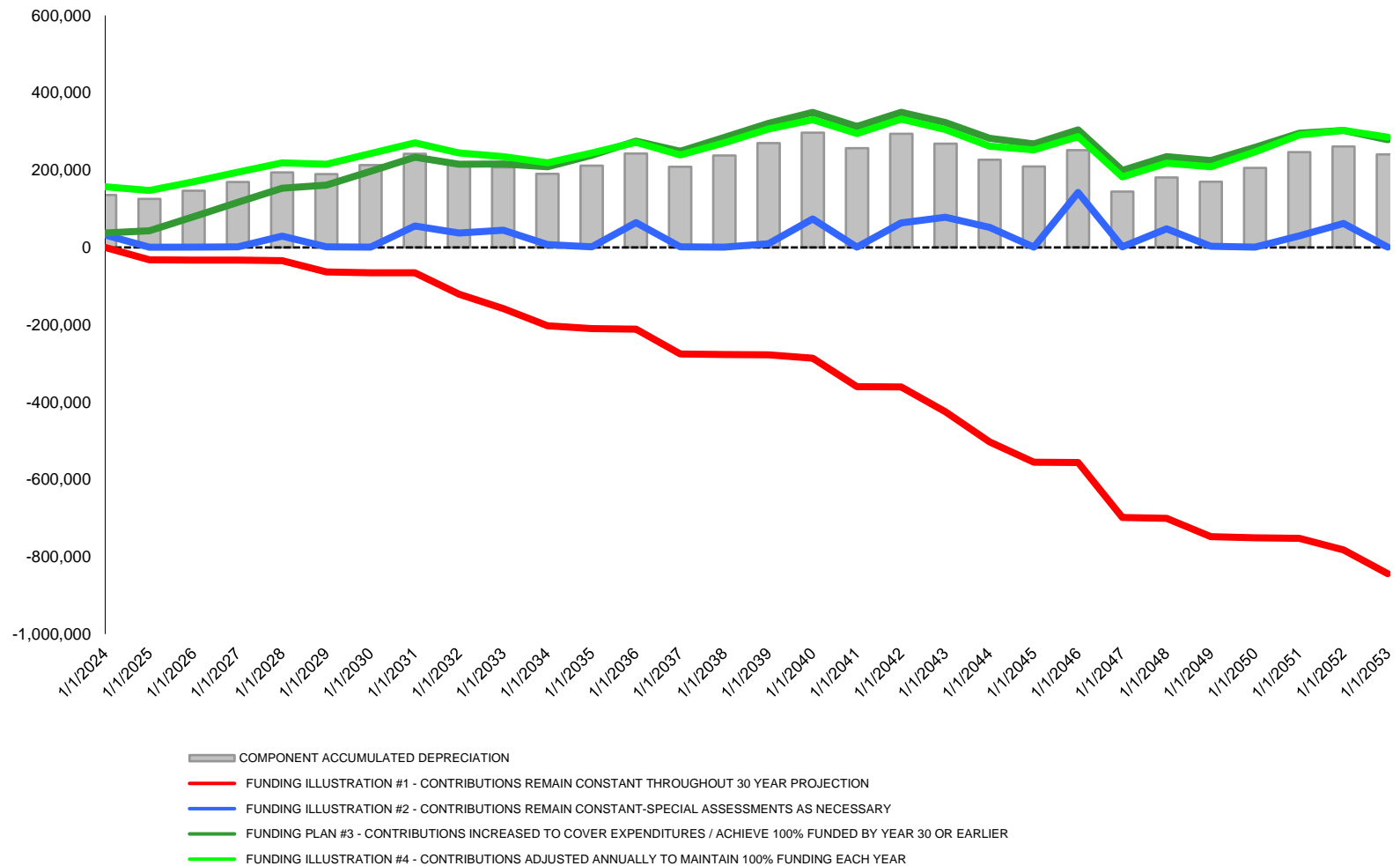
# INSTITUTIONAL FACILITY - RECREATION (SAMPLE ONLY)

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



# INSTITUTIONAL FACILITY - RECREATION (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**  
**INSTITUTIONAL FACILITY - RECREATION (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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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)	(31,920)	(538)	(551)	(1,130)	(29,310)	(1,781)	(608)	(55,313)	(37,198)	(44,220)	(7,518)	(1,376)	(63,899)	(1,445)	(740)
NET RECEIPTS/(DISBURSE)	(31,920)	(538)	(551)	(1,130)	(29,310)	(1,781)	(608)	(55,313)	(37,198)	(44,220)	(7,518)	(1,376)	(63,899)	(1,445)	(740)
CASH BALANCE: begin year	0	(31,920)	(32,458)	(33,009)	(34,139)	(63,448)	(65,229)	(65,837)	(121,150)	(158,348)	(202,568)	(210,086)	(211,462)	(275,360)	(276,805)
CASH BALANCE: end year	(31,920)	(32,458)	(33,009)	(34,139)	(63,448)	(65,229)	(65,837)	(121,150)	(158,348)	(202,568)	(210,086)	(211,462)	(275,360)	(276,805)	(277,545)
COMPONENT ACCUMULATED DEPRECIATION (c)	135,951	125,232	146,874	169,541	194,011	189,394	213,329	242,193	215,380	207,350	190,737	211,618	242,877	208,474	237,804
less: beginning cash balance	0	(31,920)	(32,458)	(33,009)	(34,139)	(63,448)	(65,229)	(65,837)	(121,150)	(158,348)	(202,568)	(210,086)	(211,462)	(275,360)	(276,805)
over/(under) funded-total	(135,951)	(157,152)	(179,332)	(202,550)	(228,149)	(252,842)	(278,558)	(308,030)	(336,530)	(365,698)	(393,305)	(421,704)	(454,338)	(483,834)	(514,609)
" " " per unit	(135,951)	(157,152)	(179,332)	(202,550)	(228,149)	(252,842)	(278,558)	(308,030)	(336,530)	(365,698)	(393,305)	(421,704)	(454,338)	(483,834)	(514,609)

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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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)	(9,264)	(73,612)	(797)	(63,834)	(78,242)	(52,201)	(879)	(142,224)	(1,846)	(47,936)	(2,913)	(993)	(29,780)	(61,880)	(1,070)
NET RECEIPTS/(DISBURSE)	(9,264)	(73,612)	(797)	(63,834)	(78,242)	(52,201)	(879)	(142,224)	(1,846)	(47,936)	(2,913)	(993)	(29,780)	(61,880)	(1,070)
CASH BALANCE: begin year	(277,545)	(286,810)	(360,422)	(361,219)	(425,053)	(503,294)	(555,495)	(556,374)	(698,598)	(700,443)	(748,379)	(751,292)	(752,285)	(782,065)	(843,945)
CASH BALANCE: end year	(286,810)	(360,422)	(361,219)	(425,053)	(503,294)	(555,495)	(556,374)	(698,598)	(700,443)	(748,379)	(751,292)	(752,285)	(782,065)	(843,945)	(845,015)
COMPONENT ACCUMULATED DEPRECIATION (c)	269,634	297,233	256,775	293,624	268,172	226,802	209,385	251,625	144,135	180,838	169,888	205,548	246,292	260,954	241,088
less: beginning cash balance	(277,545)	(286,810)	(360,422)	(361,219)	(425,053)	(503,294)	(555,495)	(556,374)	(698,598)	(700,443)	(748,379)	(751,292)	(752,285)	(782,065)	(843,945)
over/(under) funded-total	(547,180)	(584,043)	(617,197)	(654,843)	(693,224)	(730,096)	(764,880)	(807,999)	(842,732)	(881,281)	(918,267)	(956,840)	(998,577)	(1,043,019)	(1,085,033)
" " " per unit	(547,180)	(584,043)	(617,197)	(654,843)	(693,224)	(730,096)	(764,880)	(807,999)	(842,732)	(881,281)	(918,267)	(956,840)	(998,577)	(1,043,019)	(1,085,033)

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: 0.0000%

**FUNDING ILLUSTRATION #2** (assumption: current contribution constant - special assess as necessary) **ILLUSTRATION ONLY / NOT RECOMMENDED**  
**INSTITUTIONAL FACILITY - RECREATION (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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SPECIAL ASSESSMENT	32,000	500	600	1,200	29,200	1,800	600	55,300	37,200	44,200	7,500	1,400	63,900	1,500	700
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(31,920)	(538)	(551)	(1,130)	(29,310)	(1,781)	(608)	(55,313)	(37,198)	(44,220)	(7,518)	(1,376)	(63,899)	(1,445)	(740)
NET RECEIPTS/(DISBURSE)	80	(38)	49	70	(110)	19	(8)	(13)	2	(20)	(18)	25	1	55	(40)
CASH BALANCE: begin year	0	80	42	91	161	52	71	63	50	52	32	14	38	40	95
CASH BALANCE: end year	80	42	91	161	52	71	63	50	52	32	14	38	40	95	55
COMPONENT ACCUMULATED DEPRECIATION (c)	135,951	125,232	146,874	169,541	194,011	189,394	213,329	242,193	215,380	207,350	190,737	211,618	242,877	208,474	237,804
less: beginning cash balance	0	80	42	91	161	52	71	63	50	52	32	14	38	40	95
over/(under) funded-total	(135,951)	(125,152)	(146,832)	(169,450)	(193,849)	(189,342)	(213,258)	(242,130)	(215,330)	(207,298)	(190,705)	(211,604)	(242,838)	(208,434)	(237,709)
" " " per unit	(135,951)	(125,152)	(146,832)	(169,450)	(193,849)	(189,342)	(213,258)	(242,130)	(215,330)	(207,298)	(190,705)	(211,604)	(242,838)	(208,434)	(237,709)

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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SPECIAL ASSESSMENT	9,300	73,600	800	63,800	78,200	52,200	900	142,200	1,900	47,900	2,900	1,000	29,800	61,900	1,100
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(9,264)	(73,612)	(797)	(63,834)	(78,242)	(52,201)	(879)	(142,224)	(1,846)	(47,936)	(2,913)	(993)	(29,780)	(61,880)	(1,070)
NET RECEIPTS/(DISBURSE)	36	(12)	3	(34)	(42)	(1)	21	(24)	54	(36)	(13)	7	20	20	30
CASH BALANCE: begin year	55	90	78	81	47	6	5	26	2	57	21	8	15	35	55
CASH BALANCE: end year	90	78	81	47	6	5	26	2	57	21	8	15	35	55	85
COMPONENT ACCUMULATED DEPRECIATION (c)	269,634	297,233	256,775	293,624	268,172	226,802	209,385	251,625	144,135	180,838	169,888	205,548	246,292	260,954	241,088
less: beginning cash balance	55	90	78	81	47	6	5	26	2	57	21	8	15	35	55
over/(under) funded-total	(269,580)	(297,143)	(256,697)	(293,543)	(268,124)	(226,796)	(209,380)	(251,599)	(144,132)	(180,781)	(169,867)	(205,540)	(246,277)	(260,919)	(241,033)
" " " per unit	(269,580)	(297,143)	(256,697)	(293,543)	(268,124)	(226,796)	(209,380)	(251,599)	(144,132)	(180,781)	(169,867)	(205,540)	(246,277)	(260,919)	(241,033)

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: 0.0000%

**FUNDING PLAN #3** (assumption: current contribution increased as necessary to cover all expenditures)  
**INSTITUTIONAL FACILITY - RECREATION (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	37,415	37,415	37,415	37,415	37,415	37,415	37,415	37,415	37,415	37,415	37,415	37,415	37,415	37,415	37,415
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)	(31,920)	(538)	(551)	(1,130)	(29,310)	(1,781)	(608)	(55,313)	(37,198)	(44,220)	(7,518)	(1,376)	(63,899)	(1,445)	(740)
NET RECEIPTS/(DISBURSE)	5,495	36,877	36,864	36,285	8,105	35,634	36,807	(17,898)	217	(6,805)	29,897	36,039	(26,484)	35,970	36,675
CASH BALANCE: begin year	0	5,495	42,372	79,236	115,521	123,626	159,260	196,067	178,169	178,386	171,581	201,478	237,517	211,034	247,004
CASH BALANCE: end year	5,495	42,372	79,236	115,521	123,626	159,260	196,067	178,169	178,386	171,581	201,478	237,517	211,034	247,004	283,678
COMPONENT ACCUMULATED DEPRECIATION (c)	135,951	125,232	146,874	169,541	194,011	189,394	213,329	242,193	215,380	207,350	190,737	211,618	242,877	208,474	237,804
less: beginning cash balance	0	5,495	42,372	79,236	115,521	123,626	159,260	196,067	178,169	178,386	171,581	201,478	237,517	211,034	247,004
over/(under) funded-total	(135,951)	(119,737)	(104,502)	(90,305)	(78,490)	(65,768)	(54,069)	(46,126)	(37,211)	(28,964)	(19,156)	(10,139)	(5,359)	2,560	9,199
" " " per unit	(135,951)	(119,737)	(104,502)	(90,305)	(78,490)	(65,768)	(54,069)	(46,126)	(37,211)	(28,964)	(19,156)	(10,139)	(5,359)	2,560	9,199

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	37,415	37,415	37,415	37,415	37,415	37,415	37,415	37,415	37,415	37,415	37,415	37,415	37,415	37,415	37,415
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)	(9,264)	(73,612)	(797)	(63,834)	(78,242)	(52,201)	(879)	(142,224)	(1,846)	(47,936)	(2,913)	(993)	(29,780)	(61,880)	(1,070)
NET RECEIPTS/(DISBURSE)	28,151	(36,197)	36,618	(26,419)	(40,827)	(14,786)	36,536	(104,809)	35,569	(10,521)	34,502	36,422	7,635	(24,465)	36,345
CASH BALANCE: begin year	283,678	311,829	275,632	312,250	285,831	245,004	230,218	266,754	161,946	197,515	186,994	221,496	257,918	265,553	241,088
CASH BALANCE: end year	311,829	275,632	312,250	285,831	245,004	230,218	266,754	161,946	197,515	186,994	221,496	257,918	265,553	241,088	277,433
COMPONENT ACCUMULATED DEPRECIATION (c)	269,634	297,233	256,775	293,624	268,172	226,802	209,385	251,625	144,135	180,838	169,888	205,548	246,292	260,954	241,088
less: beginning cash balance	283,678	311,829	275,632	312,250	285,831	245,004	230,218	266,754	161,946	197,515	186,994	221,496	257,918	265,553	241,088
over/(under) funded-total	14,044	14,596	18,857	18,626	17,659	18,202	20,833	15,130	17,811	16,677	17,106	15,948	11,626	4,599	0
" " " per unit	14,044	14,596	18,857	18,626	17,659	18,202	20,833	15,130	17,811	16,677	17,106	15,948	11,626	4,599	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: 0.0000%

**FUNDING ILLUSTRATION #4** (assumption: contributions as necessary for 100% funding annually)  
**INSTITUTIONAL FACILITY - RECREATION (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	157,152	22,180	23,218	25,600	24,693	25,716	29,472	28,500	29,168	27,607	28,399	32,635	29,496	30,775	32,570
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)	(31,920)	(538)	(551)	(1,130)	(29,310)	(1,781)	(608)	(55,313)	(37,198)	(44,220)	(7,518)	(1,376)	(63,899)	(1,445)	(740)
NET RECEIPTS/(DISBURSE)	125,232	21,643	22,667	24,470	(4,617)	23,935	28,864	(26,813)	(8,031)	(16,613)	20,881	31,259	(34,403)	29,330	31,830
CASH BALANCE: begin year	0	125,232	146,874	169,541	194,011	189,394	213,329	242,193	215,380	207,350	190,737	211,618	242,877	208,474	237,804
CASH BALANCE: end year	125,232	146,874	169,541	194,011	189,394	213,329	242,193	215,380	207,350	190,737	211,618	242,877	208,474	237,804	269,634
COMPONENT ACCUMULATED DEPRECIATION (c)	135,951	125,232	146,874	169,541	194,011	189,394	213,329	242,193	215,380	207,350	190,737	211,618	242,877	208,474	237,804
less: beginning cash balance	0	125,232	146,874	169,541	194,011	189,394	213,329	242,193	215,380	207,350	190,737	211,618	242,877	208,474	237,804
over/(under) funded-total	(135,951)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
" " " per unit	(135,951)	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	36,863	33,154	37,646	38,382	36,872	34,784	43,119	34,734	38,549	36,986	38,573	41,737	44,442	42,014	43,948
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)	(9,264)	(73,612)	(797)	(63,834)	(78,242)	(52,201)	(879)	(142,224)	(1,846)	(47,936)	(2,913)	(993)	(29,780)	(61,880)	(1,070)
NET RECEIPTS/(DISBURSE)	27,599	(40,458)	36,849	(25,452)	(41,370)	(17,417)	42,240	(107,490)	36,703	(10,950)	35,661	40,744	14,662	(19,866)	42,878
CASH BALANCE: begin year	269,634	297,233	256,775	293,624	268,172	226,802	209,385	251,625	144,135	180,838	169,888	205,548	246,292	260,954	241,088
CASH BALANCE: end year	297,233	256,775	293,624	268,172	226,802	209,385	251,625	144,135	180,838	169,888	205,548	246,292	260,954	241,088	283,966
COMPONENT ACCUMULATED DEPRECIATION (c)	269,634	297,233	256,775	293,624	268,172	226,802	209,385	251,625	144,135	180,838	169,888	205,548	246,292	260,954	241,088
less: beginning cash balance	269,634	297,233	256,775	293,624	268,172	226,802	209,385	251,625	144,135	180,838	169,888	205,548	246,292	260,954	241,088
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: 0.0000%

RESERVE EXPENDITURES BY YEAR  
INSTITUTIONAL FACILITY - RECREATION (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>															
composition shingle roof	0	0	0	0	0	0	0	0	0	16,971	0	0	0	0	0
metal caps	0	0	0	0	0	0	0	0	0	8,111	0	0	0	0	0
membrane decks-resurface	0	0	0	0	0	0	0	4,158	0	0	0	0	0	0	0
membrane decks-coating	1,000	0	0	0	0	1,131	0	0	0	0	1,279	0	0	0	0
gutters & downspouts	0	0	0	0	0	0	0	0	0	2,933	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
structural pest control	0	0	0	0	0	0	0	7,127	0	0	0	0	0	0	0
waterproofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
siding-wood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
siding-shingle	0	0	0	0	0	0	0	0	0	13,476	0	0	0	0	0
wood repair	4,400	0	0	0	4,855	0	0	0	5,357	0	0	0	5,911	0	0
wood decking	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
metal arbors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
canopies	0	0	0	0	0	0	0	0	4,626	0	0	0	0	0	0
<b>PAINT</b>															
wood siding and trim	15,350	0	0	0	16,936	0	0	0	18,687	0	0	0	20,619	0	0
doors	1,200	0	0	0	1,324	0	0	0	1,462	0	0	0	1,612	0	0
ironwork	3,850	0	0	0	4,248	0	0	0	4,687	0	0	0	5,173	0	0
concrete block walls	0	0	0	538	0	0	0	593	0	0	0	655	0	0	0
<b>MECHANICAL</b>															
elevator-mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
elevator-cab remodel	0	0	0	0	0	0	0	5,940	0	0	0	0	0	0	0
hvac- fau & evaporative coils	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
hvac- condensers	0	0	0	0	0	0	0	0	0	0	0	0	18,271	0	0



**RESERVE EXPENDITURES BY YEAR  
INSTITUTIONAL FACILITY - RECREATION (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>															
distribution piping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
drainage/ sewer piping	500	512	525	538	551	565	579	593	608	623	639	655	671	688	705
fire sprinklers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
water heater- tank	0	0	0	0	0	0	0	712	0	0	0	0	0	0	0
water heaters- point of use	0	0	0	0	0	0	0	3,088	0	0	0	0	0	0	0
sump pump	0	0	0	0	0	0	0	2,672	0	0	0	0	0	0	0
misting system	4,100	0	0	0	0	0	0	0	0	0	5,242	0	0	0	0
<b>ELECTRICAL</b>															
fire annunciator system	0	0	0	0	0	0	0	0	0	0	0	0	4,702	0	0
lighting- exterior (building)	0	0	0	0	0	0	0	0	0	0	0	0	3,897	0	0
lighting patio	0	0	0	0	0	0	0	0	0	0	0	0	0	688	0
lighting- exterior (walkways)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ceiling fans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting- landscape	0	0	0	0	0	0	0	2,256	0	0	0	0	0	0	0
audio & visual equipment	0	0	0	0	0	0	0	4,158	0	0	0	0	0	0	0
electrical system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
emergency back-up power	0	0	0	0	0	0	0	21,382	0	0	0	0	0	0	0
<b>MISCELLANEOUS</b>															
fire extinguishers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
mailbox	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
monument	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>CONTINGENCY RESERVE</b>	<b>1,520</b>	<b>26</b>	<b>26</b>	<b>54</b>	<b>1,396</b>	<b>85</b>	<b>29</b>	<b>2,634</b>	<b>1,771</b>	<b>2,106</b>	<b>358</b>	<b>66</b>	<b>3,043</b>	<b>69</b>	<b>35</b>
(5% / year of annual expenditures)															
<b>TOTAL</b>	<b>31,920</b>	<b>538</b>	<b>551</b>	<b>1,130</b>	<b>29,310</b>	<b>1,781</b>	<b>608</b>	<b>55,313</b>	<b>37,198</b>	<b>44,220</b>	<b>7,518</b>	<b>1,376</b>	<b>63,899</b>	<b>1,445</b>	<b>740</b>

**RESERVE EXPENDITURES BY YEAR  
INSTITUTIONAL FACILITY - RECREATION (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>																
composition shingle roof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,971
metal caps	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,111
membrane decks-resurface	0	0	0	0	0	0	0	6,013	0	0	0	0	0	0	0	10,171
membrane decks-coating	1,446	0	0	0	0	1,636	0	0	0	0	1,851	0	0	0	0	8,343
gutters & downspouts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,933
<b>STRUCTURE</b>																
foundations/structural frame	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	10,306	0	0	0	0	0	0	0	17,433
waterproofing	0	0	0	0	0	0	0	60,126	0	0	0	0	0	0	0	60,126
siding-wood	0	0	0	0	72,604	0	0	0	0	0	0	0	0	0	0	72,604
siding-shingle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,476
wood repair	0	6,522	0	0	0	7,196	0	0	0	7,940	0	0	0	8,762	0	50,943
wood decking	4,845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,845
metal arbors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
canopies	0	0	0	5,915	0	0	0	0	0	0	0	0	0	7,566	0	18,107
<b>PAINT</b>																
wood siding and trim	0	22,750	0	0	0	25,102	0	0	0	27,698	0	0	0	30,561	0	177,703
doors	0	1,778	0	0	0	1,961	0	0	0	2,164	0	0	0	2,388	0	13,889
ironwork	0	5,708	0	0	0	6,298	0	0	0	6,950	0	0	0	7,668	0	44,582
concrete block walls	723	0	0	0	797	0	0	0	879	0	0	0	970	0	0	5,155
<b>MECHANICAL</b>																
elevator-mechanical	0	0	0	46,706	0	0	0	0	0	0	0	0	0	0	0	46,706
elevator-cab remodel	0	0	0	0	0	0	0	8,591	0	0	0	0	0	0	0	14,531
hvac- fau & evaporative coils	0	32,608	0	0	0	0	0	0	0	0	0	0	0	0	0	32,608
hvac- condensers	0	0	0	0	0	0	0	0	0	0	0	0	26,422	0	0	44,693

**RESERVE EXPENDITURES BY YEAR  
INSTITUTIONAL FACILITY - RECREATION (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>																
distribution piping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
drainage/ sewer piping	723	741	759	778	797	817	837	858	879	901	923	946	970	994	1,019	21,894
fire sprinklers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
water heater- tank	0	0	0	0	0	0	0	1,031	0	0	0	0	0	0	0	1,743
water heaters- point of use	0	0	0	0	0	0	0	4,467	0	0	0	0	0	0	0	7,555
sump pump	0	0	0	0	0	0	0	3,864	0	0	0	0	0	0	0	6,536
misting system	0	0	0	0	0	6,705	0	0	0	0	0	0	0	0	0	16,047
<b>ELECTRICAL</b>																
fire annunciator system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,702
lighting- exterior (building)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,897
lighting patio	0	0	0	0	0	0	0	0	0	0	0	0	0	994	0	1,682
lighting- exterior (walkways)	0	0	0	4,902	0	0	0	0	0	0	0	0	0	0	0	4,902
ceiling fans	0	0	0	2,493	0	0	0	0	0	0	0	0	0	0	0	2,493
lighting- landscape	0	0	0	0	0	0	0	3,262	0	0	0	0	0	0	0	5,518
audio & visual equipment	0	0	0	0	0	0	0	6,013	0	0	0	0	0	0	0	10,171
electrical system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
emergency back-up power	0	0	0	0	0	0	0	30,920	0	0	0	0	0	0	0	52,302
<b>MISCELLANEOUS</b>																
fire extinguishers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
mailbox	0	0	0	0	318	0	0	0	0	0	0	0	0	0	0	318
monument	1,086	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,086
<b>CONTINGENCY RESERVE</b>	<b>441</b>	<b>3,505</b>	<b>38</b>	<b>3,040</b>	<b>3,726</b>	<b>2,486</b>	<b>42</b>	<b>6,773</b>	<b>88</b>	<b>2,283</b>	<b>139</b>	<b>47</b>	<b>1,418</b>	<b>2,947</b>	<b>51</b>	<b>40,239</b>
(5% / year of annual expenditures)																
<b>TOTAL</b>	<b>9,264</b>	<b>73,612</b>	<b>797</b>	<b>63,834</b>	<b>78,242</b>	<b>52,201</b>	<b>879</b>	<b>142,224</b>	<b>1,846</b>	<b>47,936</b>	<b>2,913</b>	<b>993</b>	<b>29,780</b>	<b>61,880</b>	<b>1,070</b>	<b>845,015</b>

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS  
INSTITUTIONAL FACILITY - RECREATION (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>composition shingle roof</b>															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	9	8	7	6	5	4	3	2	1	0	29	28	27	26	25
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	9,520	10,222	10,953	11,714	12,506	13,330	14,188	15,080	16,007	16,971	580	1,188	1,827	2,497	3,199
<b>metal caps</b>															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	9	8	7	6	5	4	3	2	1	0	29	28	27	26	25
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	4,550	4,885	5,235	5,598	5,977	6,371	6,781	7,207	7,650	8,111	277	568	873	1,193	1,529
<b>membrane decks-resurface</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	7	6	5	4	3	2	1	0	14	13	12	11	10	9	8
Replacement cost	3,500	3,587	3,676	3,768	3,862	3,958	4,057	4,158	4,262	4,368	4,477	4,588	4,702	4,819	4,939
Accumulated depreciation	1,867	2,152	2,451	2,763	3,090	3,430	3,787	4,158	284	582	895	1,223	1,567	1,928	2,305
<b>membrane decks-coating</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	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	1,000	205	420	646	883	1,131	232	475	731	998	1,279	262	538	826	1,129
<b>gutters &amp; downspouts</b>															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	9	8	7	6	5	4	3	2	1	0	29	28	27	26	25
Replacement cost	2,350	2,409	2,469	2,530	2,593	2,658	2,724	2,792	2,862	2,933	3,006	3,081	3,158	3,237	3,318
Accumulated depreciation	1,645	1,767	1,893	2,024	2,161	2,304	2,452	2,606	2,767	2,933	100	205	316	432	553
<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>structural pest control</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	7	6	5	4	3	2	1	0	14	13	12	11	10	9	8
Replacement cost	6,000	6,149	6,302	6,459	6,620	6,785	6,954	7,127	7,304	7,486	7,672	7,863	8,059	8,260	8,466
Accumulated depreciation	3,200	3,689	4,201	4,737	5,296	5,880	6,490	7,127	487	998	1,534	2,097	2,686	3,304	3,951
<b>waterproofing</b>															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8
Replacement cost	35,000	35,872	36,765	37,680	38,618	39,580	40,566	41,576	42,611	43,672	44,759	45,873	47,015	48,186	49,386
Accumulated depreciation	9,333	10,762	12,255	13,816	15,447	17,151	18,931	20,788	22,726	24,747	26,855	29,053	31,343	33,730	36,216
<b>siding-wood</b>															
Useful life	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Remaining life	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5
Replacement cost	45,500	46,633	47,794	48,984	50,204	51,454	52,735	54,048	55,394	56,773	58,187	59,636	61,121	62,643	64,203
Accumulated depreciation	23,888	25,648	27,482	29,390	31,378	33,445	35,596	37,834	40,161	42,580	45,095	47,709	50,425	53,247	56,178
<b>siding-shingle</b>															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	9	8	7	6	5	4	3	2	1	0	29	28	27	26	25
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	7,560	8,117	8,698	9,302	9,931	10,585	11,266	11,975	12,711	13,476	460	944	1,451	1,983	2,540

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS  
INSTITUTIONAL FACILITY - RECREATION (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>wood repair</b>															
Useful life	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Remaining life	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2
Replacement cost	4,400	4,510	4,622	4,737	4,855	4,976	5,100	5,227	5,357	5,490	5,627	5,767	5,911	6,058	6,209
Accumulated depreciation	4,400	1,128	2,311	3,553	4,855	1,244	2,550	3,920	5,357	1,373	2,814	4,325	5,911	1,515	3,105
<b>wood decking</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	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	838	1,030	1,231	1,442	1,663	1,894	2,135	2,387	2,651	2,926	3,213	3,513	3,825	4,151	4,491
<b>metal arbors</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>canopies</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	3,800	3,895	3,992	4,091	4,193	4,297	4,404	4,514	4,626	4,741	4,859	4,980	5,104	5,231	5,361
Accumulated depreciation	760	1,169	1,597	2,046	2,516	3,008	3,523	4,063	4,626	474	972	1,494	2,042	2,616	3,217
<b>wood siding and trim</b>															
Useful life	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Remaining life	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2
Replacement cost	15,350	15,732	16,124	16,525	16,936	17,358	17,790	18,233	18,687	19,152	19,629	20,118	20,619	21,132	21,658
Accumulated depreciation	15,350	3,933	8,062	12,394	16,936	4,340	8,895	13,675	18,687	4,788	9,815	15,089	20,619	5,283	10,829
<b>doors</b>															
Useful life	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Remaining life	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2
Replacement cost	1,200	1,230	1,261	1,292	1,324	1,357	1,391	1,426	1,462	1,498	1,535	1,573	1,612	1,652	1,693
Accumulated depreciation	1,200	308	631	969	1,324	339	696	1,070	1,462	375	768	1,180	1,612	413	847
<b>ironwork</b>															
Useful life	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Remaining life	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2
Replacement cost	3,850	3,946	4,044	4,145	4,248	4,354	4,462	4,573	4,687	4,804	4,924	5,047	5,173	5,302	5,434
Accumulated depreciation	3,850	987	2,022	3,109	4,248	1,089	2,231	3,430	4,687	1,201	2,462	3,785	5,173	1,326	2,717
<b>concrete block walls</b>															
Useful life	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Remaining life	3	2	1	0	3	2	1	0	3	2	1	0	3	2	1
Replacement cost	500	512	525	538	551	565	579	593	608	623	639	655	671	688	705
Accumulated depreciation	125	256	394	538	138	283	434	593	152	312	479	655	168	344	529
<b>elevator-mechanical</b>															
Useful life	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Remaining life	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4
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	8,400	9,839	11,345	12,919	14,565	16,284	18,081	19,957	21,914	23,957	26,088	28,310	30,627	33,042	35,557
<b>elevator-cab remodel</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	7	6	5	4	3	2	1	0	14	13	12	11	10	9	8
Replacement cost	5,000	5,125	5,253	5,384	5,518	5,655	5,796	5,940	6,088	6,240	6,395	6,554	6,717	6,884	7,055
Accumulated depreciation	2,667	3,075	3,502	3,948	4,414	4,901	5,410	5,940	406	832	1,279	1,748	2,239	2,754	3,292

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS  
INSTITUTIONAL FACILITY - RECREATION (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>hvac- fau &amp; evaporative coils</b>															
Useful life	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24
Remaining life	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2
Replacement cost	22,000	22,548	23,109	23,684	24,274	24,878	25,497	26,132	26,783	27,450	28,134	28,835	29,553	30,289	31,043
Accumulated depreciation	7,333	8,456	9,629	10,855	12,137	13,476	14,873	16,333	17,855	19,444	21,101	22,828	24,628	26,503	28,456
<b>hvac- condensers</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	12	11	10	9	8	7	6	5	4	3	2	1	0	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	2,720	3,717	4,762	5,857	7,003	8,203	9,458	10,771	12,143	13,577	15,075	16,639	18,271	1,248	2,559
<b>distribution piping</b>															
Useful life	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Remaining life	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21
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	938	1,153	1,379	1,615	1,862	2,120	2,390	2,672	2,967	3,275	3,596	3,932	4,281	4,646	5,026
<b>drainage/ sewer piping</b>															
Useful life	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Remaining life	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement cost	500	512	525	538	551	565	579	593	608	623	639	655	671	688	705
Accumulated depreciation	500	512	525	538	551	565	579	593	608	623	639	655	671	688	705
<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>water heater- tank</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	7	6	5	4	3	2	1	0	14	13	12	11	10	9	8
Replacement cost	600	615	630	646	662	678	695	712	730	748	767	786	806	826	847
Accumulated depreciation	320	369	420	474	530	588	649	712	779	849	920	993	1,069	1,148	1,229
<b>water heaters- point of use</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	7	6	5	4	3	2	1	0	14	13	12	11	10	9	8
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	1,387	1,599	1,821	2,053	2,295	2,548	2,812	3,088	3,375	3,665	3,958	4,255	4,556	4,861	5,170
<b>sump pump</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	7	6	5	4	3	2	1	0	14	13	12	11	10	9	8
Replacement cost	2,250	2,306	2,363	2,422	2,482	2,544	2,607	2,672	2,739	2,807	2,877	2,949	3,022	3,097	3,174
Accumulated depreciation	1,200	1,384	1,575	1,776	1,986	2,205	2,433	2,672	2,921	3,171	3,422	3,675	3,930	4,187	4,446

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS  
INSTITUTIONAL FACILITY - RECREATION (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>misting system</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	4,100	4,202	4,307	4,414	4,524	4,637	4,752	4,870	4,991	5,115	5,242	5,373	5,507	5,644	5,785
Accumulated depreciation	4,100	420	861	1,324	1,810	2,319	2,851	3,409	3,993	4,604	5,242	537	1,101	1,693	2,314
<b>fire annunciator system</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	3,500	3,587	3,676	3,768	3,862	3,958	4,057	4,158	4,262	4,368	4,477	4,588	4,702	4,819	4,939
Accumulated depreciation	1,400	1,614	1,838	2,072	2,317	2,573	2,840	3,119	3,410	3,713	4,029	4,359	4,702	241	494
<b>lighting- exterior (building)</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	2,900	2,972	3,046	3,122	3,200	3,280	3,362	3,446	3,532	3,620	3,710	3,802	3,897	3,994	4,093
Accumulated depreciation	1,160	1,337	1,523	1,717	1,920	2,132	2,353	2,585	2,826	3,077	3,339	3,612	3,897	200	409
<b>lighting patio</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	500	512	525	538	551	565	579	593	608	623	639	655	671	688	705
Accumulated depreciation	67	102	140	179	220	264	309	356	405	457	511	568	626	688	47
<b>lighting- exterior (walkways)</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	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	315	484	662	848	1,042	1,246	1,460	1,683	1,917	2,161	2,416	2,683	2,961	3,251	3,554
<b>ceiling fans</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	1,600	1,640	1,681	1,723	1,766	1,810	1,855	1,901	1,948	1,997	2,047	2,098	2,150	2,204	2,259
Accumulated depreciation	160	246	336	431	530	634	742	855	974	1,098	1,228	1,364	1,505	1,653	1,807
<b>lighting- landscape</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	7	6	5	4	3	2	1	0	14	13	12	11	10	9	8
Replacement cost	1,900	1,947	1,995	2,045	2,096	2,148	2,201	2,256	2,312	2,370	2,429	2,489	2,551	2,615	2,680
Accumulated depreciation	1,013	1,168	1,330	1,500	1,677	1,862	2,054	2,256	154	316	486	664	850	1,046	1,251

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS  
INSTITUTIONAL FACILITY - RECREATION (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>audio &amp; visual equipment</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	7	6	5	4	3	2	1	0	14	13	12	11	10	9	8
Replacement cost	3,500	3,587	3,676	3,768	3,862	3,958	4,057	4,158	4,262	4,368	4,477	4,588	4,702	4,819	4,939
Accumulated depreciation	1,867	2,152	2,451	2,763	3,090	3,430	3,787	4,158	284	582	895	1,223	1,567	1,928	2,305
<b>electrical system</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>emergency back-up power</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	7	6	5	4	3	2	1	0	14	13	12	11	10	9	8
Replacement cost	18,000	18,448	18,907	19,378	19,861	20,356	20,863	21,382	21,914	22,460	23,019	23,592	24,179	24,781	25,398
Accumulated depreciation	9,600	11,069	12,605	14,211	15,889	17,642	19,472	21,382	1,461	2,995	4,604	6,291	8,060	9,912	11,852
<b>fire extinguishers</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>mailbox</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	200	205	210	215	220	225	231	237	243	249	255	261	267	274	281
Accumulated depreciation	10	21	32	43	55	68	81	95	109	125	140	157	174	192	211
<b>monument</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	750	769	788	808	828	849	870	892	914	937	960	984	1,009	1,034	1,060
Accumulated depreciation	188	231	276	323	373	425	479	535	594	656	720	787	858	931	1,007
<b>Contingency - 5%</b>	1,520	26	26	54	1,396	85	29	2,634	1,771	2,106	358	66	3,043	69	35
<b>TOTAL Accumulated depreciation</b>	<b>135,951</b>	<b>125,232</b>	<b>146,874</b>	<b>169,541</b>	<b>194,011</b>	<b>189,394</b>	<b>213,329</b>	<b>242,193</b>	<b>215,380</b>	<b>207,350</b>	<b>190,737</b>	<b>211,618</b>	<b>242,877</b>	<b>208,474</b>	<b>237,804</b>



**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS  
INSTITUTIONAL FACILITY - RECREATION (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>composition shingle roof</b>															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10
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	3,934	4,704	5,510	6,353	7,234	8,156	9,119	10,125	11,175	12,272	13,415	14,609	15,853	17,151	18,503
<b>metal caps</b>															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10
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	1,880	2,248	2,633	3,036	3,457	3,898	4,358	4,839	5,341	5,865	6,411	6,981	7,576	8,196	8,842
<b>membrane decks-resurface</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	7	6	5	4	3	2	1	0	14	13	12	11	10	9	8
Replacement cost	5,062	5,188	5,317	5,449	5,585	5,724	5,867	6,013	6,163	6,316	6,473	6,634	6,799	6,968	7,142
Accumulated depreciation	2,700	3,113	3,545	3,996	4,468	4,961	5,476	6,013	411	842	1,295	1,769	2,266	2,787	3,333
<b>membrane decks-coating</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	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	1,446	296	608	934	1,277	1,636	335	688	1,057	1,445	1,851	379	778	1,195	1,634
<b>gutters &amp; downspouts</b>															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10
Replacement cost	3,401	3,486	3,573	3,662	3,753	3,846	3,942	4,040	4,141	4,244	4,350	4,458	4,569	4,683	4,800
Accumulated depreciation	680	813	953	1,099	1,251	1,410	1,577	1,751	1,932	2,122	2,320	2,526	2,741	2,966	3,200
<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>structural pest control</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	7	6	5	4	3	2	1	0	14	13	12	11	10	9	8
Replacement cost	8,677	8,893	9,114	9,341	9,574	9,812	10,056	10,306	10,563	10,826	11,096	11,372	11,655	11,945	12,242
Accumulated depreciation	4,628	5,336	6,076	6,850	7,659	8,504	9,386	10,306	704	1,443	2,219	3,033	3,885	4,778	5,713
<b>waterproofing</b>															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	7	6	5	4	3	2	1	0	29	28	27	26	25	24	23
Replacement cost	50,616	51,876	53,168	54,492	55,849	57,240	58,665	60,126	61,623	63,157	64,730	66,342	67,994	69,687	71,422
Accumulated depreciation	38,806	41,501	44,307	47,226	50,264	53,424	56,710	60,126	2,054	4,210	6,473	8,846	11,332	13,937	16,665
<b>siding-wood</b>															
Useful life	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Remaining life	4	3	2	1	0	39	38	37	36	35	34	33	32	31	30
Replacement cost	65,802	67,440	69,119	70,840	72,604	74,412	76,265	78,164	80,110	82,105	84,149	86,244	88,391	90,592	92,848
Accumulated depreciation	59,222	62,382	65,663	69,069	72,604	1,860	3,813	5,862	8,011	10,263	12,622	15,093	17,678	20,383	23,212
<b>siding-shingle</b>															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10
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	3,124	3,735	4,375	5,045	5,745	6,476	7,241	8,040	8,874	9,745	10,653	11,600	12,589	13,619	14,692

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS  
INSTITUTIONAL FACILITY - RECREATION (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>wood repair</b>															
Useful life	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Remaining life	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3
Replacement cost	6,364	6,522	6,684	6,850	7,021	7,196	7,375	7,559	7,747	7,940	8,138	8,341	8,549	8,762	8,980
Accumulated depreciation	4,773	6,522	1,671	3,425	5,266	7,196	1,844	3,780	5,810	7,940	2,035	4,171	6,412	8,762	2,245
<b>wood decking</b>															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	0	19	18	17	16	15	14	13	12	11	10	9	8	7	6
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	4,845	248	509	783	1,069	1,370	1,685	2,015	2,360	2,721	3,099	3,493	3,905	4,336	4,786
<b>metal arbors</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>canopies</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	5,494	5,631	5,771	5,915	6,062	6,213	6,368	6,527	6,690	6,857	7,028	7,203	7,382	7,566	7,754
Accumulated depreciation	3,846	4,505	5,194	5,915	606	1,243	1,910	2,611	3,345	4,114	4,920	5,762	6,644	7,566	775
<b>wood siding and trim</b>															
Useful life	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Remaining life	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3
Replacement cost	22,197	22,750	23,316	23,897	24,492	25,102	25,727	26,368	27,025	27,698	28,388	29,095	29,819	30,561	31,322
Accumulated depreciation	16,648	22,750	5,829	11,949	18,369	25,102	6,432	13,184	20,269	27,698	7,097	14,548	22,364	30,561	7,831
<b>doors</b>															
Useful life	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Remaining life	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3
Replacement cost	1,735	1,778	1,822	1,867	1,913	1,961	2,010	2,060	2,111	2,164	2,218	2,273	2,330	2,388	2,447
Accumulated depreciation	1,301	1,778	456	934	1,435	1,961	503	1,030	1,583	2,164	555	1,137	1,748	2,388	612
<b>ironwork</b>															
Useful life	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Remaining life	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3
Replacement cost	5,569	5,708	5,850	5,996	6,145	6,298	6,455	6,616	6,781	6,950	7,123	7,300	7,482	7,668	7,859
Accumulated depreciation	4,177	5,708	1,463	2,998	4,609	6,298	1,614	3,308	5,086	6,950	1,781	3,650	5,612	7,668	1,965
<b>concrete block walls</b>															
Useful life	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Remaining life	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2
Replacement cost	723	741	759	778	797	817	837	858	879	901	923	946	970	994	1,019
Accumulated depreciation	723	185	380	584	797	204	419	644	879	225	462	710	970	249	510
<b>elevator-mechanical</b>															
Useful life	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Remaining life	3	2	1	0	24	23	22	21	20	19	18	17	16	15	14
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	38,178	40,907	43,748	46,706	1,915	3,925	6,034	8,246	10,564	12,992	15,535	18,196	20,980	23,892	26,935
<b>elevator-cab remodel</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	7	6	5	4	3	2	1	0	14	13	12	11	10	9	8
Replacement cost	7,231	7,411	7,596	7,785	7,979	8,178	8,382	8,591	8,805	9,024	9,249	9,479	9,715	9,957	10,205
Accumulated depreciation	3,857	4,447	5,064	5,709	6,383	7,088	7,823	8,591	587	1,203	1,850	2,528	3,238	3,983	4,762

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS  
INSTITUTIONAL FACILITY - RECREATION (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>hvac- fau &amp; evaporative coils</b>															
Useful life	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24
Remaining life	1	0	23	22	21	20	19	18	17	16	15	14	13	12	11
Replacement cost	31,816	32,608	33,420	34,252	35,105	35,979	36,875	37,793	38,734	39,698	40,686	41,699	42,737	43,801	44,892
Accumulated depreciation	30,490	32,608	1,393	2,854	4,388	5,997	7,682	9,448	11,297	13,233	15,257	17,375	19,588	21,901	24,317
<b>hvac- condensers</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	12	11	10	9	8	7	6	5	4	3	2	1	0	14	13
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	3,934	5,376	6,887	8,470	10,128	11,863	13,678	15,577	17,561	19,634	21,800	24,061	26,422	1,805	3,701
<b>distribution piping</b>															
Useful life	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Remaining life	20	19	18	17	16	15	14	13	12	11	10	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	5,423	5,835	6,266	6,714	7,180	7,666	8,171	8,696	9,243	9,811	10,403	11,017	11,655	12,319	13,008
<b>drainage/ sewer piping</b>															
Useful life	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Remaining life	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement cost	723	741	759	778	797	817	837	858	879	901	923	946	970	994	1,019
Accumulated depreciation	723	741	759	778	797	817	837	858	879	901	923	946	970	994	1,019
<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>water heater- tank</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	7	6	5	4	3	2	1	0	14	13	12	11	10	9	8
Replacement cost	868	890	912	935	958	982	1,006	1,031	1,057	1,083	1,110	1,138	1,166	1,195	1,225
Accumulated depreciation	463	534	608	686	766	851	939	1,031	70	144	222	303	389	478	572
<b>water heaters- point of use</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	7	6	5	4	3	2	1	0	14	13	12	11	10	9	8
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	2,005	2,312	2,633	2,969	3,319	3,685	4,067	4,467	305	626	962	1,314	1,684	2,071	2,477
<b>sump pump</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	7	6	5	4	3	2	1	0	14	13	12	11	10	9	8
Replacement cost	3,253	3,334	3,417	3,502	3,589	3,678	3,770	3,864	3,960	4,059	4,160	4,264	4,370	4,479	4,591
Accumulated depreciation	1,735	2,000	2,278	2,568	2,871	3,188	3,519	3,864	264	541	832	1,137	1,457	1,792	2,142

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS  
INSTITUTIONAL FACILITY - RECREATION (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>misting system</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	5,929	6,077	6,228	6,383	6,542	6,705	6,872	7,043	7,218	7,398	7,582	7,771	7,964	8,162	8,365
Accumulated depreciation	2,965	3,646	4,360	5,106	5,888	6,705	687	1,409	2,165	2,959	3,791	4,663	5,575	6,530	7,529
<b>fire annunciator system</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	5,062	5,188	5,317	5,449	5,585	5,724	5,867	6,013	6,163	6,316	6,473	6,634	6,799	6,968	7,142
Accumulated depreciation	759	1,038	1,329	1,635	1,955	2,290	2,640	3,007	3,390	3,790	4,207	4,644	5,099	5,574	6,071
<b>lighting- exterior (building)</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	4,195	4,299	4,406	4,516	4,628	4,743	4,861	4,982	5,106	5,233	5,363	5,497	5,634	5,774	5,918
Accumulated depreciation	629	860	1,102	1,355	1,620	1,897	2,187	2,491	2,808	3,140	3,486	3,848	4,226	4,619	5,030
<b>lighting patio</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	723	741	759	778	797	817	837	858	879	901	923	946	970	994	1,019
Accumulated depreciation	96	148	202	259	319	381	446	515	586	661	738	820	905	994	68
<b>lighting- exterior (walkways)</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	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	3,871	4,200	4,544	4,902	251	515	792	1,082	1,386	1,704	2,038	2,387	2,752	3,134	3,533
<b>ceiling fans</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	2,315	2,373	2,432	2,493	2,555	2,619	2,684	2,751	2,819	2,889	2,961	3,035	3,111	3,188	3,267
Accumulated depreciation	1,968	2,136	2,310	2,493	128	262	403	550	705	867	1,036	1,214	1,400	1,594	1,797
<b>lighting- landscape</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	7	6	5	4	3	2	1	0	14	13	12	11	10	9	8
Replacement cost	2,747	2,815	2,885	2,957	3,031	3,106	3,183	3,262	3,343	3,426	3,511	3,598	3,688	3,780	3,874
Accumulated depreciation	1,465	1,689	1,923	2,168	2,425	2,692	2,971	3,262	223	457	702	959	1,229	1,512	1,808

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS  
INSTITUTIONAL FACILITY - RECREATION (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>audio &amp; visual equipment</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	7	6	5	4	3	2	1	0	14	13	12	11	10	9	8
Replacement cost	5,062	5,188	5,317	5,449	5,585	5,724	5,867	6,013	6,163	6,316	6,473	6,634	6,799	6,968	7,142
Accumulated depreciation	2,700	3,113	3,545	3,996	4,468	4,961	5,476	6,013	411	842	1,295	1,769	2,266	2,787	3,333
<b>electrical system</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>emergency back-up power</b>															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	7	6	5	4	3	2	1	0	14	13	12	11	10	9	8
Replacement cost	26,030	26,678	27,342	28,023	28,721	29,436	30,169	30,920	31,690	32,479	33,288	34,117	34,967	35,838	36,730
Accumulated depreciation	13,883	16,007	18,228	20,550	22,977	25,511	28,158	30,920	2,113	4,331	6,658	9,098	11,656	14,335	17,141
<b>fire extinguishers</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>mailbox</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	288	295	302	310	318	326	334	342	351	360	369	378	387	397	407
Accumulated depreciation	230	251	272	295	318	16	33	51	70	90	111	132	155	179	204
<b>monument</b>															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	0	19	18	17	16	15	14	13	12	11	10	9	8	7	6
Replacement cost	1,086	1,113	1,141	1,169	1,198	1,228	1,259	1,290	1,322	1,355	1,389	1,424	1,459	1,495	1,532
Accumulated depreciation	1,086	56	114	175	240	307	378	452	529	610	695	783	875	972	1,072
<b>Contingency - 5%</b>	441	3,505	38	3,040	3,726	2,486	42	6,773	88	2,283	139	47	1,418	2,947	51
<b>TOTAL Accumulated depreciation</b>	<b>269,634</b>	<b>297,233</b>	<b>256,775</b>	<b>293,624</b>	<b>268,172</b>	<b>226,802</b>	<b>209,385</b>	<b>251,625</b>	<b>144,135</b>	<b>180,838</b>	<b>169,888</b>	<b>205,548</b>	<b>246,292</b>	<b>260,954</b>	<b>241,088</b>

## CONDITION ASSESSMENT

This **Condition Assessment** is an evaluation of the major components that are subject to deterioration at a predictable rate and within a thirty (30) year projection of the study. A threshold of \$1000 has been established, 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".

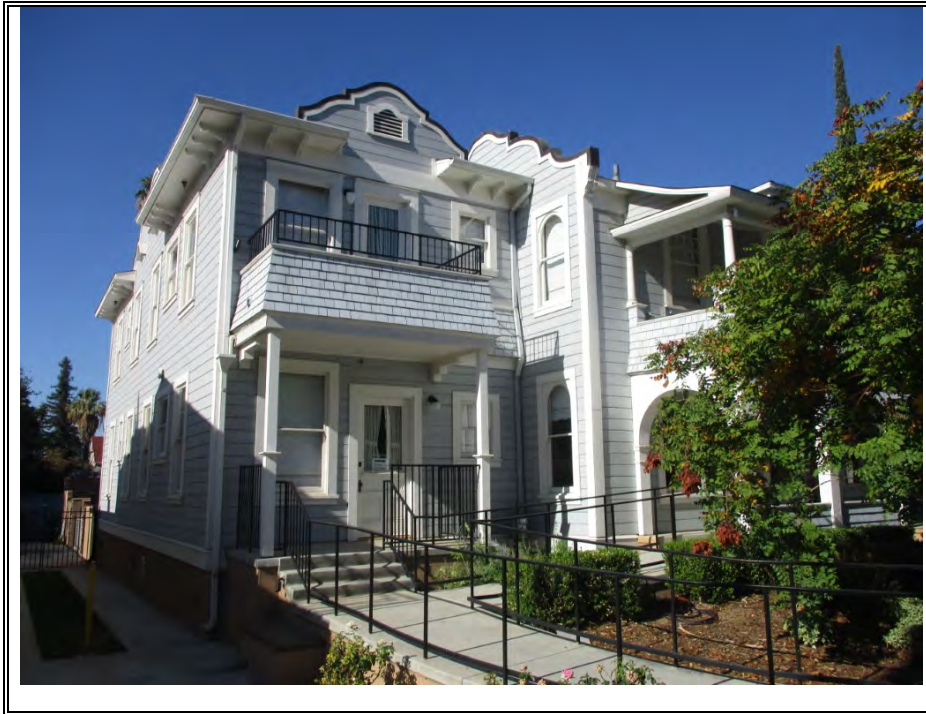
Estimated life expectancies and life cycles are based upon conditions that were readily visible and accessible at the time of the survey (which involved no destructive or intrusive methods of examination). Field personnel access as many areas as practicable. However, some random evaluation procedures are 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% 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 there are concerns with regards to such matters, the advice of appropriately qualified specialists should be sought. The survey also relies upon CC & R's (if available) and information supplied by other parties, which may have included one or more of the following: community manager; board of directors; owners/occupants; contractors; and specialist consultants. The results are based upon the experience of the field personnel, 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 occur. This report should only be considered as a tool for assistance in compilation of the budget and not as an all-encompassing prediction of future events. Rates of deterioration and repair/replacement costs frequently vary, which could significantly affect the content of the study. It is therefore imperative that the study be updated on a yearly basis, including a Condition Assessment every 3 years.

**DATE OF SURVEY:** January 5, 2023

**INSPECTOR(S):** Scott Clements, Cai Deering

**OTHERS PRESENT:** None



**INSTITUTIONAL FACILITY - RECREATION (SAMPLE ONLY)**

<b>CATEGORY:</b>	ROOF/DECKS	
<b>COMPONENT(S):</b>	COMPOSITION SHINGLE ROOF	<b>ID#(S)</b> 0101



**COMPOSITION SHINGLE ROOF (TYPICAL)**

**OBSERVATIONS:** *This component includes the composition shingle roofing (sloped). We were informed it was installed circa 1998 and it appeared to be in average condition. For this type of roofing material on these types of structures, 2 layers are generally permitted. However, if it is decided 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>	30 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	9 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 13,600

**TO PROTECT YOUR INVESTMENT:** *Periodic maintenance should include an examination for and replacement of missing and damaged shingles, especially after windy weather and prior to the rainy season. All flashings should also be regularly examined and re-sealed with caulking mastic as necessary. Such repairs should be performed immediately upon discovery to help prevent damage to the surrounding roof areas, the structures and the interiors of the individual units. A maintenance contract with a qualified contractor is recommended.*

<b>CATEGORY:</b>	ROOF/DECKS	
<b>COMPONENT(S):</b>	METAL CAPS	<b>ID#(S)</b> 0102



**METAL CAPS (TYPICAL)**

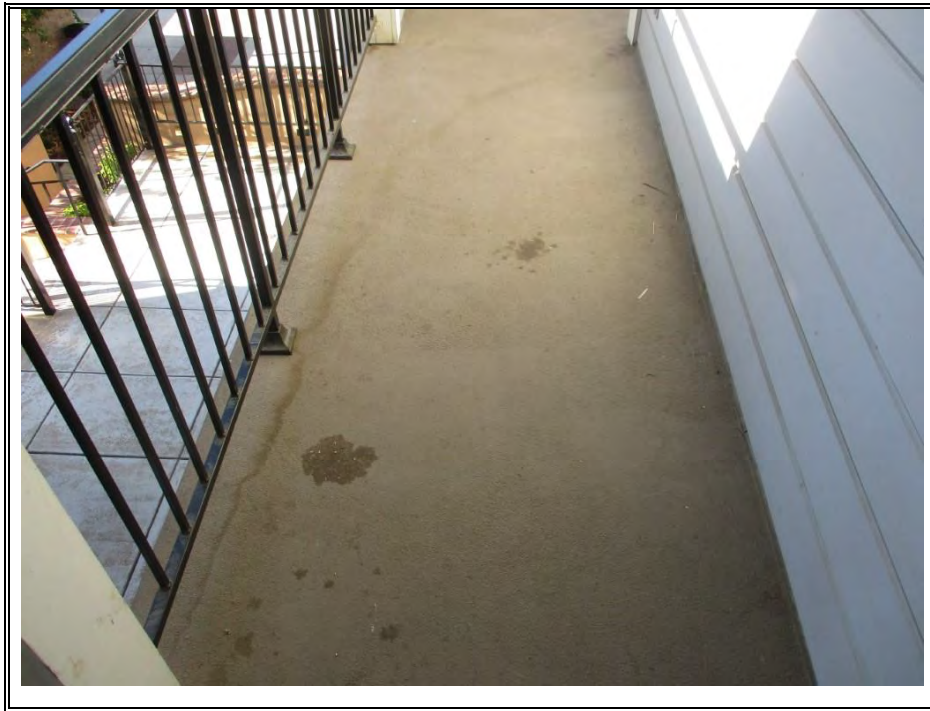
**OBSERVATIONS:** *This component includes the custom metal caps atop the parapet walls. They appeared to be in average condition.*

<b>TYPICAL USEFUL LIFE:</b>	30 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	9 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 6,500

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



<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 common area membrane deck surfaces. They appeared to be in average condition. Resurfacing of these areas is critical to prevent internal damage to the structural elements and possible leakage into units that are located 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>	15 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	7 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 3,500

**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 common area membrane deck surfaces. It appeared to be in average to aging condition.*

<b>TYPICAL USEFUL LIFE:</b>	5 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	0 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 1,000

**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>	GUTTERS & DOWNSPOUTS	<b>ID#(S)</b> 0105



#### **GUTTERS & DOWNSPOUTS (TYPICAL)**

**OBSERVATIONS:** *The aluminum gutters and downspouts appeared to be in average condition. The importance of a properly functioning water removal system lies in the fact that other components can be affected considerably (i.e. integrity of the roof, siding, paint, termite infestation, etc.). Therefore, proper maintenance is imperative.*

<b>TYPICAL USEFUL LIFE:</b>	30 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	9 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 2,350

**TO PROTECT YOUR INVESTMENT:** *The gutter systems should be regularly examined, cleaned, leveled and re-secured (if necessary) and all joints sealed as required. Drainage should be directed away from the structure.*

<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. Provided there are no major catastrophes, the proper drainage principles are maintained and that structural pest control procedures are adhered to, 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>	STRUCTURAL PEST CONTROL	<b>ID#(S)</b> 0202



#### STRUCTURAL PEST CONTROL (TYPICAL)

**OBSERVATIONS:** *This component addresses the potential 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), per the “Operating Cost Manual”, suggests that annual inspections be performed to discover any infestation in its early stages before it becomes a serious problem. It previously required that associations establish a reserve for fumigation of all structures on at least a 12-15-year basis. This is now considered optional; however, it would be prudent to budget for future fumigation in the event it becomes necessary. The frequency for fumigation tends to be greater in ocean environments, while decreasing further inland, especially in desert environments. It is suggested that further evaluation be obtained from a licensed pest control operator.*

<b>TYPICAL USEFUL LIFE:</b>	15 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	7 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 6,000

**TO PROTECT YOUR INVESTMENT:** *It is suggested that a regular and on-going maintenance program be established with a reputable licensed pest control operator. Such a program can minimize the necessity for fumigation. In addition, loose or cracked siding or stucco, peeling paint and gaps at trim around windows and doors should be repaired accordingly as to prevent moisture from making its way into the framing and providing an environment for termite infestation, fungus, and/or mold. It is recommended that planned inspection(s) be performed prior to repainting being done to identify & correct/repair these situations. Other situations that should be monitored with respect to termite infestation include low foundation walls, cracks in foundation walls, leaking pipes, over-watered landscape surrounding the structure, and damaged or nonexistent gutters and downspouts that discharge near the perimeter of the structures.*

<b>CATEGORY:</b>	STRUCTURE	
<b>COMPONENT(S):</b>	WATERPROOFING	<b>ID#(S)</b> 0203



#### **WATERPROOFING (TYPICAL)**

**OBSERVATIONS:** *This component addresses the waterproofing of the planters and sub-grade areas at the rear of the building. We were informed of previous water intrusion into the basement of the building. Further evaluation should be obtained from a qualified waterproofing consultant regarding this situation.*

<b>TYPICAL USEFUL LIFE:</b>	30 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	22 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 35,000

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

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



**SIDING-WOOD (TYPICAL)**

**OBSERVATIONS:** *This component includes the wood siding on the exterior of the building. It appeared to be in average condition. The other trim, including the wood fascia, is not included here, as it would be replaced as necessary on an on-going basis.*

<b>TYPICAL USEFUL LIFE:</b>	40 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	19 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 45,500

**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>	SIDING-SHINGLE	<b>ID#(S)</b> 0205



**SIDING-SHINGLE (TYPICAL)**

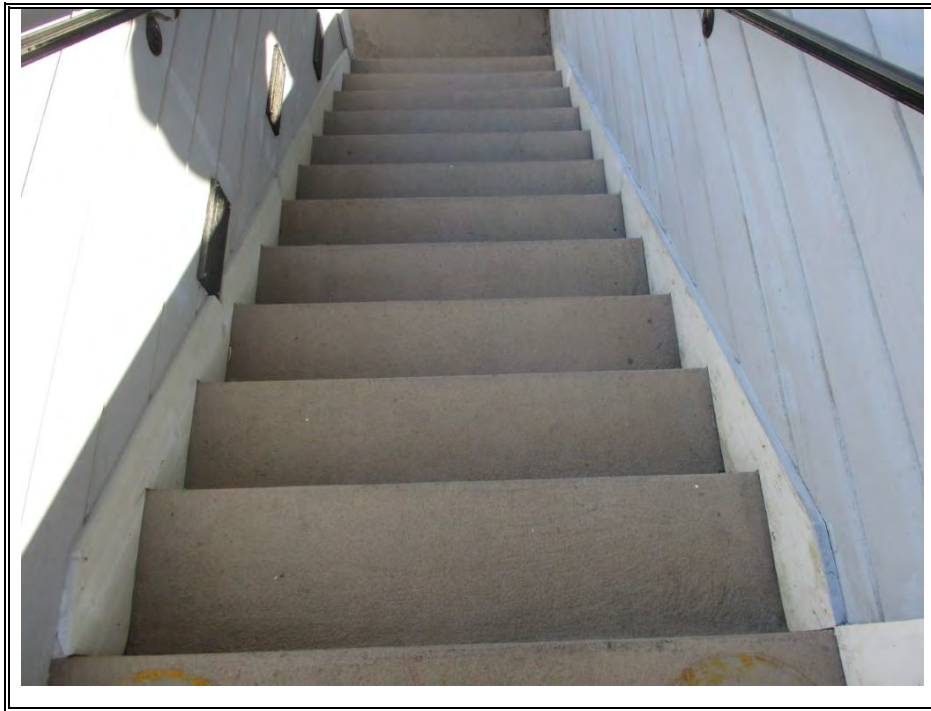
**OBSERVATIONS:** *This component includes the wood shingle siding on the exterior of the building. It appeared to be in average condition. The other trim, including the wood fascia, is not included here, as it would be replaced as necessary on an on-going basis.*

<b>TYPICAL USEFUL LIFE:</b>	30 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	9 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 10,800

**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>	WOOD REPAIR	<b>ID#(S)</b> 0206



**WOOD REPAIR (TYPICAL)**

**OBSERVATIONS:** *This component provides for periodic replacement and refurbishment of the wood siding and trim. The wood siding lacked proper flashings and drip edges, which may result in “wicking” of the moisture into the siding and trim, accelerating its deterioration rate. The allowance provides for limited repairs and replacements, adjusted to coincide with the building paint cycles. We suggest the allowance be reviewed and adjusted, if necessary, in a future Reserve Study Update.*

<b>TYPICAL USEFUL LIFE:</b>	4 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	0 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 4,400

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

<b>CATEGORY:</b>	STRUCTURE	
<b>COMPONENT(S):</b>	WOOD DECKING	<b>ID#(S)</b> 0207



**WOOD DECKING (TYPICAL)**

**OBSERVATIONS:** *This component includes the wood decking at the front balcony. It appeared to be in average to aging condition, and in need of surface coating.*

<b>TYPICAL USEFUL LIFE:</b>	20 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	15 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 3,350

**TO PROTECT YOUR INVESTMENT:** *The wood decking should be regularly examined for potential decay, which should be incorporated as part of the regular pest control maintenance program. All damaged areas and loose boards should be repaired as necessary. Re-painting/staining is advocated at 4-year intervals for longevity of this component.*

<b>CATEGORY:</b>	STRUCTURE	
<b>COMPONENT(S):</b>	METAL ARBORS	<b>ID#(S)</b> 0208



**METAL ARBORS (TYPICAL)**

**OBSERVATIONS:** *This component includes the metal arbor at the year patio. It appeared to be in average condition. They typically have an anticipated useful life expectancy well beyond the scope of this report (30 years). It is recommended that maintenance be provided for in the operating budget.*

<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:** *The metal arbors should be regularly examined for potential decay. All damaged areas should be repaired as necessary. Re-painting/staining is advocated at 4-year intervals for longevity of this component.*

**CATEGORY:**            *STRUCTURE*

**COMPONENT(S):**    *CANOPIES*

**ID#(S)**    *0209*



**CANOPIES (TYPICAL)**

**OBSERVATIONS:** *This component includes the triangle style canvas canopies at the rear patio. They appeared to be in average condition.*

<b>TYPICAL USEFUL LIFE:</b>	<i>10 YEAR(S)</i>
<b>ESTIMATED REMAINING LIFE:</b>	<i>8 YEAR(S)</i>
<b>AVERAGE COMPONENT COST:</b>	<i>\$ 3,800</i>

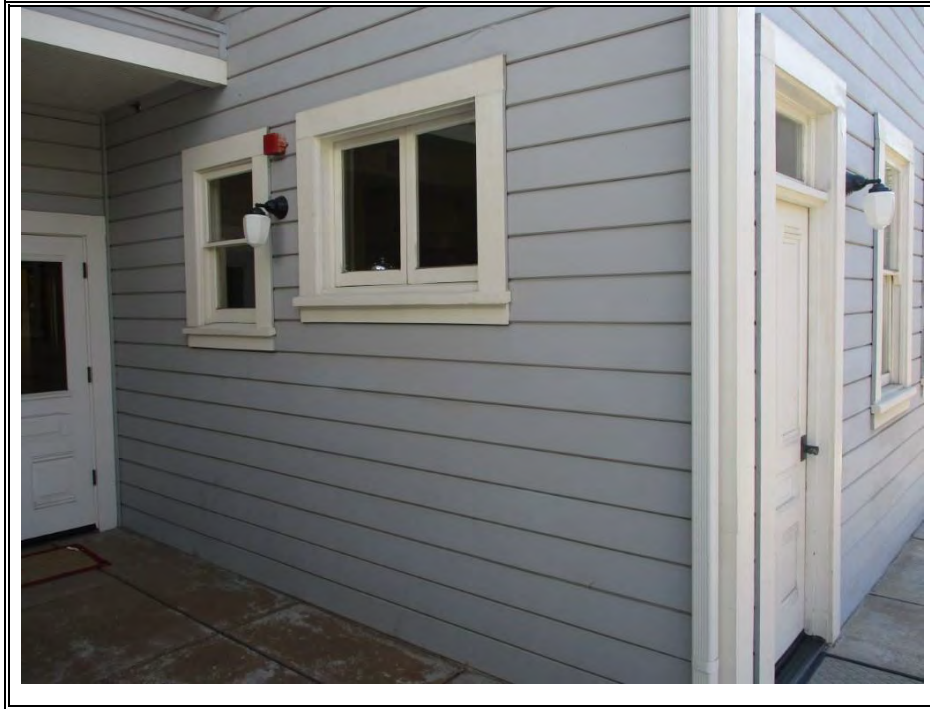
**TO PROTECT YOUR INVESTMENT:** *Little by way of maintenance can be performed for the canopies other than regular cleaning per specifications from the manufacturer.*



**CATEGORY:** PAINT

**COMPONENT(S):** WOOD SIDING AND TRIM

**ID#(S)** 0301



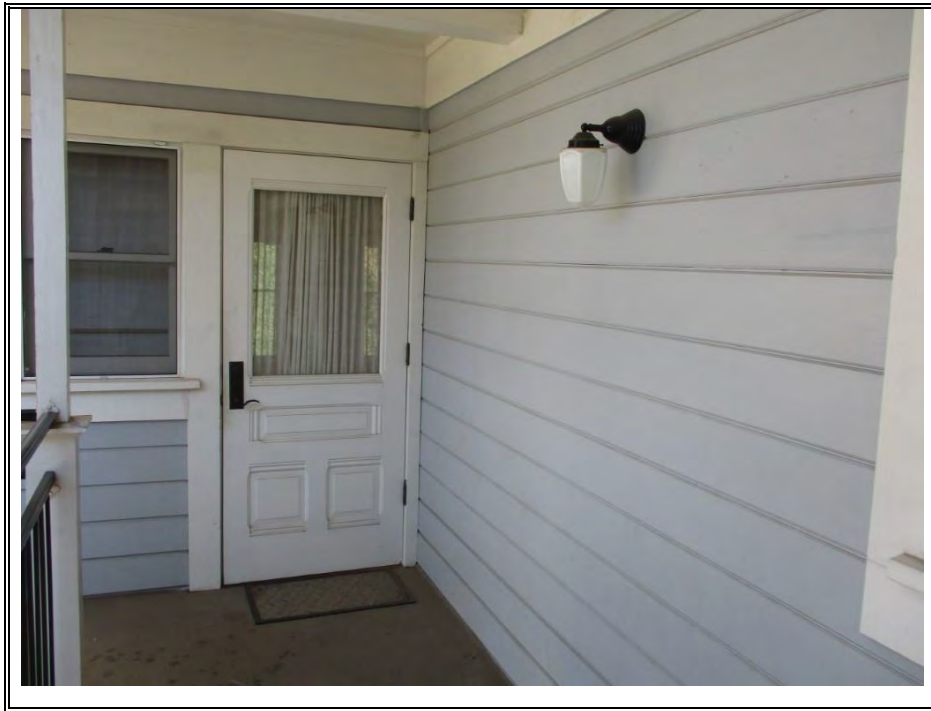
**WOOD SIDING AND TRIM (TYPICAL)**

**OBSERVATIONS:** *This component includes the painted surfaces of the wood siding and trim. They appeared to be in aging condition.*

<b>TYPICAL USEFUL LIFE:</b>	4 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	0 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 15,350

**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> 0302



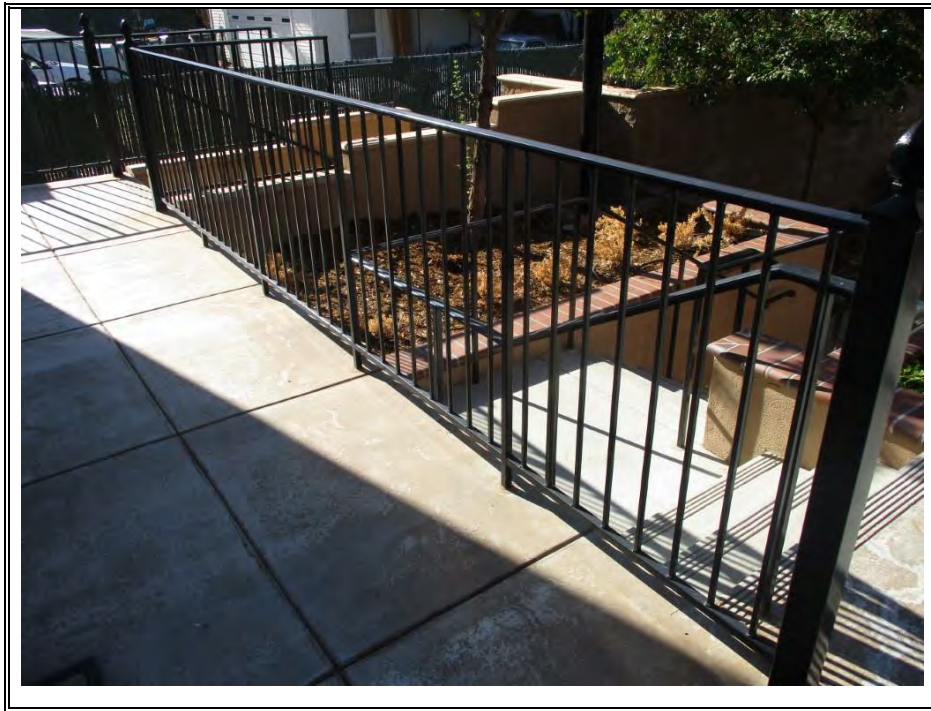
**DOORS (TYPICAL)**

**OBSERVATIONS:** *This component includes the painted surfaces of the exterior sides of the doors. They appeared to be in average to aging condition.*

<b>TYPICAL USEFUL LIFE:</b>	<b>4 YEAR(S)</b>
<b>ESTIMATED REMAINING LIFE:</b>	<b>0 YEAR(S)</b>
<b>AVERAGE COMPONENT COST:</b>	<b>\$ 1,200</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>	<i>PAINT</i>	
<b>COMPONENT(S):</b>	<i>IRONWORK</i>	<b>ID#(S)</b> 0303



**IRONWORK (TYPICAL)**

**OBSERVATIONS:** *This component includes the painted surfaces of the wrought iron fencing, gates, and rails at the exterior of the building. They appeared to be in average to aging condition, and the remaining life adjusted to coincide with the building paint cycles.*

<b>TYPICAL USEFUL LIFE:</b>	<b>4 YEAR(S)</b>
<b>ESTIMATED REMAINING LIFE:</b>	<b>0 YEAR(S)</b>
<b>AVERAGE COMPONENT COST:</b>	<b>\$ 3,850</b>

**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>	CONCRETE BLOCK WALLS	<b>ID#(S)</b> 0304



**CONCRETE BLOCK WALLS (TYPICAL)**

**OBSERVATIONS:** *This component includes the painted surfaces of the stucco covered concrete block walls at the rear planters. They appeared to be in good condition.*

<b>TYPICAL USEFUL LIFE:</b>	4 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	3 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 500

**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 and bare areas properly primed prior to any finish paint. Any splits and cracks should be sealed with appropriate materials.*



<b>CATEGORY:</b>	MECHANICAL	
<b>COMPONENT(S):</b>	ELEVATOR-MECHANICAL	<b>ID#(S)</b> 0401



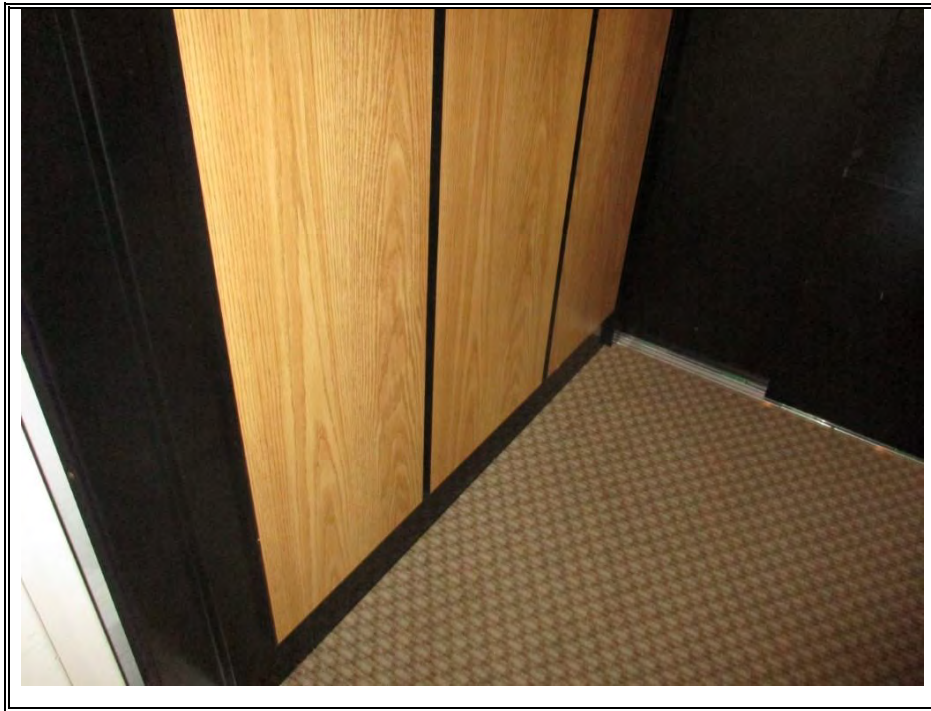
#### **ELEVATOR-MECHANICAL (TYPICAL)**

**OBSERVATIONS:** *This component includes the mechanical aspects of the two-stop elevator. The typical useful life is difficult to predict, and a rough estimate (allowance) for future upgrades has been provided. It is recommended that further evaluation be obtained from an elevator specialist.*

<b>TYPICAL USEFUL LIFE:</b>	25 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	18 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 30,000

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

<b>CATEGORY:</b>	MECHANICAL	
<b>COMPONENT(S):</b>	ELEVATOR-CAB REMODEL	<b>ID#(S)</b> 0402



**ELEVATOR-CAB REMODEL (TYPICAL)**

**OBSERVATIONS:** *This component provides for the remodeling of the elevator cab (interior). It appeared to be in average condition.*

<b>TYPICAL USEFUL LIFE:</b>	15 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	7 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 5,000

**TO PROTECT YOUR INVESTMENT:** *General surface cleaning of the elevator cab interior is recommended.*

<b>CATEGORY:</b>	MECHANICAL	
<b>COMPONENT(S):</b>	HVAC- FAU & EVAPORATIVE COILS	<b>ID#(S)</b> 0403



**HVAC- FAU & EVAPORATIVE COILS (TYPICAL)**

**OBSERVATIONS:** *This component includes the forced air units and evaporative coils for the heating and air conditioning systems at the equipment alcoves and attic. They appeared to be in average condition.*

<b>TYPICAL USEFUL LIFE:</b>	24 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	16 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 22,000

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

**CATEGORY:** MECHANICAL

**COMPONENT(S):** HVAC - CONDENSERS

**ID#(S)** 0404



**HVAC - CONDENSERS (TYPICAL)**

**OBSERVATIONS:** *This component includes the condensers for the air conditioning systems at the rear driveway. They appeared to be in average condition.*

<b>TYPICAL USEFUL LIFE:</b>	15 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	12 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 13,600

**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>	PLUMBING	
<b>COMPONENT(S):</b>	DISTRIBUTION PIPING	<b>ID#(S)</b> 0501



**DISTRIBUTION PIPING (TYPICAL)**

**OBSERVATIONS:** *This component includes the copper distribution piping that provides potable water to the kitchen and bathrooms. The visible portions appeared to be in average condition and no problems were observed or reported. 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.*

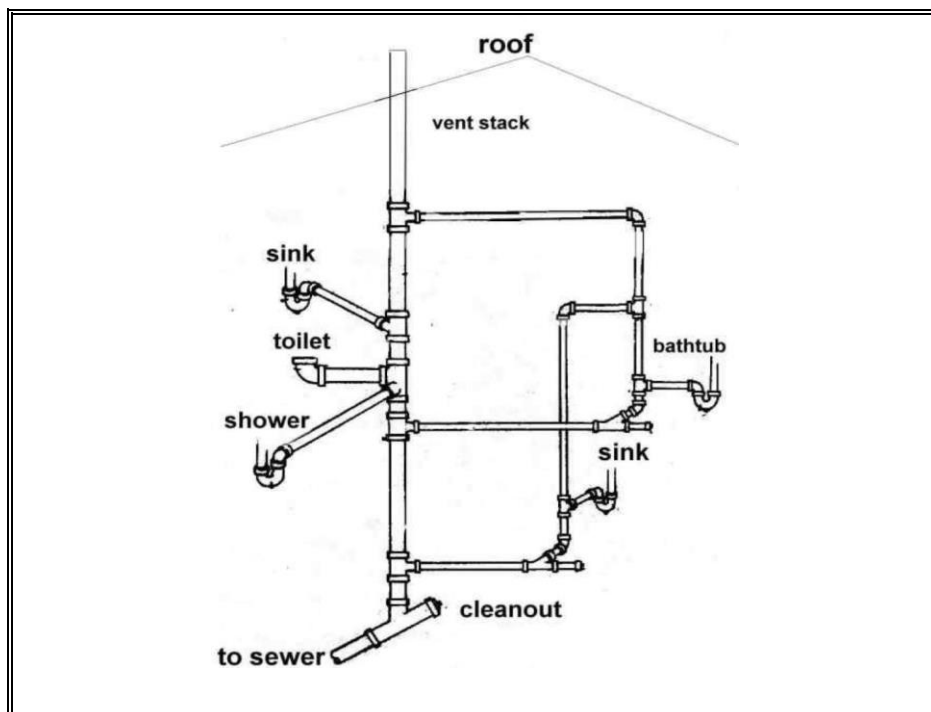
<b>TYPICAL USEFUL LIFE:</b>	40 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	35 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 7,500

**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. Consideration may be given to 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)** 0502



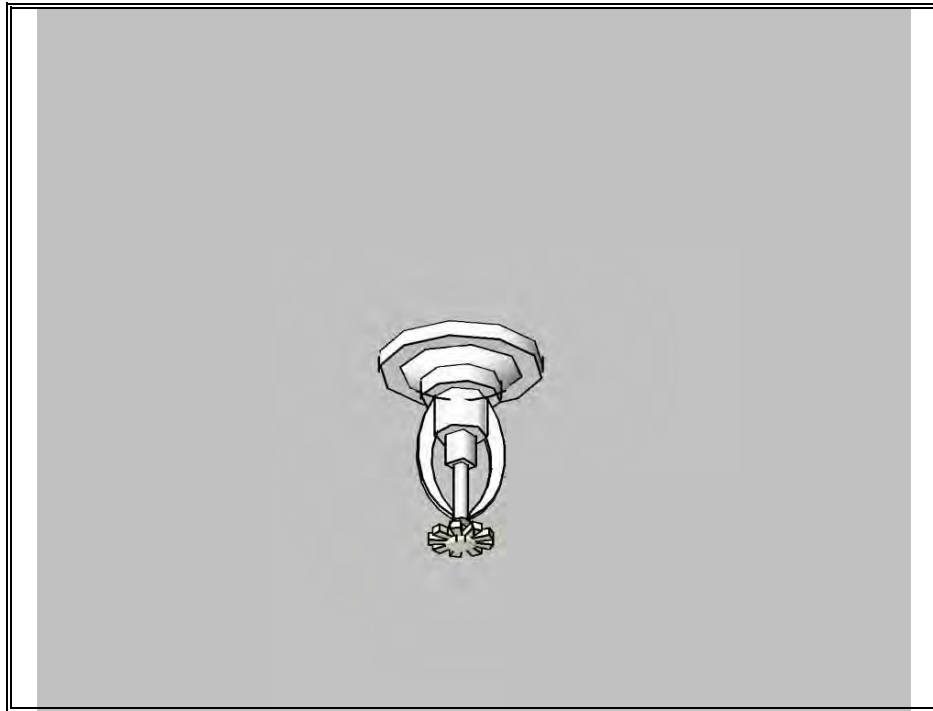
**DRAINAGE/SEWER PIPING (TYPICAL)**

**OBSERVATIONS:** This component addresses the sewer and drainage piping. A rough allowance for repairs has been provided, and it is recommended that the amount be periodically reviewed for adequacy. The visible portions appeared to be in average condition and no problems were observed or reported. 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>	1 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	0 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 500

**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> 0503



**FIRE SPRINKLERS (TYPICAL)**

**OBSERVATIONS:** *This component includes the fire sprinkler system throughout the building. Where visible it appeared to be in average condition and would be considered a lifetime component. Accordingly, no amount has been provided for its future 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:** *Periodic inspection and maintenance should be performed by a State Fire Marshall approved company.*

<b>CATEGORY:</b>	PLUMBING	
<b>COMPONENT(S):</b>	WATER HEATER-TANK	<b>ID#(S)</b> 0504



**WATER HEATER-TANK (TYPICAL)**

**OBSERVATIONS:** *This component includes the water heater at the basement equipment room. It appeared to be in average condition; however, a visual examination cannot make predictions as to future performance (i.e. even with correct maintenance, these units can fail without warning).*

<b>TYPICAL USEFUL LIFE:</b>	15 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	7 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 600

**TO PROTECT YOUR INVESTMENT:** *Maintenance should include periodic draining of a few gallons of water from the drain cock to relieve sediment build-up. A regular safety check-up by the local utility company (if available) or licensed plumbing contractor is also suggested.*



<b>CATEGORY:</b>	PLUMBING	
<b>COMPONENT(S):</b>	WATER HEATERS-POINT OF USE	<b>ID#(S)</b> 0505



**WATER HEATERS-POINT OF USE (TYPICAL)**

**OBSERVATIONS:** *This component includes the point of use water heaters at the restroom sinks that provide hot water for the common area restrooms. They appeared to be in average condition; however, a visual examination cannot make predictions as to future performance (i.e. even with correct maintenance, these units can fail without warning).*

<b>TYPICAL USEFUL LIFE:</b>	15 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	7 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 2,600

**TO PROTECT YOUR INVESTMENT:** *Maintenance should include periodic draining of a few gallons of water from the drain cock to relieve sediment build-up. A regular safety check-up by the local utility company (if available) or licensed plumbing contractor is also suggested.*

<b>CATEGORY:</b>	PLUMBING	
<b>COMPONENT(S):</b>	SUMP PUMP	<b>ID#(S)</b> 0506



**SUMP PUMP (TYPICAL)**

**OBSERVATIONS:** *This component includes a sump pump at the basement equipment room. It was encased under a heavy metal lid and inaccessible for inspection. We were not informed of any recent repairs. For reporting purposes, the condition, size, and type have been estimated. The pump serves the purpose of preventing flooding by pumping water out to the street. This type of pump is designed to operate automatically and is imperative for water removal during rainstorms. Failure of the pump can also lead to over-saturation of the sub-surface soils and associated foundation and concrete slab settlement/cracking.*

<b>TYPICAL USEFUL LIFE:</b>	15 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	7 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 2,250

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

<b>CATEGORY:</b>	PLUMBING	
<b>COMPONENT(S):</b>	MISTING SYSTEM	<b>ID#(S)</b> 0507



**MISTING SYSTEM (TYPICAL)**

**OBSERVATIONS:** *This component includes an allowance to maintain the misting system serving the rear patio area, including replacement of the motor, pump, hoses and ancillary equipment.*

<b>TYPICAL USEFUL LIFE:</b>	10 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	0 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 4,100

**TO PROTECT YOUR INVESTMENT:** *We suggest a maintenance contract with a qualified service provider.*

<b>CATEGORY:</b>	<i>ELECTRICAL</i>	
<b>COMPONENT(S):</b>	<i>FIRE ANNUNCIATOR SYSTEM</i>	<b>ID#(S)</b> 0601



**FIRE ANNUNCIATOR SYSTEM (TYPICAL)**

**OBSERVATIONS:** *This component includes a fire annunciator system (panel) at the entry hall (motherboard located in the basement equipment room). It appeared to be in average condition.*

<b>TYPICAL USEFUL LIFE:</b>	<i>20 YEAR(S)</i>
<b>ESTIMATED REMAINING LIFE:</b>	<i>12 YEAR(S)</i>
<b>AVERAGE COMPONENT COST:</b>	<i>\$ 3,500</i>

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

<b>CATEGORY:</b>	ELECTRICAL	
<b>COMPONENT(S):</b>	LIGHTING-EXTERIOR (BUILDING)	<b>ID#(S)</b> 0602



**LIGHTING-EXTERIOR (BUILDING)**

**OBSERVATIONS:** *This component includes the decorative and utilitarian light fixtures at the exterior of the building. They appeared to be in 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>	20 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	12 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 2,900

**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>	<i>ELECTRICAL</i>	
<b>COMPONENT(S):</b>	<i>LIGHTING PATIO</i>	<b>ID#(S)</b> 0603



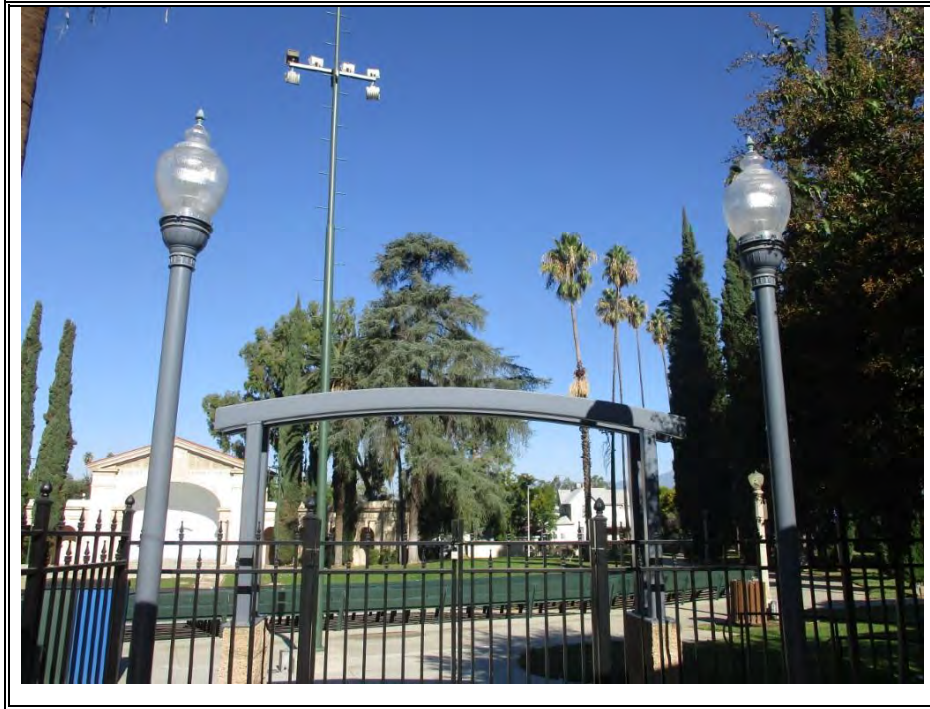
**LIGHTING PATIO (TYPICAL)**

**OBSERVATIONS:** *This component includes the string lighting at the rear patio. It 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>	<i>15 YEAR(S)</i>
<b>ESTIMATED REMAINING LIFE:</b>	<i>13 YEAR(S)</i>
<b>AVERAGE COMPONENT COST:</b>	<i>\$ 500</i>

**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</i>	<b>ID#(S)</b> 0604



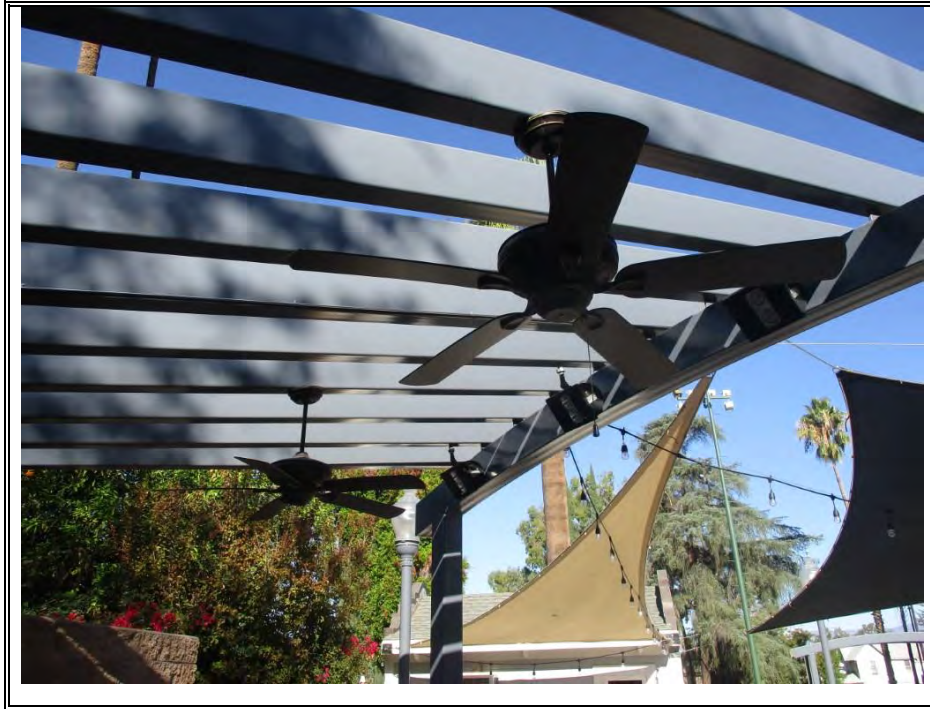
#### **LIGHTING-EXTERIOR**

**OBSERVATIONS:** *This component includes the pole mounted light fixtures along the walkways and patio, including the bollard style lighting at the front, and teardrop style at the rear. They appeared to be in 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>	<i>20 YEAR(S)</i>
<b>ESTIMATED REMAINING LIFE:</b>	<i>18 YEAR(S)</i>
<b>AVERAGE COMPONENT COST:</b>	<i>\$ 3,150</i>

**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>CEILING FANS</i>	<b>ID#(S)</b> 0605



**CEILING FANS (TYPICAL)**

**OBSERVATIONS:** *This component includes the ceiling fan fixtures at the arbor. They appeared to be in average condition.*

<b>TYPICAL USEFUL LIFE:</b>	<i>20 YEAR(S)</i>
<b>ESTIMATED REMAINING LIFE:</b>	<i>18 YEAR(S)</i>
<b>AVERAGE COMPONENT COST:</b>	<i>\$ 1,600</i>

**TO PROTECT YOUR INVESTMENT:** *Refer to manufactures instructions on maintenance and cleaning.*



<b>CATEGORY:</b>	ELECTRICAL	
<b>COMPONENT(S):</b>	LIGHTING-LANDSCAPE	<b>ID#(S)</b> 0606



**LIGHTING-LANDSCAPE (TYPICAL)**

**OBSERVATIONS:** *This component includes the light fixtures in the landscaped areas. They appeared to be in average condition.*

<b>TYPICAL USEFUL LIFE:</b>	15 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	7 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 1,900

**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>	<i>ELECTRICAL</i>	
<b>COMPONENT(S):</b>	<i>AUDIO &amp; VISUAL EQUIPMENT</i>	<b>ID#(S)</b> 0607



#### **AUDIO & VISUAL EQUIPMENT (TYPICAL)**

**OBSERVATIONS:** *This component includes an allowance for the periodic repair, replacement, refurbishment or maintenance of the audio and visual equipment, including the amplifiers, synthesizers, router, mixing boards and media players. We recommend the allowance be evaluated and adjusted as necessary in a future Reserve Study Update.*

<b>TYPICAL USEFUL LIFE:</b>	<b>15 YEAR(S)</b>
<b>ESTIMATED REMAINING LIFE:</b>	<b>7 YEAR(S)</b>
<b>AVERAGE COMPONENT COST:</b>	<b>\$ 3,500</b>

**TO PROTECT YOUR INVESTMENT:** *Refer to manufactures instructions on maintenance and cleaning.*

<b>CATEGORY:</b>	<i>ELECTRICAL</i>	
<b>COMPONENT(S):</b>	<i>ELECTRICAL SYSTEM</i>	<b>ID#(S)</b> 0608



**ELECTRICAL SYSTEM (TYPICAL)**

**OBSERVATIONS:** *This component includes the electrical system throughout the building. We were informed the system was updated circa 2011, and the main service panel, sub-panels, equipment panels and distribution system appeared to be in good condition, with an anticipated service life well in excess of the scope of this report and is therefore considered a life time component.*

<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:** *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>EMERGENCY BACK-UP POWER</i>	<b>ID#(S)</b> 0609



**EMERGENCY BACK-UP POWER (TYPICAL)**

**OBSERVATIONS:** *This component includes a back-up power system for the building, including the 3 battery pack towers located in the basement. They appeared to be in average condition.*

<b>TYPICAL USEFUL LIFE:</b>	<i>15 YEAR(S)</i>
<b>ESTIMATED REMAINING LIFE:</b>	<i>7 YEAR(S)</i>
<b>AVERAGE COMPONENT COST:</b>	<i>\$ 18,000</i>

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



<b>CATEGORY:</b>	MISCELLANEOUS	
<b>COMPONENT(S):</b>	FIRE EXTINGUISHERS	<b>ID#(S)</b> 0701



**FIRE EXTINGUISHERS (TYPICAL)**

**OBSERVATIONS:** *This component includes the fire extinguishers. It was noted that they were last serviced in 2018, and they appeared to be in average condition. Due to the limited quantity, 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:** *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>	MAILBOX	<b>ID#(S)</b> 0702



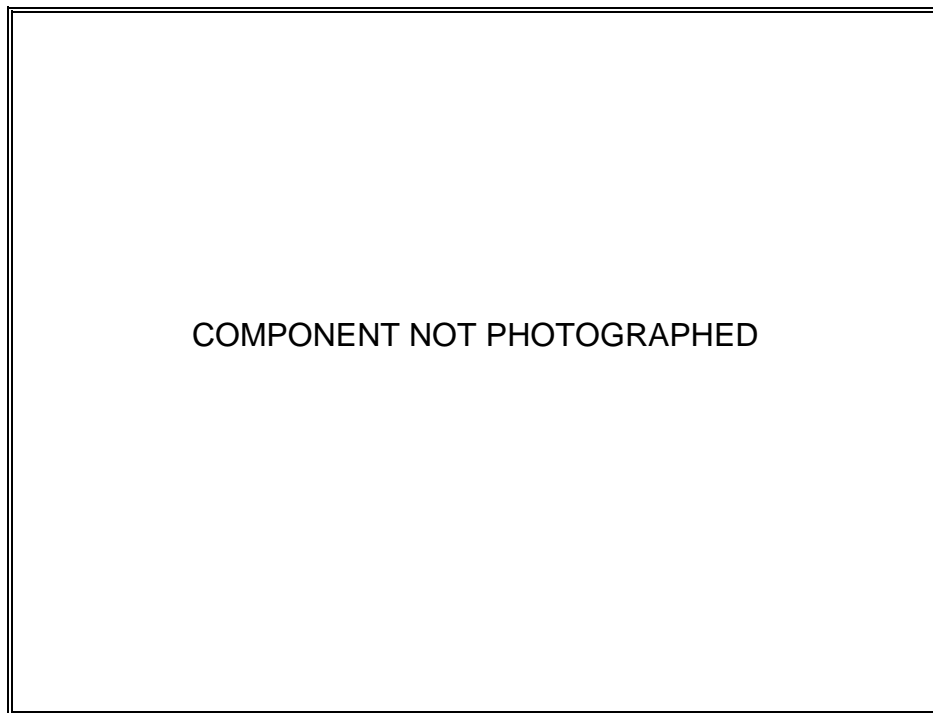
**MAILBOX (TYPICAL)**

**OBSERVATIONS:** *This component includes the pedestal mailbox at the front of the building. It appeared to be in good condition.*

<b>TYPICAL USEFUL LIFE:</b>	20 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	19 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 200

**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>	MONUMENT	<b>ID#(S)</b> 0703



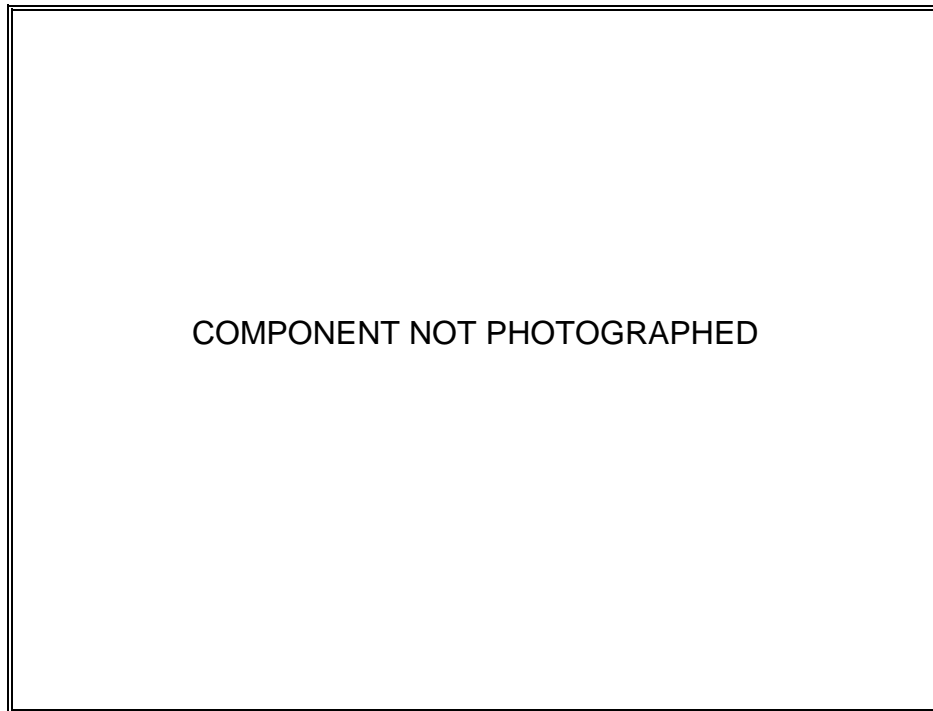
**MONUMENT (TYPICAL)**

**OBSERVATIONS:** *This component includes custom painted monument sign at the front of the building. It appeared to be in good condition.*

<b>TYPICAL USEFUL LIFE:</b>	20 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	15 YEAR(S)
<b>AVERAGE COMPONENT COST:</b>	\$ 750

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

<b>CATEGORY:</b>	CONTINGENCY RESERVE	
<b>COMPONENT(S):</b>	GENERAL - 5%	<b>ID#(S)</b> 0801



**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 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 would be appropriate, 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.