



RESERVE STUDY - MARCH 9, 2023

Institutional Facility - School (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 - School (Sample Only)" in Anytown, California. It consists of three main divisions:

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

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

The **Condition Assessment** is both an inventory and examination of the major 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.

As the complete report contains details that may not be of interest to many individuals, **it is suggested that this "Overview" page, the "Component Inventory" and the "Summary" be distributed with the pro-forma operating budget.** Copies of the full Reserve Study should be made available upon request.

In addition to the legal objectives, the information contained in the study will provide a perpetual inventory of all common area components which can be expanded should the project undergo any future physical changes. Also, the detailed schedules will serve as an advance warning system with respect to major repair or replacement of the components. This will allow time for obtaining competitive bids, ultimately resulting in cost savings. 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 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 ensure 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 outside of the scope of the services provided herein.

SUMMARY
INSTITUTION FACILITY - SCHOOL (SAMPLE ONLY)

ASSUMPTIONS:

(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		\$65,000
(E) NUMBER OF UNITS:			1

ANALYSIS OF MONTHLY <u>RESERVE</u> CONTRIBUTION	PERIOD			TOTAL	PER UNIT ¹
(F) CURRENTLY BUDGETED PER ASSOCIATION:	1/1/2023	through	12/31/2023	\$0.00	\$0.00
(G) RECOMMENDED TO BUDGET (see Funding Plan #3²):	1/1/2024	through	12/31/2024	\$11,666.15	\$11,666.15
(H) <u>DOLLAR</u> INCREASE / (DECREASE) ("G" less "F"):	1/1/2024	through	12/31/2024	\$11,666.15	\$11,666.15
(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):	1/1/2025	through	12/31/2053	1.70%	1.70%

ANALYSIS OF MONTHLY <u>ASSESSMENT</u> ("DUES"):	PERIOD			TOTAL	PER UNIT ¹
(L) CURRENTLY BUDGETED PER ASSOCIATION:	1/1/2023	through	12/31/2023	\$665,000.00	\$665,000.00
(M) RESERVE CONTRIBUTION <u>%</u> (item "F" divided by "L"):	1/1/2023	through	12/31/2023	0.00%	0.00%
(N) % CHANGE IN ASSESSMENT ("H" divided by "L") (if recommended reserve contribution implemented)	1/1/2024	through	12/31/2024	1.75%	1.75%

OVERAGE / (DEFICIT):	PERIOD			TOTAL	PER UNIT ¹
(between "actual" and "ideal" reserve balance)	1/1/2023	through	12/31/2023	(\$363,513)	(\$363,513)

COST OF COMPONENTS THAT NEED TO BE REPLACED WITHIN 5 YEARS	\$167,691.30
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PERCENT FUNDED³

as of 1/1/2024	15.17%
as of 12/31/2024 (if Funding Plan #3 ² recommended above is followed)	36.78%

FOOTNOTES:

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

FINANCIAL ANALYSIS

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

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

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

COMPONENT INVENTORY

INSTITUTION FACILITY - SCHOOL (SAMPLE ONLY)

threshold = \$5,000

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											
modified cap sheet roof	0101	25,750 sq ft	30+	30+	0	0	0	0	0	0.00	0.00
modified cap sheet roof-coating	0102	25,750 sq ft	20	18	90,150 ¹	4,508	1,367	9,015	(7,648)	0.00	245.43
gutters & downspouts	0103	500 lin ft	30	18	3,400 ⁴	113	206	1,360	(1,154)	0.00	37.03
STRUCTURE											
foundations/ structural frame	0201	3 buildings	30+	30+	0	0	0	0	0	0.00	0.00
structural pest control	0202	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
PAINT											
trim	0301	1,100 sq ft	5	3	2,750 ¹	550	167	1,100	(933)	0.00	29.95
wood panel refinish	0302	600 sq ft	10	9	1,200 ¹	120	18	120	(102)	0.00	3.27
doors-paint	0303	152 sides	5	3	8,350 ¹	1,670	507	3,340	(2,833)	0.00	90.93
doors-lacquer	0304	54 sides	10	8	5,400 ¹	540	164	1,080	(916)	0.00	29.40
interior flatwork	0305	52,300 sq ft	6	4	44,450 ¹	7,408	2,248	14,817	(12,569)	0.00	403.39
t-bar ceiling panels	0306	24,000 sq ft	20	9	30,000 ¹	1,500	2,503	16,500	(13,997)	0.00	449.21
garage interior	0307	4,500 sq ft	15	10	3,150 ¹	210	159	1,050	(891)	0.00	28.59
ironwork	0308	1300 sq ft	5	1	2,950 ¹	590	358	2,360	(2,002)	0.00	64.25
parking stripes	0309	40 spaces	10	5	500 ⁴	50	38	250	(212)	0.00	6.81
MECHANICAL											
elevator-mechanical	0401	1 elevator	25	17	25,000 ¹	1,000	1,213	8,000	(6,787)	0.00	217.80
elevator-cab remodel	0402	1 cab	15	10	5,000 ¹	333	253	1,667	(1,414)	0.00	45.38
wheel chair lift	0403	1 lift	20	0	4,250 ⁴	213	645	4,250	(3,605)	0.00	115.71
exhaust fans	0404	2 @ 2 horsepower	20	10	9,400 ⁴	470	713	4,700	(3,987)	0.00	127.96
make-up air fan	0405	1 @ 3/4 horsepower	20	15	2,900 ⁴	145	110	725	(615)	0.00	19.74
vehicle gates	0406	2 @ 2 horsepower	10	5	9,500 ¹	950	721	4,750	(4,029)	0.00	129.32
dual pack-small	0407	2 @ 5 tons	20	4	17,700 ⁴	885	2,148	14,160	(12,012)	0.00	385.50
air conditioning-evaporative coil	0408	16 @ 3 tons	20	18	24,000 ⁴	1,200	364	2,400	(2,036)	0.00	65.34
air conditioning-condenser	0409	16 @ 3 tons	10	8	60,000 ⁴	6,000	1,820	12,000	(10,180)	0.00	326.70
dual pack-office/classroom	0410	4 @ 6 tons	20	12	42,000 ⁴	2,100	2,548	16,800	(14,252)	0.00	457.38
dual pack-lobby	0411	1 @ 5 tons	20	0	8,850 ⁴	443	1,342	8,850	(7,508)	0.00	240.94
dual pack-social room	0412	3 @ 6 tons	20	19	31,500 ⁴	1,575	239	1,575	(1,336)	0.00	42.88
dual pack-library	0413	1 @ 5 tons	20	19	8,850 ⁴	443	67	443	(376)	0.00	12.06
dual pack-sanctuary	0414	2 @ 12 tons	20	19	50,000 ³	2,500	379	2,500	(2,121)	0.00	68.06
wall units	0415	10 @ 2 tons	20	10	15,500 ⁴	775	1,176	7,750	(6,574)	0.00	210.99

COMPONENT INVENTORY

INSTITUTION FACILITY - SCHOOL (SAMPLE ONLY)

threshold = \$5,000

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
PLUMBING											
distribution plumbing	0501	all	60	30	52,000 ¹	867	3,944	26,000	(22,056)	0.00	707.84
drainage/ sewer piping	0502	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
fire sprinklers	0503	lifetime	30+	30+	0	0	0	0	0	0.00	0.00
water heaters	0504	3 water heaters	10	6	3,400 ⁴	340	206	1,360	(1,154)	0.00	37.03
drinking fountains	0505	4 drinking fountains	20	10	4,400 ⁴	220	334	2,200	(1,866)	0.00	59.89
sump pump	0506	1 pump	15	10	1,850 ¹	123	94	617	(523)	0.00	16.80
ELECTRICAL											
surveillance camera system	0601	1 system	12	8	11,300 ⁴	942	571	3,767	(3,196)	0.00	102.56
fire annunciator system	0602	1 system	20	10	1,000 ⁴	50	76	500	(424)	0.00	13.61
security system	0603	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
lighting-exit signs	0604	12 fixtures	20	16	1,200 ⁴	60	36	240	(204)	0.00	6.53
lighting-interior (decorative)	0605	26 fixtures	20	16	3,200 ⁴	160	97	640	(543)	0.00	17.42
lighting-exterior	0606	36 fixtures	20	10	9,900 ⁴	495	751	4,950	(4,199)	0.00	134.76
lighting-interior (fluorescent)	0607	215 fixtures	20	16	32,250 ⁴	1,613	978	6,450	(5,472)	0.00	175.60
lighting-playground	0608	9 fixtures	25	15	9,450 ⁴	378	573	3,780	(3,207)	0.00	102.91
electrical system	0609	lifetime	30+	30+	0	0	0	0	0	0.00	0.00
sump pump control panel	0610	1 unit	30	10	2,000 ¹	67	202	1,333	(1,131)	0.00	36.29
audio & visual equipment	0611	2 systems	15	14	178,000 ²	11,867	1,800	11,867	(10,067)	0.00	323.08
FLOORING											
carpeting	0701	1,600 sq yds	6	4	56,000 ¹	9,333	2,832	18,667	(15,835)	0.00	508.20
vinyl	0702	2,500 sq yds	20	10	7,500 ¹	375	569	3,750	(3,181)	0.00	102.09
acrylic	0703	12,300 sq ft	20	10	36,900 ¹	1,845	2,799	18,450	(15,651)	0.00	502.30
LANDSCAPE/ HARDSCAPE											
asphalt seal coat	0801	7150 sq ft	10	5	1,450 ¹	145	110	725	(615)	0.00	19.74
asphalt replacement	0802	7,150 sq ft	30	15	21,450 ¹	715	1,627	10,725	(9,098)	0.00	291.99
playing surface-basketball	0803	750 sq ft	5	4	1,150 ⁴	230	35	230	(195)	0.00	6.26
basketball hoop/ backboard	0804	2 hoop/ backboards	20	19	1,700 ⁴	85	13	85	(72)	0.00	2.31
concrete block walls	0805	lifetime	30+	30+	0	0	0	0	0	0.00	0.00
concrete flatwork	0806	lifetime	30+	30+	0	0	0	0	0	0.00	0.00
awnings	0807	4700 sq ft	10	5	49,350 ⁴	4,935	3,743	24,675	(20,932)	0.00	671.77
sand	0808	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
impact zones	0809	6700 sq ft	10	8	83,750 ¹	8,375	2,541	16,750	(14,209)	0.00	456.01

COMPONENT INVENTORYthreshold = \$5,000

INSTITUTION FACILITY - SCHOOL (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
RECREATION FACILITIES											
restrooms- small	0901	5 restrooms	20	10	1,470 ⁴	74	111	735	(624)	0.00	20.01
restrooms- large	0902	7 restrooms	20	10	94,400 ⁴	4,720	7,160	47,200	(40,040)	0.00	1,285.01
kitchen	0903	1 kitchen	20	10	161,200 ⁴	8,060	12,226	80,600	(68,374)	0.00	2,194.31
MISCELLANEOUS											
fire extinguishers	1001	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
CONTINGENCY RESERVE	1101	5% of total annual expenditures - see "Reserve Expenditures by Year" schedule for details			655	655	99	655	(556)	0.00	17.83
TOTALS											
					1,333,675	93,017	65,000	428,513	(363,513)	0.00	11,666.15

COST SOURCES

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

Percent Funded: ratio of the actual reserve balance to the component accumulated depreciation**15.17%**

COMPONENT INVENTORY ADDENDUM
INSTITUTION FACILITY - SCHOOL (SAMPLE ONLY)

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST
			USEFUL	REMAIN	
COMPONENTS WITH 0 YEARS REMAINING LIFE:					
wheel chair lift	0403	1 lift	20	0	4,250
dual pack-lobby	0411	1 @ 5 tons	20	0	8,850
TOTAL					13,100
COMPONENTS WITH 1 YEAR REMAINING LIFE:					
ironwork	0308	1300 sq ft	5	1	2,950
TOTAL					2,950

COMPARISON OF FUNDING PLANS / ILLUSTRATIONS

INSTITUTION FACILITY - SCHOOL (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	15.17%	0	N/A	15.17%	11,666	N/A	15.17%	39,055	N/A	15.17%
1/1/2025	0	9.86%	0	N/A	9.86%	11,864	1.70%	36.78%	9,157	-76.55%	100.00%
1/1/2026	0	7.67%	0	N/A	7.67%	12,066	1.70%	52.73%	9,636	5.23%	100.00%
1/1/2027	0	6.48%	0	N/A	6.48%	12,271	1.70%	64.03%	10,555	9.54%	100.00%
1/1/2028	0	4.15%	8,558	N/A	4.15%	12,480	1.70%	71.22%	10,481	-0.71%	100.00%
1/1/2029	0	-12.17%	6,017	-29.70%	0.00%	12,692	1.70%	73.64%	10,552	0.68%	100.00%
1/1/2030	0	-19.47%	650	-89.20%	0.00%	12,908	1.70%	78.10%	10,991	4.16%	100.00%
1/1/2031	0	-17.86%	0	-100.00%	0.01%	13,127	1.70%	83.01%	12,362	12.47%	100.00%
1/1/2032	0	-15.60%	18,275	N/A	0.01%	13,350	1.70%	85.94%	11,747	-4.98%	100.00%
1/1/2033	0	-36.79%	3,525	-80.71%	0.01%	13,577	1.70%	86.70%	14,442	22.94%	100.00%
1/1/2034	0	-36.31%	50,817	1341.61%	0.00%	13,808	1.70%	87.27%	11,377	-21.22%	100.00%
1/1/2035	0	-140.51%	342	-99.33%	0.00%	14,043	1.70%	83.13%	12,122	6.55%	100.00%
1/1/2036	0	-118.68%	4,933	1343.90%	0.01%	14,282	1.70%	88.39%	12,388	2.19%	100.00%
1/1/2037	0	-113.90%	1,342	-72.80%	0.00%	14,524	1.70%	91.77%	13,916	12.34%	100.00%
1/1/2038	0	-100.13%	22,117	1548.45%	0.01%	14,771	1.70%	93.51%	13,499	-3.00%	100.00%
1/1/2039	0	-136.00%	11,967	-45.89%	0.01%	15,022	1.70%	94.34%	14,130	4.68%	100.00%
1/1/2040	0	-146.28%	18,608	55.50%	0.00%	15,278	1.70%	95.50%	13,575	-3.93%	100.00%
1/1/2041	0	-177.62%	3,325	-82.13%	0.01%	15,538	1.70%	97.28%	15,765	16.13%	100.00%
1/1/2042	0	-157.92%	37,842	1038.10%	0.01%	15,802	1.70%	97.39%	14,340	-9.04%	100.00%
1/1/2043	0	-262.36%	13,183	-65.16%	0.00%	16,070	1.70%	98.58%	14,213	-0.88%	100.00%
1/1/2044	0	-276.73%	3,492	-73.51%	0.01%	16,344	1.70%	101.15%	14,647	3.05%	100.00%
1/1/2045	0	-244.13%	433	-87.59%	0.01%	16,621	1.70%	103.02%	16,021	9.38%	100.00%
1/1/2046	0	-206.34%	15,100	3384.62%	0.01%	16,904	1.70%	103.15%	15,736	-1.78%	100.00%
1/1/2047	0	-220.09%	1,708	-88.69%	0.01%	17,191	1.70%	104.29%	16,483	4.75%	100.00%
1/1/2048	0	-193.30%	2,975	74.15%	0.01%	17,484	1.70%	104.36%	17,569	6.59%	100.00%
1/1/2049	0	-173.82%	11,458	285.15%	0.00%	17,781	1.70%	103.80%	17,580	0.07%	100.00%
1/1/2050	0	-174.42%	1,050	-90.84%	0.00%	18,083	1.70%	103.78%	18,304	4.12%	100.00%
1/1/2051	0	-155.44%	0	-100.00%	0.00%	18,390	1.70%	103.21%	21,296	16.34%	100.00%
1/1/2052	0	-136.44%	45,417	N/A	0.00%	18,703	1.70%	101.15%	20,702	-2.79%	100.00%
1/1/2053	0	-189.37%	37,558	-17.30%	0.00%	19,021	1.70%	100.00%	20,719	0.08%	100.00%

AVERAGE:

-118.40%

0.98%

89.21%

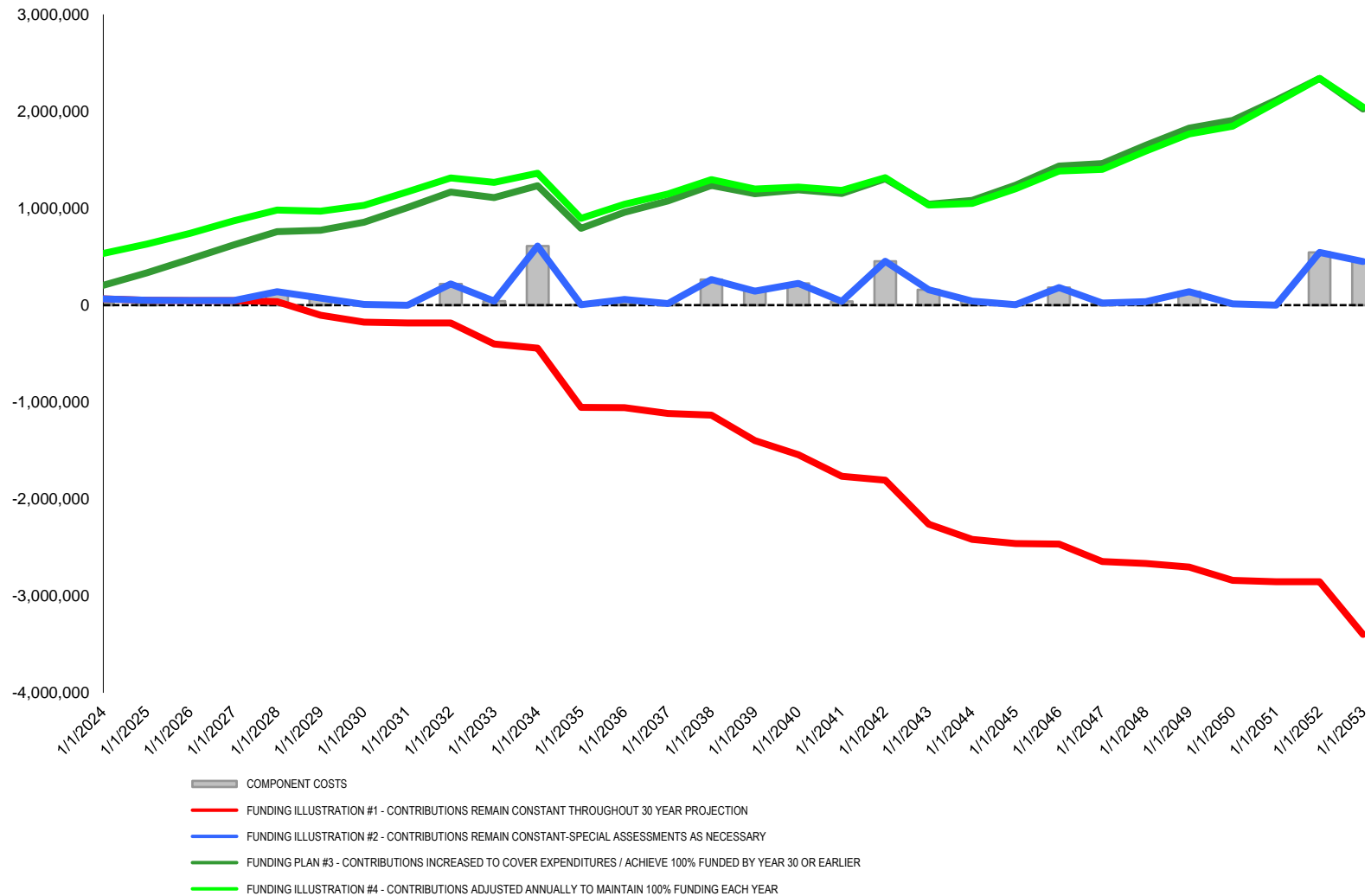
100.00%

FOOTNOTES:

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

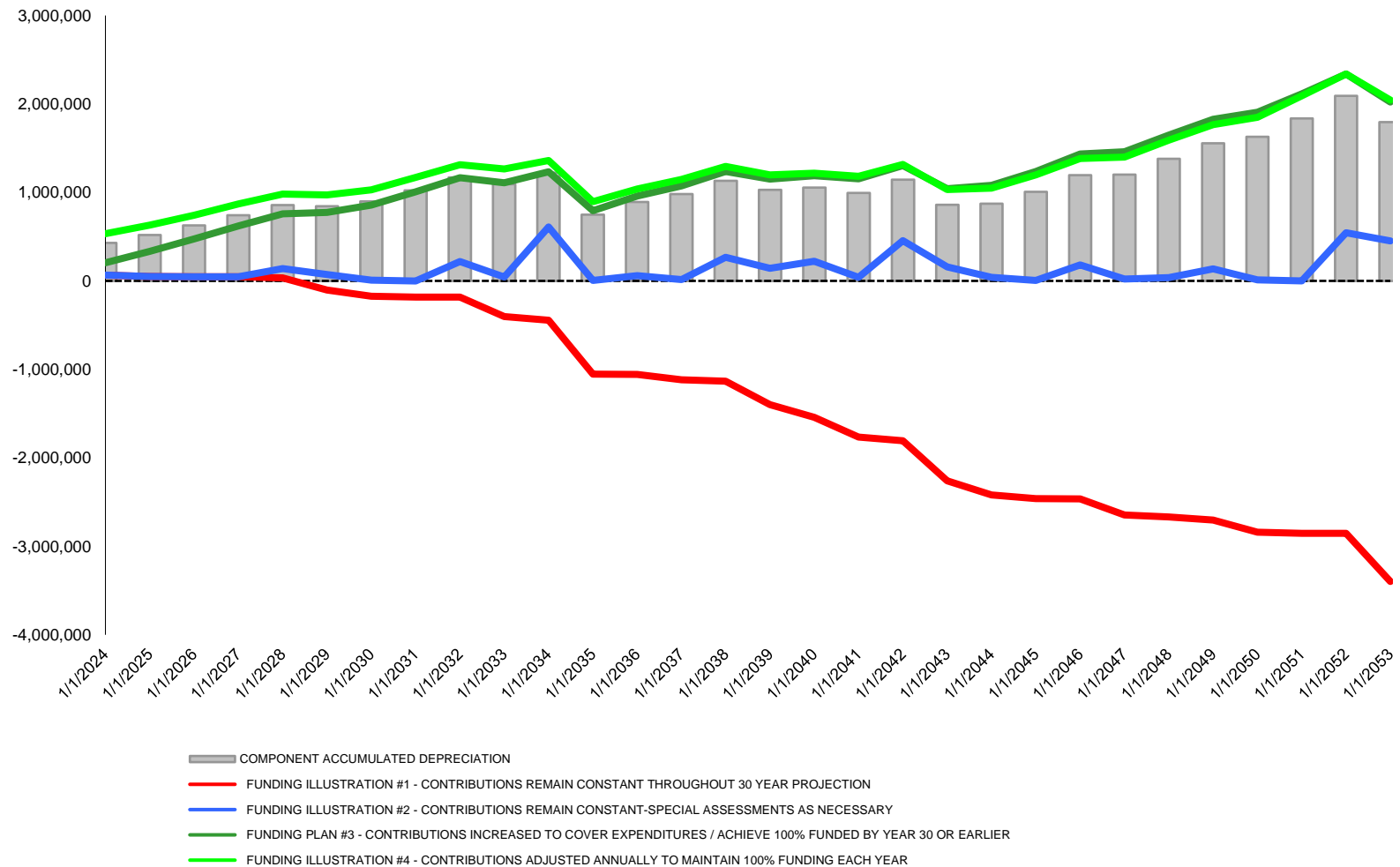
INSTITUTION FACILITY - SCHOOL (SAMPLE ONLY)

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



INSTITUTION FACILITY - SCHOOL (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**
INSTITUTION FACILITY - SCHOOL (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)	(13,755)	(3,174)	0	(12,546)	(138,216)	(72,194)	(7,727)	0	(219,291)	(42,384)	(609,783)	(4,058)	(59,241)	(16,043)	(265,428)
NET RECEIPTS/(DISBURSE)	(13,755)	(3,174)	0	(12,546)	(138,216)	(72,194)	(7,727)	0	(219,291)	(42,384)	(609,783)	(4,058)	(59,241)	(16,043)	(265,428)
CASH BALANCE: begin year	65,000	51,245	48,071	48,071	35,524	(102,691)	(174,885)	(182,612)	(182,612)	(401,904)	(444,288)	(1,054,071)	(1,058,129)	(1,117,370)	(1,133,413)
CASH BALANCE: end year	51,245	48,071	48,071	35,524	(102,691)	(174,885)	(182,612)	(182,612)	(401,904)	(444,288)	(1,054,071)	(1,058,129)	(1,117,370)	(1,133,413)	(1,398,842)
COMPONENT ACCUMULATED DEPRECIATION (c)	428,513	519,900	626,610	742,245	856,364	843,916	898,349	1,022,518	1,170,864	1,092,534	1,223,452	750,196	891,607	981,020	1,131,969
less: beginning cash balance	65,000	51,245	48,071	48,071	35,524	(102,691)	(174,885)	(182,612)	(182,612)	(401,904)	(444,288)	(1,054,071)	(1,058,129)	(1,117,370)	(1,133,413)
over/(under) funded-total	(363,513)	(468,655)	(578,539)	(694,175)	(820,839)	(946,607)	(1,073,234)	(1,205,130)	(1,353,477)	(1,494,438)	(1,667,740)	(1,804,267)	(1,949,736)	(2,098,390)	(2,265,383)
" " " per unit	(363,513)	(468,655)	(578,539)	(694,175)	(820,839)	(946,607)	(1,073,234)	(1,205,130)	(1,353,477)	(1,494,438)	(1,667,740)	(1,804,267)	(1,949,736)	(2,098,390)	(2,265,383)

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)	(143,651)	(223,256)	(39,877)	(454,139)	(158,159)	(41,899)	(5,190)	(181,192)	(20,517)	(35,716)	(137,486)	(12,636)	0	(545,017)	(450,703)
NET RECEIPTS/(DISBURSE)	(143,651)	(223,256)	(39,877)	(454,139)	(158,159)	(41,899)	(5,190)	(181,192)	(20,517)	(35,716)	(137,486)	(12,636)	0	(545,017)	(450,703)
CASH BALANCE: begin year	(1,398,842)	(1,542,492)	(1,765,749)	(1,805,625)	(2,259,764)	(2,417,923)	(2,459,823)	(2,465,013)	(2,646,205)	(2,666,722)	(2,702,438)	(2,839,924)	(2,852,559)	(2,852,559)	(3,397,577)
CASH BALANCE: end year	(1,542,492)	(1,765,749)	(1,805,625)	(2,259,764)	(2,417,923)	(2,459,823)	(2,465,013)	(2,646,205)	(2,666,722)	(2,702,438)	(2,839,924)	(2,852,559)	(2,852,559)	(3,397,577)	(3,848,280)
COMPONENT ACCUMULATED DEPRECIATION (c)	1,028,530	1,054,444	994,093	1,143,397	861,333	873,735	1,007,602	1,194,662	1,202,303	1,379,580	1,554,689	1,628,166	1,835,181	2,090,729	1,794,138
less: beginning cash balance	(1,398,842)	(1,542,492)	(1,765,749)	(1,805,625)	(2,259,764)	(2,417,923)	(2,459,823)	(2,465,013)	(2,646,205)	(2,666,722)	(2,702,438)	(2,839,924)	(2,852,559)	(2,852,559)	(3,397,577)
over/(under) funded-total	(2,427,371)	(2,596,937)	(2,759,841)	(2,949,022)	(3,121,097)	(3,291,659)	(3,467,425)	(3,659,675)	(3,848,508)	(4,046,302)	(4,257,127)	(4,468,089)	(4,687,740)	(4,943,289)	(5,191,715)
" " " per unit	(2,427,371)	(2,596,937)	(2,759,841)	(2,949,022)	(3,121,097)	(3,291,659)	(3,467,425)	(3,659,675)	(3,848,508)	(4,046,302)	(4,257,127)	(4,468,089)	(4,687,740)	(4,943,289)	(5,191,715)

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**
INSTITUTION FACILITY - SCHOOL (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	102,700	72,200	7,800	0	219,300	42,300	609,800	4,100	59,200	16,100	265,400
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(13,755)	(3,174)	0	(12,546)	(138,216)	(72,194)	(7,727)	0	(219,291)	(42,384)	(609,783)	(4,058)	(59,241)	(16,043)	(265,428)
NET RECEIPTS/(DISBURSE)	(13,755)	(3,174)	0	(12,546)	(35,516)	6	73	0	9	(84)	17	42	(41)	57	(28)
CASH BALANCE: begin year	65,000	51,245	48,071	48,071	35,524	9	15	88	88	96	12	29	71	30	87
CASH BALANCE: end year	51,245	48,071	48,071	35,524	9	15	88	88	96	12	29	71	30	87	58
COMPONENT ACCUMULATED DEPRECIATION (c)	428,513	519,900	626,610	742,245	856,364	843,916	898,349	1,022,518	1,170,864	1,092,534	1,223,452	750,196	891,607	981,020	1,131,969
less: beginning cash balance	65,000	51,245	48,071	48,071	35,524	9	15	88	88	96	12	29	71	30	87
over/(under) funded-total	(363,513)	(468,655)	(578,539)	(694,175)	(820,839)	(843,907)	(898,334)	(1,022,430)	(1,170,777)	(1,092,438)	(1,223,440)	(750,167)	(891,536)	(980,990)	(1,131,883)
" " " per unit	(363,513)	(468,655)	(578,539)	(694,175)	(820,839)	(843,907)	(898,334)	(1,022,430)	(1,170,777)	(1,092,438)	(1,223,440)	(750,167)	(891,536)	(980,990)	(1,131,883)

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	143,600	223,300	39,900	454,100	158,200	41,900	5,200	181,200	20,500	35,700	137,500	12,600	0	545,000	450,700
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(143,651)	(223,256)	(39,877)	(454,139)	(158,159)	(41,899)	(5,190)	(181,192)	(20,517)	(35,716)	(137,486)	(12,636)	0	(545,017)	(450,703)
NET RECEIPTS/(DISBURSE)	(51)	44	23	(39)	41	1	10	8	(17)	(16)	14	(36)	0	(17)	(3)
CASH BALANCE: begin year	58	8	51	75	36	77	77	87	95	78	62	76	41	41	23
CASH BALANCE: end year	8	51	75	36	77	77	87	95	78	62	76	41	41	23	20
COMPONENT ACCUMULATED DEPRECIATION (c)	1,028,530	1,054,444	994,093	1,143,397	861,333	873,735	1,007,602	1,194,662	1,202,303	1,379,580	1,554,689	1,628,166	1,835,181	2,090,729	1,794,138
less: beginning cash balance	58	8	51	75	36	77	77	87	95	78	62	76	41	41	23
over/(under) funded-total	(1,028,471)	(1,054,437)	(994,041)	(1,143,322)	(861,297)	(873,659)	(1,007,525)	(1,194,575)	(1,202,208)	(1,379,502)	(1,554,627)	(1,628,089)	(1,835,140)	(2,090,689)	(1,794,115)
" " " per unit	(1,028,471)	(1,054,437)	(994,041)	(1,143,322)	(861,297)	(873,659)	(1,007,525)	(1,194,575)	(1,202,208)	(1,379,502)	(1,554,627)	(1,628,089)	(1,835,140)	(2,090,689)	(1,794,115)

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)
INSTITUTION FACILITY - SCHOOL (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	139,994	142,374	144,794	147,256	149,759	152,305	154,894	157,527	160,205	162,929	165,698	168,515	171,380	174,293	177,256
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)	(13,755)	(3,174)	0	(12,546)	(138,216)	(72,194)	(7,727)	0	(219,291)	(42,384)	(609,783)	(4,058)	(59,241)	(16,043)	(265,428)
NET RECEIPTS/(DISBURSE)	126,239	139,200	144,794	134,709	11,543	80,111	147,167	157,527	(59,086)	120,544	(444,085)	164,457	112,139	158,251	(88,172)
CASH BALANCE: begin year	65,000	191,239	330,438	475,232	609,941	621,485	701,595	848,762	1,006,290	947,203	1,067,748	623,663	788,120	900,259	1,058,509
CASH BALANCE: end year	191,239	330,438	475,232	609,941	621,485	701,595	848,762	1,006,290	947,203	1,067,748	623,663	788,120	900,259	1,058,509	970,337
COMPONENT ACCUMULATED DEPRECIATION (c)	428,513	519,900	626,610	742,245	856,364	843,916	898,349	1,022,518	1,170,864	1,092,534	1,223,452	750,196	891,607	981,020	1,131,969
less: beginning cash balance	65,000	191,239	330,438	475,232	609,941	621,485	701,595	848,762	1,006,290	947,203	1,067,748	623,663	788,120	900,259	1,058,509
over/(under) funded-total	(363,513)	(328,661)	(296,172)	(267,013)	(246,422)	(222,431)	(196,753)	(173,756)	(164,575)	(145,331)	(155,705)	(126,534)	(103,487)	(80,761)	(73,460)
" " " per unit	(363,513)	(328,661)	(296,172)	(267,013)	(246,422)	(222,431)	(196,753)	(173,756)	(164,575)	(145,331)	(155,705)	(126,534)	(103,487)	(80,761)	(73,460)

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	180,270	183,334	186,451	189,621	192,844	196,123	199,457	202,848	206,296	209,803	213,370	216,997	220,686	224,437	228,253
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)	(143,651)	(223,256)	(39,877)	(454,139)	(158,159)	(41,899)	(5,190)	(181,192)	(20,517)	(35,716)	(137,486)	(12,636)	0	(545,017)	(450,703)
NET RECEIPTS/(DISBURSE)	36,619	(39,922)	146,574	(264,518)	34,685	154,223	194,267	21,655	185,779	174,087	75,884	204,361	220,686	(320,580)	(222,450)
CASH BALANCE: begin year	970,337	1,006,956	967,035	1,113,609	849,091	883,776	1,037,999	1,232,266	1,253,921	1,439,700	1,613,787	1,689,671	1,894,032	2,114,718	1,794,138
CASH BALANCE: end year	1,006,956	967,035	1,113,609	849,091	883,776	1,037,999	1,232,266	1,253,921	1,439,700	1,613,787	1,689,671	1,894,032	2,114,718	1,794,138	1,571,688
COMPONENT ACCUMULATED DEPRECIATION (c)	1,028,530	1,054,444	994,093	1,143,397	861,333	873,735	1,007,602	1,194,662	1,202,303	1,379,580	1,554,689	1,628,166	1,835,181	2,090,729	1,794,138
less: beginning cash balance	970,337	1,006,956	967,035	1,113,609	849,091	883,776	1,037,999	1,232,266	1,253,921	1,439,700	1,613,787	1,689,671	1,894,032	2,114,718	1,794,138
over/(under) funded-total	(58,192)	(47,488)	(27,058)	(29,788)	(12,243)	10,040	30,397	37,604	51,618	60,120	59,098	61,505	58,851	23,989	(0)
" " " per unit	(58,192)	(47,488)	(27,058)	(29,788)	(12,243)	10,040	30,397	37,604	51,618	60,120	59,098	61,505	58,851	23,989	(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)
INSTITUTION FACILITY - SCHOOL (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	468,655	109,884	115,635	126,665	125,768	126,627	131,896	148,346	140,961	173,302	136,527	145,469	148,654	166,992	161,989
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)	(13,755)	(3,174)	0	(12,546)	(138,216)	(72,194)	(7,727)	0	(219,291)	(42,384)	(609,783)	(4,058)	(59,241)	(16,043)	(265,428)
NET RECEIPTS/(DISBURSE)	454,900	106,710	115,635	114,118	(12,448)	54,433	124,169	148,346	(78,330)	130,918	(473,256)	141,411	89,413	150,950	(103,440)
CASH BALANCE: begin year	65,000	519,900	626,610	742,245	856,364	843,916	898,349	1,022,518	1,170,864	1,092,534	1,223,452	750,196	891,607	981,020	1,131,969
CASH BALANCE: end year	519,900	626,610	742,245	856,364	843,916	898,349	1,022,518	1,170,864	1,092,534	1,223,452	750,196	891,607	981,020	1,131,969	1,028,530
COMPONENT ACCUMULATED DEPRECIATION (c)	428,513	519,900	626,610	742,245	856,364	843,916	898,349	1,022,518	1,170,864	1,092,534	1,223,452	750,196	891,607	981,020	1,131,969
less: beginning cash balance	65,000	519,900	626,610	742,245	856,364	843,916	898,349	1,022,518	1,170,864	1,092,534	1,223,452	750,196	891,607	981,020	1,131,969
over/(under) funded-total	(363,513)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
" " " per unit	(363,513)	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	169,565	162,905	189,181	172,075	170,561	175,766	192,250	188,833	197,794	210,825	210,963	219,651	255,548	248,426	248,624
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)	(143,651)	(223,256)	(39,877)	(454,139)	(158,159)	(41,899)	(5,190)	(181,192)	(20,517)	(35,716)	(137,486)	(12,636)	0	(545,017)	(450,703)
NET RECEIPTS/(DISBURSE)	25,915	(60,351)	149,304	(282,063)	12,402	133,867	187,060	7,641	177,277	175,109	73,477	207,015	255,548	(296,591)	(202,079)
CASH BALANCE: begin year	1,028,530	1,054,444	994,093	1,143,397	861,333	873,735	1,007,602	1,194,662	1,202,303	1,379,580	1,554,689	1,628,166	1,835,181	2,090,729	1,794,138
CASH BALANCE: end year	1,054,444	994,093	1,143,397	861,333	873,735	1,007,602	1,194,662	1,202,303	1,379,580	1,554,689	1,628,166	1,835,181	2,090,729	1,794,138	1,592,059
COMPONENT ACCUMULATED DEPRECIATION (c)	1,028,530	1,054,444	994,093	1,143,397	861,333	873,735	1,007,602	1,194,662	1,202,303	1,379,580	1,554,689	1,628,166	1,835,181	2,090,729	1,794,138
less: beginning cash balance	1,028,530	1,054,444	994,093	1,143,397	861,333	873,735	1,007,602	1,194,662	1,202,303	1,379,580	1,554,689	1,628,166	1,835,181	2,090,729	1,794,138
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
INSTITUTION FACILITY - SCHOOL (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
ROOF/DECKS															
modified cap sheet roof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
modified cap sheet roof-coating	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
gutters & downspouts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STRUCTURE															
foundations/ structural frame	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
structural pest control	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PAINT															
trim	0	0	0	2,960	0	0	0	0	3,347	0	0	0	0	3,785	0
wood panel refinish	0	0	0	0	0	0	0	0	0	1,498	0	0	0	0	0
doors-paint	0	0	0	8,989	0	0	0	0	10,165	0	0	0	0	11,494	0
doors-lacquer	0	0	0	0	0	0	0	0	6,574	0	0	0	0	0	0
interior flatwork	0	0	0	0	49,046	0	0	0	0	0	56,846	0	0	0	0
t-bar ceiling panels	0	0	0	0	0	0	0	0	0	37,433	0	0	0	0	0
garage interior	0	0	0	0	0	0	0	0	0	0	4,027	0	0	0	0
ironwork	0	3,023	0	0	0	0	3,418	0	0	0	0	3,865	0	0	0
parking stripes	0	0	0	0	0	565	0	0	0	0	0	0	0	0	0
MECHANICAL															
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	0	0	0	6,395	0	0	0	0
wheel chair lift	4,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
exhaust fans	0	0	0	0	0	0	0	0	0	0	12,021	0	0	0	0
make-up air fan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
vehicle gates	0	0	0	0	0	10,743	0	0	0	0	0	0	0	0	0
dual pack-small	0	0	0	0	19,530	0	0	0	0	0	0	0	0	0	0
air conditioning-evaporative coil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
air conditioning-condenser	0	0	0	0	0	0	0	0	73,046	0	0	0	0	0	0
dual pack-office/classroom	0	0	0	0	0	0	0	0	0	0	0	0	56,420	0	0
dual pack-lobby	8,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0
dual pack-social room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
dual pack-library	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
dual pack-sanctuary	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
wall units	0	0	0	0	0	0	0	0	0	0	19,822	0	0	0	0
PLUMBING															
distribution plumbing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
drainage/ sewer piping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
fire sprinklers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
water heaters	0	0	0	0	0	0	3,941	0	0	0	0	0	0	0	0
drinking fountains	0	0	0	0	0	0	0	0	0	0	5,627	0	0	0	0
sump pump	0	0	0	0	0	0	0	0	0	0	2,365	0	0	0	0

RESERVE EXPENDITURES BY YEAR
INSTITUTION FACILITY - SCHOOL (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
ELECTRICAL															
surveillance camera system	0	0	0	0	0	0	0	0	13,756	0	0	0	0	0	0
fire annunciator system	0	0	0	0	0	0	0	0	0	0	1,279	0	0	0	0
security system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-exit signs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-interior (decorative)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-exterior	0	0	0	0	0	0	0	0	0	0	12,662	0	0	0	0
lighting-interior (fluorescent)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-playground	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
electrical system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
sump pump control panel	0	0	0	0	0	0	0	0	0	0	2,558	0	0	0	0
audio & visual equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	251,166
FLOORING															
carpeting	0	0	0	0	61,789	0	0	0	0	0	71,615	0	0	0	0
vinyl	0	0	0	0	0	0	0	0	0	0	9,590	0	0	0	0
acrylic	0	0	0	0	0	0	0	0	0	0	47,189	0	0	0	0
LANDSCAPE/ HARDSCAPE															
asphalt seal coat	0	0	0	0	0	1,640	0	0	0	0	0	0	0	0	0
asphalt replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
playing surface-basketball	0	0	0	0	1,269	0	0	0	0	1,435	0	0	0	0	1,623
basketball hoop/ backboard	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete block walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete flatwork	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
awnings	0	0	0	0	0	55,808	0	0	0	0	0	0	0	0	0
sand	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
impact zones	0	0	0	0	0	0	0	0	101,961	0	0	0	0	0	0
RECREATION FACILITIES															
restrooms- small	0	0	0	0	0	0	0	0	0	0	1,879	0	0	0	0
restrooms- large	0	0	0	0	0	0	0	0	0	0	120,723	0	0	0	0
kitchen	0	0	0	0	0	0	0	0	0	0	206,148	0	0	0	0
MISCELLANEOUS															
fire extinguishers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTINGENCY RESERVE	655	151	0	597	6,582	3,438	368	0	10,442	2,018	29,037	193	2,821	764	12,639
(5% / year of annual expenditures)															
TOTAL	13,755	3,174	0	12,546	138,216	72,194	7,727	0	219,291	42,384	609,783	4,058	59,241	16,043	265,428

RESERVE EXPENDITURES BY YEAR
INSTITUTION FACILITY - SCHOOL (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
ROOF/DECKS																
modified cap sheet roof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
modified cap sheet roof-coating	0	0	0	140,360	0	0	0	0	0	0	0	0	0	0	0	140,360
gutters & downspouts	0	0	0	5,294	0	0	0	0	0	0	0	0	0	0	0	5,294
STRUCTURE																
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	0	0	0	0	0	0	0	0	0
PAINT																
trim	0	0	0	4,280	0	0	0	0	4,841	0	0	0	0	5,476	0	24,689
wood panel refinish	0	0	0	0	1,913	0	0	0	0	0	0	0	0	0	2,447	5,858
doors-paint	0	0	0	12,998	0	0	0	0	14,699	0	0	0	0	16,622	0	74,967
doors-lacquer	0	0	0	8,407	0	0	0	0	0	0	0	0	0	10,752	0	25,733
interior flatwork	0	65,886	0	0	0	0	0	76,362	0	0	0	0	0	88,504	0	336,644
t-bar ceiling panels	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61,216	98,649
garage interior	0	0	0	0	0	0	0	0	0	0	5,822	0	0	0	0	9,849
ironwork	0	4,371	0	0	0	0	4,943	0	0	0	0	5,589	0	0	0	25,209
parking stripes	723	0	0	0	0	0	0	0	0	0	923	0	0	0	0	2,211
MECHANICAL																
elevator-mechanical	0	0	37,978	0	0	0	0	0	0	0	0	0	0	0	0	37,978
elevator-cab remodel	0	0	0	0	0	0	0	0	0	0	9,249	0	0	0	0	15,644
wheel chair lift	0	0	0	0	0	6,952	0	0	0	0	0	0	0	0	0	11,202
exhaust fans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,021
make-up air fan	4,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,195
vehicle gates	13,740	0	0	0	0	0	0	0	0	0	17,571	0	0	0	0	42,054
dual pack-small	0	0	0	0	0	0	0	0	0	31,941	0	0	0	0	0	51,471
air conditioning-evaporative coil	0	0	0	37,367	0	0	0	0	0	0	0	0	0	0	0	37,367
air conditioning-condenser	0	0	0	93,415	0	0	0	0	0	0	0	0	0	119,461	0	285,922
dual pack-office/classroom	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56,420
dual pack-lobby	0	0	0	0	0	14,473	0	0	0	0	0	0	0	0	0	23,323
dual pack-social room	0	0	0	0	50,265	0	0	0	0	0	0	0	0	0	0	50,265
dual pack-library	0	0	0	0	14,121	0	0	0	0	0	0	0	0	0	0	14,121
dual pack-sanctuary	0	0	0	0	79,783	0	0	0	0	0	0	0	0	0	0	79,783
wall units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,822
PLUMBING																
distribution plumbing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
drainage/ sewer piping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
fire sprinklers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
water heaters	0	5,040	0	0	0	0	0	0	0	0	0	6,445	0	0	0	15,426
drinking fountains	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,627
sump pump	0	0	0	0	0	0	0	0	0	0	3,419	0	0	0	0	5,784

RESERVE EXPENDITURES BY YEAR
INSTITUTION FACILITY - SCHOOL (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
ELECTRICAL																
surveillance camera system	0	0	0	0	0	18,479	0	0	0	0	0	0	0	0	0	32,235
fire annunciator system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,279
security system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-exit signs	0	1,778	0	0	0	0	0	0	0	0	0	0	0	0	0	1,778
lighting-interior (decorative)	0	4,743	0	0	0	0	0	0	0	0	0	0	0	0	0	4,743
lighting-exterior	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,662
lighting-interior (fluorescent)	0	47,803	0	0	0	0	0	0	0	0	0	0	0	0	0	47,803
lighting-playground	13,666	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,666
electrical system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
sump pump control panel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,558
audio & visual equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	363,232	614,398
FLOORING																
carpeting	0	83,004	0	0	0	0	0	96,202	0	0	0	0	0	111,499	0	424,109
vinyl	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,590
acrylic	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47,189
LANDSCAPE/ HARDSCAPE																
asphalt seal coat	2,098	0	0	0	0	0	0	0	0	0	2,684	0	0	0	0	6,422
asphalt replacement	31,018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31,018
playing surface-basketball	0	0	0	0	1,834	0	0	0	0	2,074	0	0	0	0	2,346	10,581
basketball hoop/ backboard	0	0	0	0	2,712	0	0	0	0	0	0	0	0	0	0	2,712
concrete block walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete flatwork	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
awnings	71,370	0	0	0	0	0	0	0	0	0	91,271	0	0	0	0	218,449
sand	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
impact zones	0	0	0	130,392	0	0	0	0	0	0	0	0	0	166,750	0	399,103
RECREATION FACILITIES																
restrooms- small	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,879
restrooms- large	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120,723
kitchen	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	206,148
MISCELLANEOUS																
fire extinguishers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTINGENCY RESERVE	6,841	10,631	1,899	21,626	7,531	1,995	247	8,628	977	1,701	6,547	602	0	25,953	21,462	186,347
(5% / year of annual expenditures)																
TOTAL	143,651	223,256	39,877	454,139	158,159	41,899	5,190	181,192	20,517	35,716	137,486	12,636	0	545,017	450,703	3,913,280

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
INSTITUTION FACILITY - SCHOOL (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
modified cap sheet roof															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
modified cap sheet roof-coating															
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	90,150	92,395	94,696	97,054	99,471	101,948	104,487	107,089	109,756	112,489	115,290	118,161	121,103	124,118	127,209
Accumulated depreciation	9,015	13,859	18,939	24,264	29,841	35,682	41,795	48,190	54,878	61,869	69,174	76,805	84,772	93,089	101,767
gutters & downspouts															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4
Replacement cost	3,400	3,485	3,572	3,661	3,752	3,845	3,941	4,039	4,140	4,243	4,349	4,457	4,568	4,682	4,799
Accumulated depreciation	1,360	1,510	1,667	1,831	2,001	2,179	2,365	2,558	2,760	2,970	3,189	3,417	3,654	3,902	4,159
foundations/ structural frame															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
structural pest control															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
trim															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	2,750	2,818	2,888	2,960	3,034	3,110	3,187	3,266	3,347	3,430	3,515	3,603	3,693	3,785	3,879
Accumulated depreciation	1,100	1,691	2,310	2,960	607	1,244	1,912	2,613	3,347	686	1,406	2,162	2,954	3,785	776
wood panel refinish															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	9	8	7	6	5	4	3	2	1	0	9	8	7	6	5
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	120	246	378	517	662	814	974	1,141	1,316	1,498	154	315	484	661	847
doors-paint															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	8,350	8,558	8,771	8,989	9,213	9,442	9,677	9,918	10,165	10,418	10,677	10,943	11,215	11,494	11,780
Accumulated depreciation	3,340	5,135	7,017	8,989	1,843	3,777	5,806	7,934	10,165	2,084	4,271	6,566	8,972	11,494	2,356
doors-lacquer															
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	5,400	5,534	5,672	5,813	5,958	6,106	6,258	6,414	6,574	6,738	6,906	7,078	7,254	7,435	7,620
Accumulated depreciation	1,080	1,660	2,269	2,907	3,575	4,274	5,006	5,773	6,574	674	1,381	2,123	2,902	3,718	4,572
interior flatwork															
Useful life	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Remaining life	4	3	2	1	0	5	4	3	2	1	0	5	4	3	2
Replacement cost	44,450	45,557	46,691	47,854	49,046	50,267	51,519	52,802	54,117	55,465	56,846	58,261	59,712	61,199	62,723
Accumulated depreciation	14,817	22,779	31,127	39,878	49,046	8,378	17,173	26,401	36,078	46,221	56,846	9,710	19,904	30,600	41,815

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
INSTITUTION FACILITY - SCHOOL (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
t-bar ceiling panels															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	9	8	7	6	5	4	3	2	1	0	19	18	17	16	15
Replacement cost	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	16,500	18,448	20,483	22,609	24,827	27,141	29,555	32,073	34,698	37,433	1,918	3,932	6,045	8,260	10,583
garage interior															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	10	9	8	7	6	5	4	3	2	1	0	14	13	12	11
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	1,050	1,291	1,544	1,808	2,084	2,374	2,677	2,993	3,323	3,667	4,027	275	564	867	1,185
ironwork															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	1	0	4	3	2	1	0	4	3	2	1	0	4	3	2
Replacement cost	2,950	3,023	3,098	3,175	3,254	3,335	3,418	3,503	3,590	3,679	3,771	3,865	3,961	4,060	4,161
Accumulated depreciation	2,360	3,023	620	1,270	1,952	2,668	3,418	701	1,436	2,207	3,017	3,865	792	1,624	2,497
parking stripes															
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	500	512	525	538	551	565	579	593	608	623	639	655	671	688	705
Accumulated depreciation	250	307	368	430	496	565	58	119	182	249	320	393	470	550	635
elevator-mechanical															
Useful life	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Remaining life	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3
Replacement cost	25,000	25,623	26,261	26,915	27,585	28,272	28,976	29,698	30,437	31,195	31,972	32,768	33,584	34,420	35,277
Accumulated depreciation	8,000	9,224	10,504	11,843	13,241	14,701	16,227	17,819	19,480	21,213	23,020	24,904	26,867	28,913	31,044
elevator-cab remodel															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	10	9	8	7	6	5	4	3	2	1	0	14	13	12	11
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	1,667	2,050	2,451	2,871	3,311	3,770	4,250	4,752	5,276	5,824	6,395	437	896	1,377	1,881
wheel chair lift															
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	4,250	4,356	4,464	4,575	4,689	4,806	4,926	5,049	5,175	5,304	5,436	5,571	5,710	5,852	5,998
Accumulated depreciation	4,250	218	446	686	938	1,202	1,478	1,767	2,070	2,387	2,718	3,064	3,426	3,804	4,199
exhaust fans															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	10	9	8	7	6	5	4	3	2	1	0	19	18	17	16
Replacement cost	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	4,700	5,299	5,924	6,578	7,260	7,973	8,716	9,491	10,300	11,143	12,021	616	1,263	1,941	2,653
make-up air fan															
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	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	725	892	1,066	1,249	1,440	1,640	1,849	2,068	2,296	2,534	2,783	3,042	3,312	3,595	3,888
vehicle gates															
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	9,500	9,737	9,979	10,227	10,482	10,743	11,011	11,285	11,566	11,854	12,149	12,452	12,762	13,080	13,406
Accumulated depreciation	4,750	5,842	6,985	8,182	9,434	10,743	1,101	2,257	3,470	4,742	6,075	7,471	8,933	10,464	12,065

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INSTITUTION FACILITY - SCHOOL (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
dual pack-small															
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	17,700	18,141	18,593	19,056	19,530	20,016	20,514	21,025	21,549	22,086	22,636	23,200	23,778	24,370	24,977
Accumulated depreciation	14,160	15,420	16,734	18,103	19,530	1,001	2,051	3,154	4,310	5,522	6,791	8,120	9,511	10,967	12,489
air conditioning-evaporative coil															
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	24,000	24,598	25,210	25,838	26,481	27,140	27,816	28,509	29,219	29,947	30,693	31,457	32,240	33,043	33,866
Accumulated depreciation	2,400	3,690	5,042	6,460	7,944	9,499	11,126	12,829	14,610	16,471	18,416	20,447	22,568	24,782	27,093
air conditioning-condenser															
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	60,000	61,494	63,025	64,594	66,202	67,850	69,539	71,271	73,046	74,865	76,729	78,640	80,598	82,605	84,662
Accumulated depreciation	12,000	18,448	25,210	32,297	39,721	47,495	55,631	64,144	73,046	7,487	15,346	23,592	32,239	41,303	50,797
dual pack-office/classroom															
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	42,000	43,046	44,118	45,217	46,343	47,497	48,680	49,892	51,134	52,407	53,712	55,049	56,420	57,825	59,265
Accumulated depreciation	16,800	19,371	22,059	24,869	27,806	30,873	34,076	37,419	40,907	44,546	48,341	52,297	56,420	2,891	5,927
dual pack-lobby															
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	8,850	9,070	9,296	9,527	9,764	10,007	10,256	10,511	10,773	11,041	11,316	11,598	11,887	12,183	12,486
Accumulated depreciation	8,850	454	930	1,429	1,953	2,502	3,077	3,679	4,309	4,968	5,658	6,379	7,132	7,919	8,740
dual pack-social room															
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	31,500	32,284	33,088	33,912	34,756	35,621	36,508	37,417	38,349	39,304	40,283	41,286	42,314	43,368	44,448
Accumulated depreciation	1,575	3,228	4,963	6,782	8,689	10,686	12,778	14,967	17,257	19,652	22,156	24,772	27,504	30,358	33,336
dual pack-library															
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	8,850	9,070	9,296	9,527	9,764	10,007	10,256	10,511	10,773	11,041	11,316	11,598	11,887	12,183	12,486
Accumulated depreciation	443	907	1,394	1,905	2,441	3,002	3,590	4,204	4,848	5,521	6,224	6,959	7,727	8,528	9,365
dual pack-sanctuary															
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	50,000	51,245	52,521	53,829	55,169	56,543	57,951	59,394	60,873	62,389	63,942	65,534	67,166	68,838	70,552
Accumulated depreciation	2,500	5,125	7,878	10,766	13,792	16,963	20,283	23,758	27,393	31,195	35,168	39,320	43,658	48,187	52,914
wall units															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	10	9	8	7	6	5	4	3	2	1	0	19	18	17	16
Replacement cost	15,500	15,886	16,282	16,687	17,103	17,529	17,965	18,412	18,870	19,340	19,822	20,316	20,822	21,340	21,871
Accumulated depreciation	7,750	8,737	9,769	10,847	11,972	13,147	14,372	15,650	16,983	18,373	19,822	1,016	2,082	3,201	4,374
distribution plumbing															
Useful life	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Remaining life	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16
Replacement cost	52,000	53,295	54,622	55,982	57,376	58,805	60,269	61,770	63,308	64,884	66,500	68,156	69,853	71,592	73,375
Accumulated depreciation	26,000	27,536	29,132	30,790	32,513	34,303	36,161	38,092	40,095	42,175	44,333	46,573	48,897	51,308	53,808

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
INSTITUTION FACILITY - SCHOOL (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
drainage/ sewer piping															
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
fire sprinklers															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
water heaters															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	6	5	4	3	2	1	0	9	8	7	6	5	4	3	2
Replacement cost	3,400	3,485	3,572	3,661	3,752	3,845	3,941	4,039	4,140	4,243	4,349	4,457	4,568	4,682	4,799
Accumulated depreciation	1,360	1,743	2,143	2,563	3,002	3,461	3,941	404	828	1,273	1,740	2,229	2,741	3,277	3,839
drinking fountains															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	10	9	8	7	6	5	4	3	2	1	0	19	18	17	16
Replacement cost	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	2,200	2,481	2,773	3,079	3,399	3,732	4,080	4,443	4,821	5,216	5,627	288	591	909	1,242
sump pump															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	10	9	8	7	6	5	4	3	2	1	0	14	13	12	11
Replacement cost	1,850	1,896	1,943	1,991	2,041	2,092	2,144	2,197	2,252	2,308	2,365	2,424	2,484	2,546	2,609
Accumulated depreciation	617	758	907	1,062	1,225	1,395	1,572	1,758	1,952	2,154	2,365	162	331	509	696
surveillance camera system															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	8	7	6	5	4	3	2	1	0	11	10	9	8	7	6
Replacement cost	11,300	11,581	11,869	12,165	12,468	12,778	13,096	13,422	13,756	14,099	14,450	14,810	15,179	15,557	15,944
Accumulated depreciation	3,767	4,825	5,935	7,096	8,312	9,584	10,913	12,304	13,756	1,175	2,408	3,703	5,060	6,482	7,972
fire annunciator system															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	10	9	8	7	6	5	4	3	2	1	0	19	18	17	16
Replacement cost	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	500	564	631	700	773	848	927	1,010	1,096	1,186	1,279	66	134	207	282
security system															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-exit signs															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	16	15	14	13	12	11	10	9	8	7	6	5	4	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	240	308	378	452	530	611	696	784	877	974	1,075	1,180	1,290	1,404	1,524
lighting-interior (decorative)															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2
Replacement cost	3,200	3,280	3,362	3,446	3,532	3,620	3,710	3,802	3,897	3,994	4,093	4,195	4,299	4,406	4,516
Accumulated depreciation	640	820	1,009	1,206	1,413	1,629	1,855	2,091	2,338	2,596	2,865	3,146	3,439	3,745	4,064

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INSTITUTION FACILITY - SCHOOL (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
lighting-exterior															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	10	9	8	7	6	5	4	3	2	1	0	19	18	17	16
Replacement cost	9,900	10,147	10,400	10,659	10,924	11,196	11,475	11,761	12,054	12,354	12,662	12,977	13,300	13,631	13,970
Accumulated depreciation	4,950	5,581	6,240	6,928	7,647	8,397	9,180	9,997	10,849	11,736	12,662	649	1,330	2,045	2,794
lighting-interior (fluorescent)															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2
Replacement cost	32,250	33,053	33,876	34,720	35,585	36,471	37,379	38,310	39,264	40,242	41,244	42,271	43,324	44,403	45,509
Accumulated depreciation	6,450	8,263	10,163	12,152	14,234	16,412	18,690	21,071	23,558	26,157	28,871	31,703	34,659	37,743	40,958
lighting-playground															
Useful life	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Remaining life	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Replacement cost	9,450	9,685	9,926	10,173	10,426	10,686	10,952	11,225	11,505	11,791	12,085	12,386	12,694	13,010	13,334
Accumulated depreciation	3,780	4,261	4,764	5,290	5,839	6,412	7,009	7,633	8,284	8,961	9,668	10,404	11,171	11,969	12,801
electrical system															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
sump pump control panel															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	10	9	8	7	6	5	4	3	2	1	0	29	28	27	26
Replacement cost	2,000	2,050	2,101	2,153	2,207	2,262	2,318	2,376	2,435	2,496	2,558	2,622	2,687	2,754	2,823
Accumulated depreciation	1,333	1,435	1,541	1,651	1,766	1,885	2,009	2,138	2,273	2,413	2,558	87	179	275	376
audio & visual equipment															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	178,000	182,432	186,975	191,631	196,403	201,293	206,305	211,442	216,707	222,103	227,633	233,301	239,110	245,064	251,166
Accumulated depreciation	11,867	24,324	37,395	51,102	65,468	80,517	96,276	112,769	130,024	148,069	166,931	186,641	207,229	228,726	251,166
carpeting															
Useful life	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Remaining life	4	3	2	1	0	5	4	3	2	1	0	5	4	3	2
Replacement cost	56,000	57,394	58,823	60,288	61,789	63,328	64,905	66,521	68,177	69,875	71,615	73,398	75,226	77,099	79,019
Accumulated depreciation	18,667	28,697	39,215	50,240	61,789	73,117	84,272	95,133	105,700	115,969	125,840	135,312	144,385	153,059	161,334
vinyl															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	10	9	8	7	6	5	4	3	2	1	0	19	18	17	16
Replacement cost	7,500	7,687	7,878	8,074	8,275	8,481	8,692	8,908	9,130	9,357	9,590	9,829	10,074	10,325	10,582
Accumulated depreciation	3,750	4,228	4,727	5,248	5,793	6,361	6,954	7,572	8,217	8,889	9,590	491	1,007	1,549	2,116
acrylic															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	10	9	8	7	6	5	4	3	2	1	0	19	18	17	16
Replacement cost	36,900	37,819	38,761	39,726	40,715	41,729	42,768	43,833	44,924	46,043	47,189	48,364	49,568	50,802	52,067
Accumulated depreciation	18,450	20,800	23,257	25,822	28,501	31,297	34,214	37,258	40,432	43,741	47,189	2,418	4,957	7,620	10,413
asphalt seal coat															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	5	4	3	2	1	0	9	8	7	6	5	4	3	2	1
Replacement cost	1,450	1,486	1,523	1,561	1,600	1,640	1,681	1,723	1,766	1,810	1,855	1,901	1,948	1,997	2,047
Accumulated depreciation	725	892	1,066	1,249	1,440	1,640	168	345	530	724	928	1,141	1,364	1,598	1,842

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
INSTITUTION FACILITY - SCHOOL (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
asphalt replacement															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Replacement cost	21,450	21,984	22,531	23,092	23,667	24,256	24,860	25,479	26,113	26,763	27,429	28,112	28,812	29,529	30,264
Accumulated depreciation	10,725	11,725	12,768	13,855	14,989	16,171	17,402	18,685	20,020	21,410	22,858	24,364	25,931	27,560	29,255
playing surface-basketball															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	4	3	2	1	0	4	3	2	1	0	4	3	2	1	0
Replacement cost	1,150	1,179	1,208	1,238	1,269	1,301	1,333	1,366	1,400	1,435	1,471	1,508	1,546	1,584	1,623
Accumulated depreciation	230	472	725	990	1,269	260	533	820	1,120	1,435	294	603	928	1,267	1,623
basketball hoop/ backboard															
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	1,700	1,742	1,785	1,829	1,875	1,922	1,970	2,019	2,069	2,121	2,174	2,228	2,283	2,340	2,398
Accumulated depreciation	85	174	268	366	469	577	690	808	931	1,061	1,196	1,337	1,484	1,638	1,799
concrete block walls															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete flatwork															
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
awnings															
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	49,350	50,579	51,838	53,129	54,452	55,808	57,198	58,622	60,082	61,578	63,111	64,682	66,293	67,944	69,636
Accumulated depreciation	24,675	30,347	36,287	42,503	49,007	55,808	5,720	11,724	18,025	24,631	31,556	38,809	46,405	54,355	62,672
sand															
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
impact zones															
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	83,750	85,835	87,972	90,163	92,408	94,709	97,067	99,484	101,961	104,500	107,102	109,769	112,502	115,303	118,174
Accumulated depreciation	16,750	25,751	35,189	45,082	55,445	66,296	77,654	89,536	101,961	10,450	21,420	32,931	45,001	57,652	70,904
restrooms- small															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	10	9	8	7	6	5	4	3	2	1	0	19	18	17	16
Replacement cost	1,470	1,507	1,545	1,583	1,622	1,662	1,703	1,745	1,788	1,833	1,879	1,926	1,974	2,023	2,073
Accumulated depreciation	735	829	927	1,029	1,135	1,247	1,362	1,483	1,609	1,741	1,879	96	197	303	415
restrooms- large															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	10	9	8	7	6	5	4	3	2	1	0	19	18	17	16
Replacement cost	94,400	96,751	99,160	101,629	104,160	106,754	109,412	112,136	114,928	117,790	120,723	123,729	126,810	129,968	133,204
Accumulated depreciation	47,200	53,213	59,496	66,059	72,912	80,066	87,530	95,316	103,435	111,901	120,723	6,186	12,681	19,495	26,641

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
INSTITUTION FACILITY - SCHOOL (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
kitchen															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	10	9	8	7	6	5	4	3	2	1	0	19	18	17	16
Replacement cost	161,200	165,214	169,328	173,544	177,865	182,294	186,833	191,485	196,253	201,140	206,148	211,281	216,542	221,934	227,460
Accumulated depreciation	80,600	90,868	101,597	112,804	124,506	136,721	149,466	162,762	176,628	191,083	206,148	10,564	21,654	33,290	45,492
fire extinguishers															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency - 5%	655	151	0	597	6,582	3,438	368	0	10,442	2,018	29,037	193	2,821	764	12,639
TOTAL Accumulated depreciation	428,513	519,900	626,610	742,245	856,364	843,916	898,349	1,022,518	1,170,864	1,092,534	1,223,452	750,196	891,607	981,020	1,131,969

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
INSTITUTION FACILITY - SCHOOL (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
modified cap sheet roof															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
modified cap sheet roof-coating															
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	130,377	133,623	136,950	140,360	143,855	147,437	151,108	154,871	158,727	162,679	166,730	170,882	175,137	179,498	183,968
Accumulated depreciation	110,820	120,261	130,103	140,360	7,193	14,744	22,666	30,974	39,682	48,804	58,356	68,353	78,812	89,749	101,182
gutters & downspouts															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	3	2	1	0	29	28	27	26	25	24	23	22	21	20	19
Replacement cost	4,918	5,040	5,165	5,294	5,426	5,561	5,699	5,841	5,986	6,135	6,288	6,445	6,605	6,769	6,938
Accumulated depreciation	4,426	4,704	4,993	5,294	181	371	570	779	998	1,227	1,467	1,719	1,982	2,256	2,544
foundations/ structural frame															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
structural pest control															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
trim															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	3,976	4,075	4,176	4,280	4,387	4,496	4,608	4,723	4,841	4,962	5,086	5,213	5,343	5,476	5,612
Accumulated depreciation	1,590	2,445	3,341	4,280	877	1,798	2,765	3,778	4,841	992	2,034	3,128	4,274	5,476	1,122
wood panel refinish															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	4	3	2	1	0	9	8	7	6	5	4	3	2	1	0
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	1,041	1,245	1,458	1,680	1,913	196	402	618	844	1,082	1,331	1,591	1,864	2,149	2,447
doors-paint															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	12,073	12,374	12,682	12,998	13,322	13,654	13,994	14,342	14,699	15,065	15,440	15,824	16,218	16,622	17,036
Accumulated depreciation	4,829	7,424	10,146	12,998	2,664	5,462	8,396	11,474	14,699	3,013	6,176	9,494	12,974	16,622	3,407
doors-lacquer															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	3	2	1	0	9	8	7	6	5	4	3	2	1	0	9
Replacement cost	7,810	8,004	8,203	8,407	8,616	8,831	9,051	9,276	9,507	9,744	9,987	10,236	10,491	10,752	11,020
Accumulated depreciation	5,467	6,403	7,383	8,407	862	1,766	2,715	3,710	4,754	5,846	6,991	8,189	9,442	10,752	1,102
interior flatwork															
Useful life	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Remaining life	1	0	5	4	3	2	1	0	5	4	3	2	1	0	5
Replacement cost	64,285	65,886	67,527	69,208	70,931	72,697	74,507	76,362	78,263	80,212	82,209	84,256	86,354	88,504	90,708
Accumulated depreciation	53,571	65,886	11,255	23,069	35,466	48,465	62,089	76,362	13,044	26,737	41,105	56,171	71,962	88,504	15,118

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
INSTITUTION FACILITY - SCHOOL (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
t-bar ceiling panels															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	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	13,015	15,562	18,228	21,018	23,935	26,984	30,170	33,498	36,973	40,600	44,385	48,333	52,450	56,743	61,216
garage interior															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	10	9	8	7	6	5	4	3	2	1	0	14	13	12	11
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	1,518	1,867	2,232	2,614	3,014	3,433	3,870	4,326	4,804	5,302	5,822	398	815	1,254	1,713
ironwork															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	1	0	4	3	2	1	0	4	3	2	1	0	4	3	2
Replacement cost	4,265	4,371	4,480	4,592	4,706	4,823	4,943	5,066	5,192	5,321	5,453	5,589	5,728	5,871	6,017
Accumulated depreciation	3,412	4,371	896	1,837	2,824	3,858	4,943	1,013	2,077	3,193	4,362	5,589	1,146	2,348	3,610
parking stripes															
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	723	741	759	778	797	817	837	858	879	901	923	946	970	994	1,019
Accumulated depreciation	723	74	152	233	319	409	502	601	703	811	923	95	194	298	408
elevator-mechanical															
Useful life	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Remaining life	2	1	0	24	23	22	21	20	19	18	17	16	15	14	13
Replacement cost	36,155	37,055	37,978	38,924	39,893	40,886	41,904	42,947	44,016	45,112	46,235	47,386	48,566	49,775	51,014
Accumulated depreciation	33,263	35,573	37,978	1,557	3,191	4,906	6,705	8,589	10,564	12,631	14,795	17,059	19,426	21,901	24,487
elevator-cab remodel															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	10	9	8	7	6	5	4	3	2	1	0	14	13	12	11
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	2,410	2,964	3,545	4,152	4,787	5,452	6,147	6,873	7,631	8,422	9,249	632	1,295	1,991	2,721
wheel chair lift															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	5	4	3	2	1	0	19	18	17	16	15	14	13	12	11
Replacement cost	6,147	6,300	6,457	6,618	6,783	6,952	7,125	7,302	7,484	7,670	7,861	8,057	8,258	8,464	8,675
Accumulated depreciation	4,610	5,040	5,488	5,956	6,444	6,952	356	730	1,123	1,534	1,965	2,417	2,890	3,386	3,904
exhaust fans															
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	13,593	13,931	14,278	14,634	14,998	15,371	15,754	16,146	16,548	16,960	17,382	17,815	18,259	18,714	19,180
Accumulated depreciation	3,398	4,179	4,997	5,854	6,749	7,686	8,665	9,688	10,756	11,872	13,037	14,252	15,520	16,843	18,221
make-up air fan															
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	4,195	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	4,195	215	441	677	926	1,186	1,458	1,744	2,042	2,355	2,682	3,023	3,380	3,753	4,143
vehicle gates															
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	13,740	14,082	14,433	14,792	15,160	15,537	15,924	16,321	16,727	17,144	17,571	18,009	18,457	18,917	19,388
Accumulated depreciation	13,740	1,408	2,887	4,438	6,064	7,769	9,554	11,425	13,382	15,430	17,571	1,801	3,691	5,675	7,755

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INSTITUTION FACILITY - SCHOOL (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
dual pack-small															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	9	8	7	6	5	4	3	2	1	0	19	18	17	16	15
Replacement cost	25,599	26,236	26,889	27,559	28,245	28,948	29,669	30,408	31,165	31,941	32,736	33,551	34,386	35,242	36,120
Accumulated depreciation	14,079	15,742	17,478	19,291	21,184	23,158	25,219	27,367	29,607	31,941	1,637	3,355	5,158	7,048	9,030
air conditioning-evaporative coil															
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	34,709	35,573	36,459	37,367	38,297	39,251	40,228	41,230	42,257	43,309	44,387	45,492	46,625	47,786	48,976
Accumulated depreciation	29,503	32,016	34,636	37,367	1,915	3,925	6,034	8,246	10,564	12,993	15,535	18,197	20,981	23,893	26,937
air conditioning-condenser															
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	86,770	88,931	91,145	93,415	95,741	98,125	100,568	103,072	105,638	108,268	110,964	113,727	116,559	119,461	122,436
Accumulated depreciation	60,739	71,145	82,031	93,415	9,574	19,625	30,170	41,229	52,819	64,961	77,675	90,982	104,903	119,461	122,444
dual pack-office/classroom															
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	60,741	62,253	63,803	65,392	67,020	68,689	70,399	72,152	73,949	75,790	77,677	79,611	81,593	83,625	85,707
Accumulated depreciation	9,111	12,451	15,951	19,618	23,457	27,476	31,680	36,076	40,672	45,474	50,490	55,728	61,195	66,900	72,851
dual pack-lobby															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	5	4	3	2	1	0	19	18	17	16	15	14	13	12	11
Replacement cost	12,797	13,116	13,443	13,778	14,121	14,473	14,833	15,202	15,581	15,969	16,367	16,775	17,193	17,621	18,060
Accumulated depreciation	9,598	10,493	11,427	12,400	13,415	14,473	742	1,520	2,337	3,194	4,092	5,033	6,018	7,048	8,127
dual pack-social room															
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	45,555	46,689	47,852	49,044	50,265	51,517	52,800	54,115	55,462	56,843	58,258	59,709	61,196	62,720	64,282
Accumulated depreciation	36,444	39,686	43,067	46,592	50,265	2,576	5,280	8,117	11,092	14,211	17,477	20,898	24,478	28,224	32,141
dual pack-library															
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	12,797	13,116	13,443	13,778	14,121	14,473	14,833	15,202	15,581	15,969	16,367	16,775	17,193	17,621	18,060
Accumulated depreciation	10,238	11,149	12,099	13,089	14,121	724	1,483	2,280	3,116	3,992	4,910	5,871	6,877	7,929	9,030
dual pack-sanctuary															
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	72,309	74,109	75,954	77,845	79,783	81,770	83,806	85,893	88,032	90,224	92,471	94,774	97,134	99,553	102,032
Accumulated depreciation	57,847	62,993	68,359	73,953	79,783	4,089	8,381	12,884	17,606	22,556	27,741	33,171	38,854	44,799	51,016
wall units															
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	22,416	22,974	23,546	24,132	24,733	25,349	25,980	26,627	27,290	27,970	28,666	29,380	30,112	30,862	31,630
Accumulated depreciation	5,604	6,892	8,241	9,653	11,130	12,675	14,289	15,976	17,739	19,579	21,500	23,504	25,595	27,776	30,049
distribution plumbing															
Useful life	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Remaining life	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Replacement cost	75,202	77,075	78,994	80,961	82,977	85,043	87,161	89,331	91,555	93,835	96,171	98,566	101,020	103,535	106,113
Accumulated depreciation	56,402	59,091	61,879	64,769	67,765	70,869	74,087	77,420	80,874	84,452	88,157	91,995	95,969	100,084	104,344

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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
drainage/ sewer piping															
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
fire sprinklers															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
water heaters															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	1	0	9	8	7	6	5	4	3	2	1	0	9	8	7
Replacement cost	4,918	5,040	5,165	5,294	5,426	5,561	5,699	5,841	5,986	6,135	6,288	6,445	6,605	6,769	6,938
Accumulated depreciation	4,426	5,040	517	1,059	1,628	2,224	2,850	3,505	4,190	4,908	5,659	6,445	661	1,354	2,081
drinking fountains															
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	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	1,591	1,957	2,339	2,740	3,159	3,598	4,056	4,535	5,036	5,558	6,104	6,673	7,267	7,886	8,531
sump pump															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	10	9	8	7	6	5	4	3	2	1	0	14	13	12	11
Replacement cost	2,674	2,741	2,809	2,879	2,951	3,024	3,099	3,176	3,255	3,336	3,419	3,504	3,591	3,680	3,772
Accumulated depreciation	891	1,096	1,311	1,535	1,771	2,016	2,273	2,541	2,821	3,114	3,419	234	479	736	1,006
surveillance camera system															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	5	4	3	2	1	0	11	10	9	8	7	6	5	4	3
Replacement cost	16,341	16,748	17,165	17,592	18,030	18,479	18,939	19,411	19,894	20,389	20,897	21,417	21,950	22,497	23,057
Accumulated depreciation	9,532	11,165	12,874	14,660	16,528	18,479	1,578	3,235	4,974	6,796	8,707	10,709	12,804	14,998	17,293
fire annunciator system															
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	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	362	445	532	623	718	818	922	1,031	1,145	1,264	1,388	1,518	1,652	1,793	1,940
security system															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-exit signs															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	1	0	19	18	17	16	15	14	13	12	11	10	9	8	7
Replacement cost	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	1,648	1,778	91	187	287	392	503	618	739	866	998	1,137	1,282	1,433	1,591
lighting-interior (decorative)															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	1	0	19	18	17	16	15	14	13	12	11	10	9	8	7
Replacement cost	4,628	4,743	4,861	4,982	5,106	5,233	5,363	5,497	5,634	5,774	5,918	6,065	6,216	6,371	6,530
Accumulated depreciation	4,397	4,743	243	498	766	1,047	1,341	1,649	1,972	2,310	2,663	3,033	3,419	3,823	4,245

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
INSTITUTION FACILITY - SCHOOL (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
lighting-exterior															
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	14,318	14,675	15,040	15,414	15,798	16,191	16,594	17,007	17,430	17,864	18,309	18,765	19,232	19,711	20,202
Accumulated depreciation	3,580	4,403	5,264	6,166	7,109	8,096	9,127	10,204	11,330	12,505	13,732	15,012	16,347	17,740	19,192
lighting-interior (fluorescent)															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	1	0	19	18	17	16	15	14	13	12	11	10	9	8	7
Replacement cost	46,642	47,803	48,993	50,213	51,463	52,744	54,057	55,403	56,783	58,197	59,646	61,131	62,653	64,213	65,812
Accumulated depreciation	44,310	47,803	2,450	5,021	7,719	10,549	13,514	16,621	19,874	23,279	26,841	30,566	34,459	38,528	42,778
lighting-playground															
Useful life	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Remaining life	0	24	23	22	21	20	19	18	17	16	15	14	13	12	11
Replacement cost	13,666	14,006	14,355	14,712	15,078	15,453	15,838	16,232	16,636	17,050	17,475	17,910	18,356	18,813	19,281
Accumulated depreciation	13,666	560	1,148	1,765	2,412	3,091	3,801	4,545	5,324	6,138	6,990	7,880	8,811	9,783	10,797
electrical system															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
sump pump control panel															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11
Replacement cost	2,893	2,965	3,039	3,115	3,193	3,273	3,354	3,438	3,524	3,612	3,702	3,794	3,888	3,985	4,084
Accumulated depreciation	482	593	709	831	958	1,091	1,230	1,375	1,527	1,686	1,851	2,023	2,203	2,391	2,587
audio & visual equipment															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	257,420	263,830	270,399	277,132	284,033	291,105	298,354	305,783	313,397	321,201	329,199	337,396	345,797	354,407	363,232
Accumulated depreciation	17,161	35,177	54,080	73,902	94,678	116,442	139,232	163,084	188,038	214,134	241,413	269,917	299,691	330,780	363,232
carpeting															
Useful life	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Remaining life	1	0	5	4	3	2	1	0	5	4	3	2	1	0	5
Replacement cost	80,987	83,004	85,071	87,189	89,360	91,585	93,865	96,202	98,597	101,052	103,568	106,147	108,790	111,499	114,275
Accumulated depreciation	67,489	83,004	14,179	29,063	44,680	61,057	78,221	96,202	16,433	33,684	51,784	70,765	90,658	111,499	19,046
vinyl															
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	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	2,711	3,335	3,987	4,670	5,385	6,133	6,914	7,730	8,583	9,473	10,403	11,372	12,384	13,439	14,539
acrylic															
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	53,363	54,692	56,054	57,450	58,881	60,347	61,850	63,390	64,968	66,586	68,244	69,943	71,685	73,470	75,299
Accumulated depreciation	13,341	16,408	19,619	22,980	26,496	30,174	34,018	38,034	42,229	46,610	51,183	55,954	60,932	66,123	71,534
asphalt seal coat															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	0	9	8	7	6	5	4	3	2	1	0	9	8	7	6
Replacement cost	2,098	2,150	2,204	2,259	2,315	2,373	2,432	2,493	2,555	2,619	2,684	2,751	2,819	2,889	2,961
Accumulated depreciation	2,098	215	441	678	926	1,187	1,459	1,745	2,044	2,357	2,684	275	564	867	1,184

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
INSTITUTION FACILITY - SCHOOL (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
asphalt replacement															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	0	29	28	27	26	25	24	23	22	21	20	19	18	17	16
Replacement cost	31,018	31,790	32,582	33,393	34,224	35,076	35,949	36,844	37,761	38,701	39,665	40,653	41,665	42,702	43,765
Accumulated depreciation	31,018	1,060	2,172	3,339	4,563	5,846	7,190	8,597	10,070	11,610	13,222	14,906	16,666	18,504	20,424
playing surface-basketball															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	4	3	2	1	0	4	3	2	1	0	4	3	2	1	0
Replacement cost	1,663	1,704	1,746	1,789	1,834	1,880	1,927	1,975	2,024	2,074	2,126	2,179	2,233	2,289	2,346
Accumulated depreciation	333	682	1,048	1,431	1,834	376	771	1,185	1,619	2,074	425	872	1,340	1,831	2,346
basketball hoop/ backboard															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	4	3	2	1	0	19	18	17	16	15	14	13	12	11	10
Replacement cost	2,458	2,519	2,582	2,646	2,712	2,780	2,849	2,920	2,993	3,068	3,144	3,222	3,302	3,384	3,468
Accumulated depreciation	1,966	2,141	2,324	2,514	2,712	139	285	438	599	767	943	1,128	1,321	1,523	1,734
concrete block walls															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete flatwork															
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
awnings															
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	71,370	73,147	74,968	76,835	78,748	80,709	82,719	84,779	86,890	89,054	91,271	93,544	95,873	98,260	100,707
Accumulated depreciation	71,370	7,315	14,994	23,051	31,499	40,355	49,631	59,345	69,512	80,149	91,271	9,354	19,175	29,478	40,283
sand															
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
impact zones															
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	121,117	124,133	127,224	130,392	133,639	136,967	140,377	143,872	147,454	151,126	154,889	158,746	162,699	166,750	170,902
Accumulated depreciation	84,782	99,306	114,502	130,392	13,364	27,393	42,113	57,549	73,727	90,676	108,422	126,997	146,429	166,750	17,090
restrooms- small															
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	2,125	2,178	2,232	2,288	2,345	2,403	2,463	2,524	2,587	2,651	2,717	2,785	2,854	2,925	2,998
Accumulated depreciation	531	653	781	915	1,055	1,202	1,355	1,514	1,682	1,856	2,038	2,228	2,426	2,633	2,848
restrooms- large															
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	136,521	139,920	143,404	146,975	150,635	154,386	158,230	162,170	166,208	170,347	174,589	178,936	183,392	187,958	192,638
Accumulated depreciation	34,130	41,976	50,191	58,790	67,786	77,193	87,027	97,302	108,035	119,243	130,942	143,149	155,883	169,162	183,006

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
INSTITUTION FACILITY - SCHOOL (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
kitchen															
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	233,124	238,929	244,878	250,975	257,224	263,629	270,193	276,921	283,816	290,883	298,126	305,549	313,157	320,955	328,947
Accumulated depreciation	58,281	71,679	85,707	100,390	115,751	131,815	148,606	166,153	184,480	203,618	223,595	244,439	266,183	288,860	312,500
fire extinguishers															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency - 5%	6,841	10,631	1,899	21,626	7,531	1,995	247	8,628	977	1,701	6,547	602	0	25,953	21,462
TOTAL Accumulated depreciation	1,028,530	1,054,444	994,093	1,143,397	861,333	873,735	1,007,602	1,194,662	1,202,303	1,379,580	1,554,689	1,628,166	1,835,181	2,090,729	1,794,138

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 \$5000 has been utilized in this report, and therefore any component with an average cost of less than that would be presumed to be funded from the operating account. Those elements with anticipated life expectancies of more than thirty (30) years (i.e. concrete surfaces, building superstructures, sewers, main electrical systems etc.) have, for the purposes of this study been defined as "lifetime components".

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

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

DATE OF SURVEY: January 5, 2023

INSPECTOR(S): Scott Clements, Cai Deering, Diego Villavicencio

OTHERS PRESENT: None



INSTITUTIONAL FACILITY - SCHOOL (SAMPLE ONLY)

CATEGORY:	ROOF/DECKS	
COMPONENT(S):	MODIFIED CAP SHEET ROOF	ID#(S) 0101



MODIFIED CAP SHEET ROOF (TYPICAL)

OBSERVATIONS: *This component includes the modified cap-sheet roofing (flat) which serves as a base for the acrylic coating. It appeared to be in average condition. On this type of structure, 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 reflect removal of the existing roofing prior to the installation of new roofing.*

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

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

CATEGORY:	ROOF/DECKS	
COMPONENT(S):	MODIFIED CAP SHEET ROOF-COATING	ID#(S) 0102



MODIFIED CAP SHEET ROOF-COATING (TYPICAL)

OBSERVATIONS: *This component includes the acrylic coating for the modified cap-sheet roofing. It appeared to be in good condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	18 YEAR(S)
AVERAGE COMPONENT COST:	\$ 90,150

TO PROTECT YOUR INVESTMENT: *Any peeling or deteriorating areas should be periodically touched-up to prevent acceleration of degradation.*

CATEGORY:	ROOF/DECKS	
COMPONENT(S):	GUTTERS & DOWNSPOUTS	ID#(S) 0103



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.*

TYPICAL USEFUL LIFE:	30 YEAR(S)
ESTIMATED REMAINING LIFE:	18 YEAR(S)
AVERAGE COMPONENT COST:	\$ 3,400

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.*

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



FOUNDATIONS/STRUCTURAL FRAME (TYPICAL)

OBSERVATIONS: *This component includes the foundations and structural frames, 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, these would normally be considered lifetime components for which no reserve budget would be necessary.*

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

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

CATEGORY:	STRUCTURE	
COMPONENT(S):	STRUCTURAL PEST CONTROL	ID#(S) 0202



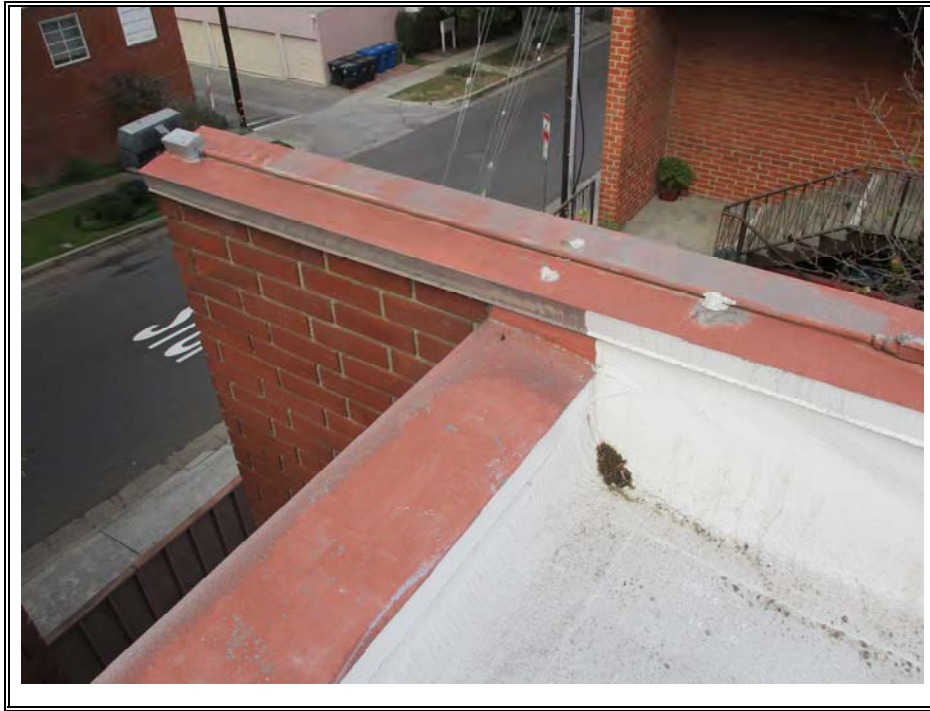
STRUCTURAL PEST CONTROL (TYPICAL)

OBSERVATIONS: *This component addresses the potential fumigation of the buildings. When and where an infestation of wood destroying pests or organisms occurs, and how severe the infestation will be, is difficult to predict. As the structures are primarily masonry construction, no funding has been provided. It is suggested that further evaluation be obtained from a licensed pest control operator.*

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

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.*

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



TRIM (TYPICAL)

OBSERVATIONS: *This component includes the painted surfaces of the gutters/downspouts and the parapet caps. They appeared to be in average to aging condition.*

TYPICAL USEFUL LIFE:	5 YEAR(S)
ESTIMATED REMAINING LIFE:	1 YEAR(S)
AVERAGE COMPONENT COST:	\$ 2,750

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

CATEGORY:	PAINT	
COMPONENT(S):	WOOD PANEL REFINISH	ID#(S) 0302



WOOD PANEL REFINISH (TYPICAL)

OBSERVATIONS: *This component includes the surfaces of the wood panels in the social hall. They appeared to be in good condition.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	9 YEAR(S)
AVERAGE COMPONENT COST:	\$ 1,200

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

CATEGORY:	<i>PAINT</i>	
COMPONENT(S):	<i>DOORS-PAINT</i>	ID#(S) 0303



DOORS-PAINT (TYPICAL)

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

TYPICAL USEFUL LIFE:	5 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 8,350

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 doors should be examined prior to painting and re-caulked if required.*

CATEGORY:	PAINT	
COMPONENT(S):	DOORS-LACQUER	ID#(S) 0304



DOORS-LACQUER (TYPICAL)

OBSERVATIONS: *This component includes the lacquered surfaces of some of the doors. They appeared to be in good condition.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	8 YEAR(S)
AVERAGE COMPONENT COST:	\$ 5,400

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 lacquer should be sanded / scraped and bare areas properly primed prior to any finish lacquering. Any splits and cracks should be sealed with appropriate materials. In addition, all openings of doors should be examined prior to refinishing and re-caulked if required.*

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



INTERIOR FLATWORK (TYPICAL)

OBSERVATIONS: *This component includes the painted interior surfaces of the classrooms, hallways, administration and recreation areas. They appeared to be in average condition.*

TYPICAL USEFUL LIFE:	6 YEAR(S)
ESTIMATED REMAINING LIFE:	4 YEAR(S)
AVERAGE COMPONENT COST:	\$ 44,450

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

CATEGORY:	PAINT	
COMPONENT(S):	T-BAR CEILING PANELS	ID#(S) 0306



T-BAR CEILING PANELS (TYPICAL)

OBSERVATIONS: *This component includes an allowance for replacement/painting of the lightweight ceiling panels, which are part of the T-bar ceiling system. The metal grid would be considered a lifetime component. The panels appeared to be in average condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	9 YEAR(S)
AVERAGE COMPONENT COST:	\$ 30,000

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed other than regular cleaning.*

CATEGORY:	PAINT	
COMPONENT(S):	GARAGE INTERIOR	ID#(S) 0307



GARAGE INTERIOR (TYPICAL)

OBSERVATIONS: *This component includes the painted surfaces of the interior of the garage. They appeared to be in average condition.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 3,150

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

CATEGORY:	<i>PAINT</i>	
COMPONENT(S):	<i>IRONWORK</i>	ID#(S) 0308



IRONWORK (TYPICAL)

OBSERVATIONS: *This component includes the painted surfaces of the wrought iron fencing, gates, and rails at the exteriors of the buildings. They appeared to be in average to aging condition.*

TYPICAL USEFUL LIFE:	5 YEAR(S)
ESTIMATED REMAINING LIFE:	1 YEAR(S)
AVERAGE COMPONENT COST:	\$ 2,950

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

CATEGORY:	PAINT	
COMPONENT(S):	PARKING STRIPES	ID#(S) 0309



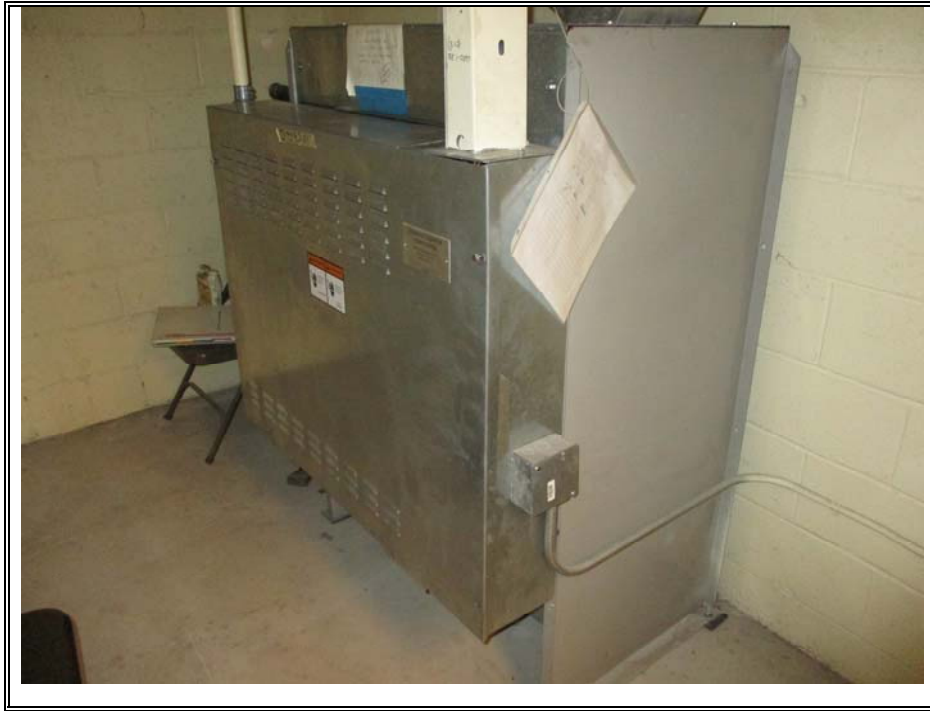
PARKING STRIPES (TYPICAL)

OBSERVATIONS: *This component includes the painted parking stripes that delineate the individual parking spaces. They appeared to be in average condition.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	5 YEAR(S)
AVERAGE COMPONENT COST:	\$ 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 prior to any finish paint.*

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



ELEVATOR-MECHANICAL (TYPICAL)

OBSERVATIONS: *This component includes the mechanical aspects of the 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.*

TYPICAL USEFUL LIFE:	25 YEAR(S)
ESTIMATED REMAINING LIFE:	17 YEAR(S)
AVERAGE COMPONENT COST:	\$ 25,000

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

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



ELEVATOR-CAB REMODEL (TYPICAL)

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

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 5,000

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

CATEGORY:	MECHANICAL	
COMPONENT(S):	WHEEL CHAIR LIFT	ID#(S) 0403



WHEEL CHAIR LIFT (TYPICAL)

OBSERVATIONS: *This component includes the wheel chair lift in the sanctuary.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	0 YEAR(S)
AVERAGE COMPONENT COST:	\$ 4,250

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

CATEGORY:	MECHANICAL	
COMPONENT(S):	EXHAUST FANS	ID#(S) 0404



EXHAUST FANS (TYPICAL)

OBSERVATIONS: *This component includes the exhaust fans on the roof. They appeared to be in average condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 9,400

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

CATEGORY: MECHANICAL

COMPONENT(S): MAKE-UP AIR FAN

ID#(S) 0405



MAKE-UP AIR FAN (TYPICAL)

OBSERVATIONS: *This component includes the inline make-up air fan on the roof. It appeared to be in average condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	15 YEAR(S)
AVERAGE COMPONENT COST:	\$ 2,900

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

CATEGORY:	MECHANICAL	
COMPONENT(S):	VEHICLE GATES	ID#(S) 0406



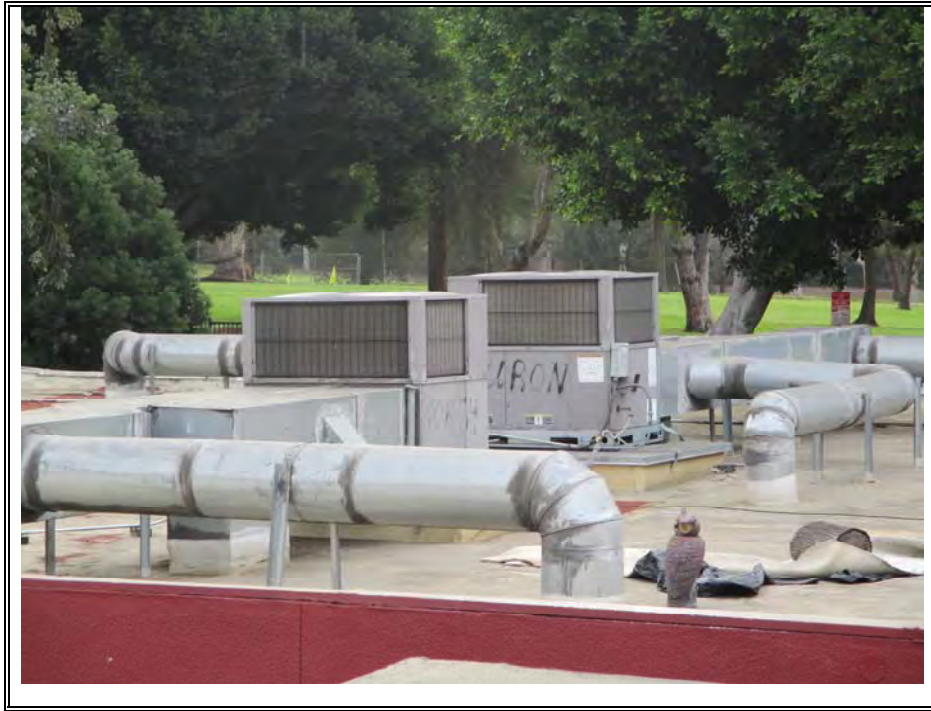
VEHICLE GATES (TYPICAL)

OBSERVATIONS: *This component includes the roll-up style vehicle gates. They appeared to be in average condition.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	5 YEAR(S)
AVERAGE COMPONENT COST:	\$ 9,500

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

CATEGORY:	MECHANICAL	
COMPONENT(S):	DUAL PACK - SMALL	ID#(S) 0407



DUAL PACK - SMALL (TYPICAL)

OBSERVATIONS: *This component includes the dual pack heating / air conditioning units on the 100 level classroom roofs. They appeared to be in aging condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	4
AVERAGE COMPONENT COST:	\$ 17,700

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

CATEGORY:	MECHANICAL	
COMPONENT(S):	AIR CONDITIONING-EVAPORATIVE COIL	ID#(S) 0408



AIR CONDITIONING-EVAPORATIVE COIL (TYPICAL)

OBSERVATIONS: *This component includes the evaporative coils for the air conditioning systems in the classrooms. They appeared to be in average condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	18 YEAR(S)
AVERAGE COMPONENT COST:	\$ 24,000

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

CATEGORY:	MECHANICAL	
COMPONENT(S):	AIR CONDITIONING-CONDENSER	ID#(S) 0409



AIR CONDITIONING-CONDENSER (TYPICAL)

OBSERVATIONS: *This component includes the condensers for the air conditioning systems in the classrooms, on the roof. They appeared to be in average condition.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	8 YEAR(S)
AVERAGE COMPONENT COST:	\$ 60,000

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

CATEGORY:	MECHANICAL	
COMPONENT(S):	DUAL PACK – OFFICE/CLASSROOM	ID#(S) 0410



DUAL PACK – OFFICE/CLASSROOM (TYPICAL)

OBSERVATIONS: *This component includes the dual pack heating / air conditioning units on the roof, servicing the offices and classrooms. They appeared to be in average condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	12
AVERAGE COMPONENT COST:	\$ 42,000

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

CATEGORY:	MECHANICAL	
COMPONENT(S):	DUAL PACK – LOBBY	ID#(S) 0411



DUAL PACK – LOBBY (TYPICAL)

OBSERVATIONS: *This component includes the dual pack heating / air conditioning unit on the roof, that services the lobby area. It appeared to be in an aged condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	0
AVERAGE COMPONENT COST:	\$ 8,850

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

CATEGORY:	MECHANICAL	
COMPONENT(S):	DUAL PACK – SOCIAL ROOM	ID#(S) 0412



DUAL PACK – SOCIAL ROOM (TYPICAL)

OBSERVATIONS: *This component includes the dual pack heating / air conditioning units on the roof, servicing the social room. They appeared to be in good condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	19
AVERAGE COMPONENT COST:	\$ 31,500

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

CATEGORY:	MECHANICAL	
COMPONENT(S):	DUAL PACK - LIBRARY	ID#(S) 0413



DUAL PACK - LIBRARY (TYPICAL)

OBSERVATIONS: *This component includes the dual pack heating / air conditioning unit on the roof, servicing the library. It appeared to be in good condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	19 YEAR(S)
AVERAGE COMPONENT COST:	\$ 8,850

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

CATEGORY:	MECHANICAL	
COMPONENT(S):	DUAL PACK - SANCTUARY	ID#(S) 0414



DUAL PACK - SANCTUARY (TYPICAL)

OBSERVATIONS: *This component includes the dual pack heating / air conditioning units on the roof, servicing the sanctuary area, They appeared to be in good condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	19
AVERAGE COMPONENT COST:	\$ 50,000

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

CATEGORY:	MECHANICAL	
COMPONENT(S):	WALL UNITS	ID#(S) 0415



WALL UNITS

OBSERVATIONS: *This component includes the smaller wall/window mounted units in the classrooms. They appeared to be in average condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 15,500

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

CATEGORY:	PLUMBING	
COMPONENT(S):	DISTRIBUTION PIPING	ID#(S) 0501



DISTRIBUTION PIPING (TYPICAL)

OBSERVATIONS: *This component includes the copper distribution piping that provides potable water to the restrooms and kitchens throughout the complex. 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 60 years has been assumed for future replacement. It is recommended that further evaluation be obtained from a licensed plumbing consultant / contractor, as well as consideration of an epoxy pipe lining system.*

TYPICAL USEFUL LIFE:	60 YEAR(S)
ESTIMATED REMAINING LIFE:	30 YEAR(S)
AVERAGE COMPONENT COST:	\$ 52,000

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. It is recommended that any repair / sectional replacement be performed on an as-needed basis and funded from the operating account. 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.*

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

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

CATEGORY:	PLUMBING	
COMPONENT(S):	FIRE SPRINKLERS	ID#(S) 0503



FIRE SPRINKLERS (TYPICAL)

OBSERVATIONS: *This component includes the fire sprinkler system in the garage. Where visible it appeared to be in average condition, and it would be considered a lifetime component. Accordingly, no amount has been provided for its future replacement at this time.*

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

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

CATEGORY:	PLUMBING	
COMPONENT(S):	WATER HEATERS	ID#(S) 0504



WATER HEATERS (TYPICAL)

OBSERVATIONS: *This component includes the water heaters that provides hot water for the restrooms and kitchen. 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).*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	6 YEAR(S)
AVERAGE COMPONENT COST:	\$ 3,400

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

CATEGORY: PLUMBING

COMPONENT(S): DRINKING FOUNTAINS

ID#(S) 0505



DRINKING FOUNTAINS (TYPICAL)

OBSERVATIONS: *This component includes the drinking fountains throughout the property. They appeared to be in average condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 4,400

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

CATEGORY:	PLUMBING	
COMPONENT(S):	SUMP PUMP	ID#(S) 0506



SUMP PUMP (TYPICAL)

OBSERVATIONS: *This component includes a sump pump in the garage. It was encased under a heavy metal lid and inaccessible for inspection. For reporting purposes, the condition, size, and type have been assumed. 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.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 1,850

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.*

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



SURVEILLANCE CAMERA SYSTEM (TYPICAL)

OBSERVATIONS: *This component includes the surveillance cameras (12 digital, 16 analog) throughout the property, monitors, and a recorder. The recorder and a monitor were in the guard shack near the entrance with an additional monitor at the security station in the garage. The system appeared to be in good condition.*

TYPICAL USEFUL LIFE:	12 YEAR(S)
ESTIMATED REMAINING LIFE:	8 YEAR(S)
AVERAGE COMPONENT COST:	\$ 11,300

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

CATEGORY:	ELECTRICAL		
COMPONENT(S):	FIRE ANNUNCIATOR SYSTEM	ID#(S) 0602	



FIRE ANNUNCIATOR SYSTEM (TYPICAL)

OBSERVATIONS: *This component includes a fire annunciator system (panel) in the 300 level equipment room. It appeared to be in average condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 1,000

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

CATEGORY:	<i>ELECTRICAL</i>	
COMPONENT(S):	<i>SECURITY SYSTEM</i>	ID#(S) 0603



SECURITY SYSTEM (TYPICAL)

OBSERVATIONS: *This component includes the security system. We were informed the equipment is part of a lease agreement and therefore no funding for its replacement has been provided.*

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

TO PROTECT YOUR INVESTMENT: *Leased equipment. Consult lease agreement and operations manual.*

CATEGORY:	ELECTRICAL	
COMPONENT(S):	LIGHTING-EXIT SIGNS	ID#(S) 0604



LIGHTING-EXIT SIGNS (TYPICAL)

OBSERVATIONS: *This component includes the lighted exit signs throughout the property. They appeared to be in average condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	16 YEAR(S)
AVERAGE COMPONENT COST:	\$ 1,200

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

CATEGORY:	ELECTRICAL	
COMPONENT(S):	LIGHTING-INTERIOR	ID#(S) 0605



LIGHTING-INTERIOR

OBSERVATIONS: *This component includes the interior decorative light fixtures of varying types and styles. They appeared to be in average condition. It is often desirable to replace these fixtures as they eventually become dated and/or more energy efficient options become available.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	16 YEAR(S)
AVERAGE COMPONENT COST:	\$ 3,200

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

CATEGORY:	<i>ELECTRICAL</i>	
COMPONENT(S):	<i>LIGHTING-EXTERIOR</i>	ID#(S) 0606



LIGHTING-EXTERIOR (TYPICAL)

OBSERVATIONS: *This component includes the box style light fixtures at the exteriors of the buildings. 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.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 9,900

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

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



LIGHTING-INTERIOR FLUORESCENT (TYPICAL)

OBSERVATIONS: *This component includes the fluorescent tube style light fixtures in the classrooms, offices, and hallways. They appeared to be in average condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	16 YEAR(S)
AVERAGE COMPONENT COST:	\$ 32,250

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

CATEGORY:	<i>ELECTRICAL</i>	
COMPONENT(S):	<i>LIGHTING-PLAYGROUND</i>	ID#(S) 0608



LIGHTING-PLAYGROUND (TYPICAL)

OBSERVATIONS: *This component includes the large halogen and LED lights at the rear play area. They appeared to be in average condition. These types of fixtures are typically subject to a greater level of deterioration from the elements.*

TYPICAL USEFUL LIFE:	25 YEAR(S)
ESTIMATED REMAINING LIFE:	15 YEAR(S)
AVERAGE COMPONENT COST:	\$ 9,450

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

CATEGORY:	<i>ELECTRICAL</i>	
COMPONENT(S):	<i>ELECTRICAL SYSTEM</i>	ID#(S) 0609



ELECTRICAL SYSTEM (TYPICAL)

OBSERVATIONS: *This component includes what appeared to be an original electrical system throughout the complex. The electrical panels were observed to be in average condition for their age, and the design/type and the service capacity functional for current needs. The equipment service panels and subpanels typically have an anticipated useful life expectancy beyond the scope of this report (30 years). It is recommended that maintenance be provided for in the operating budget.*

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

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

CATEGORY:	<i>ELECTRICAL</i>	
COMPONENT(S):	<i>SUMP PUMP CONTROL PANEL</i>	ID#(S) <i>0610</i>



SUMP PUMP CONTROL PANEL (TYPICAL)

OBSERVATIONS: *This component includes the sump pump control panel in the garage. It appeared to be in average condition.*

TYPICAL USEFUL LIFE:	<i>30 YEAR(S)</i>
ESTIMATED REMAINING LIFE:	<i>10 YEAR(S)</i>
AVERAGE COMPONENT COST:	<i>\$ 2,000</i>

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

CATEGORY:	<i>ELECTRICAL</i>	
COMPONENT(S):	<i>AUDIO & VISUAL EQUIPMENT</i>	ID#(S) 0611



AUDIO & VISUAL EQUIPMENT (TYPICAL)

OBSERVATIONS: *This component includes an allowance for the periodic repair, replacement, refurbishment or maintenance of the audio and visual equipment in the sanctuary and social hall.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	14 YEAR(S)
AVERAGE COMPONENT COST:	\$ 178,000

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

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



CARPETING (TYPICAL)

OBSERVATIONS: *This component includes the carpeting throughout the property. It appeared to be in good to average condition.*

TYPICAL USEFUL LIFE:	6 YEAR(S)
ESTIMATED REMAINING LIFE:	4 YEAR(S)
AVERAGE COMPONENT COST:	\$ 56,000

TO PROTECT YOUR INVESTMENT: *Maintenance should entail regular vacuum cleaning (from once weekly to as often as daily for high traffic areas). Spots and spills should be removed as soon as possible to prevent permanent staining. Deep cleaning should be performed on an as-needed basis (before soil is noticeable – usually not more than once every one or two years) and fluorochemical treatment applied immediately after. Damaged areas should be repaired as they can create a trip hazard resulting in association liability.*

CATEGORY: FLOORING

COMPONENT(S): VINYL

ID#(S) 0702



VINYL (TYPICAL)

OBSERVATIONS: *This component includes the vinyl flooring throughout the property. It appeared to be in average condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 7,500

TO PROTECT YOUR INVESTMENT: *Maintenance would entail regular cleaning with a mild detergent solution and warm water (care should be exercised to not flood the flooring. Lifting seams, corners, etc. should be re-glued and damaged areas repaired as necessary.*

CATEGORY:	FLOORING	
COMPONENT(S):	ACRYLIC	ID#(S) 0703



ACRYLIC (TYPICAL)

OBSERVATIONS: *This component includes the acrylic coated flooring throughout the property. It appeared to be in average condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 36,900

TO PROTECT YOUR INVESTMENT: *Maintenance would entail occasional cleaning.*

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	ASPHALT SEAL COAT	ID#(S) 0801



ASPHALT SEAL COAT (TYPICAL)

OBSERVATIONS: *This component includes the seal coat for the asphalt in the garage. It appeared to be in average condition. While a relatively inexpensive procedure, the seal coat serves to enhance the longevity of the underlying asphalt, as well as its appearance, by replenishing the oil and fine aggregates of the underlying asphalt. It is important that this procedure be undertaken within 6 months of any overlay or resurfacing and performed thereafter on a 3 – 5 year cycle (typically a warranty requirement).*

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

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

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	ASPHALT REPLACEMENT	ID#(S) 0802



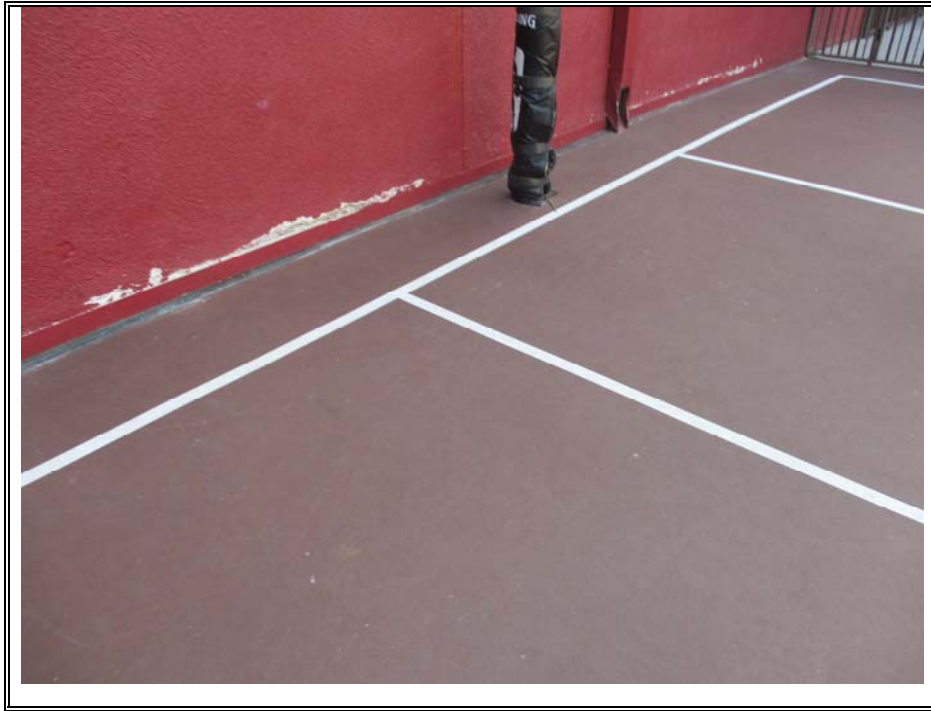
ASPHALT REPLACEMENT (TYPICAL)

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

TYPICAL USEFUL LIFE:	30 YEAR(S)
ESTIMATED REMAINING LIFE:	15 YEAR(S)
AVERAGE COMPONENT COST:	\$ 21,450

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

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	PLAYING SURFACE-BASKETBALL	ID#(S) 0803



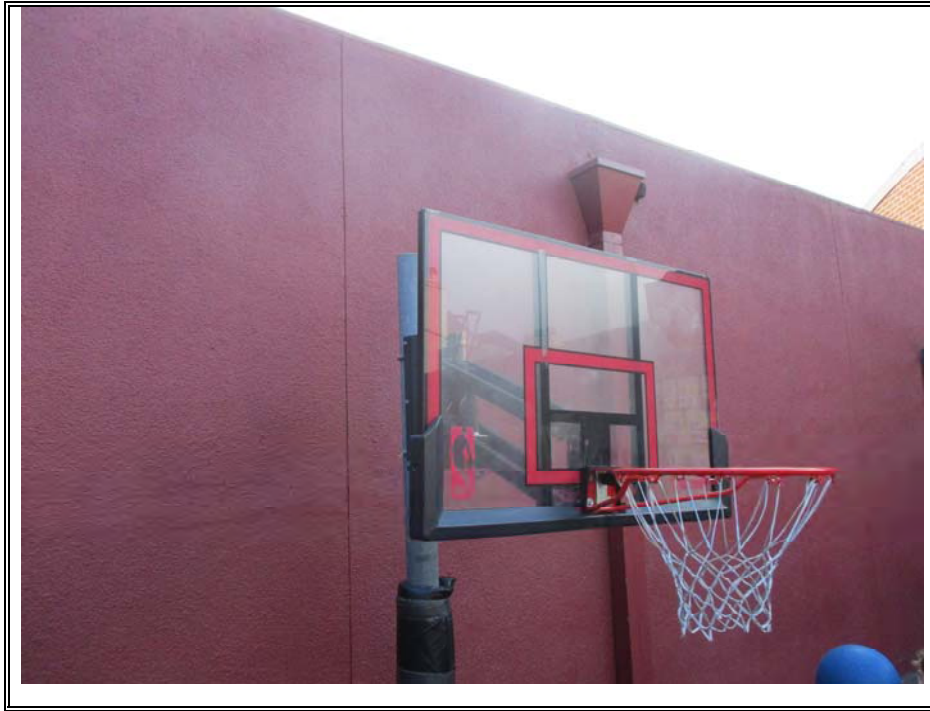
PLAYING SURFACE-BASKETBALL (TYPICAL)

OBSERVATIONS: *This component includes the membrane playing surface of the basketball court. It appeared to be in good condition. Re-surfacing is critical to ensure the proper “speed of play” for the basketball players as well as for aesthetic purposes.*

TYPICAL USEFUL LIFE:	5 YEAR(S)
ESTIMATED REMAINING LIFE:	4 YEAR(S)
AVERAGE COMPONENT COST:	\$ 1,150

TO PROTECT YOUR INVESTMENT: *The proper footwear should be encouraged while on the basketball court in order to protect the playing surface from excessive wear.*

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	BASKETBALL HOOP/BACKBOARD	ID#(S) 0804



BASKETBALL HOOP/BACKBOARD (TYPICAL)

OBSERVATIONS: *This component includes the acrylic type backboards and fabric hoops for the basketball court in the recreation area. They appeared to be in good condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	19 YEAR(S)
AVERAGE COMPONENT COST:	\$ 1,700

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

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	CONCRETE BLOCK WALLS	ID#(S) 0805



CONCRETE BLOCK WALLS (TYPICAL)

OBSERVATIONS: *This component includes the concrete block and red brick walls throughout the development. They appeared to be in average condition. It is recommended that any repair / replacement be performed on an as-needed basis and funded from the operating account. No amount has been provided for complete replacement as they would typically have a life well in excess of the scope of this projection and would therefore be considered lifetime components.*

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

TO PROTECT YOUR INVESTMENT: *Maintenance would entail monitoring for cracks on a periodic basis. Any necessary repairs should be made accordingly.*

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	CONCRETE FLATWORK	ID#(S) 0806



CONCRETE FLATWORK (TYPICAL)

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

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

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

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	AWNINGS	ID#(S) 0807



AWNINGS (TYPICAL)

OBSERVATIONS: *This component includes the awnings that cover the playground areas. They appeared to be in average condition.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	5 YEAR(S)
AVERAGE COMPONENT COST:	\$ 49,350

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

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	SAND	ID#(S) 0808



SAND (TYPICAL)

OBSERVATIONS: *This component includes the sand that covers some of the playground areas. It appeared to be in average condition. It is recommended that maintenance and replenishment be funded on an as-needed basis from the operating account.*

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

TO PROTECT YOUR INVESTMENT: *The sand should be raked and cleaned regularly.*

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	IMPACT ZONES	ID#(S) 0809



IMPACT ZONES (TYPICAL)

OBSERVATIONS: *This component includes the areas of impact zone material in the playground areas. They appeared to be in good (main playground) to average (kindergarten area) condition.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	8 YEAR(S)
AVERAGE COMPONENT COST:	\$ 83,750

TO PROTECT YOUR INVESTMENT: *Maintenance would entail monitoring for cracks on a periodic basis. Any necessary repairs should be made accordingly.*

CATEGORY: RECREATION FACILITIES

COMPONENT(S): RESTROOMS-SMALL

ID#(S) 0901



RESTROOMS-SMALL (TYPICAL)

OBSERVATIONS: *This component includes the remodeling of the single type restrooms throughout the property. They appeared to be in average condition.*

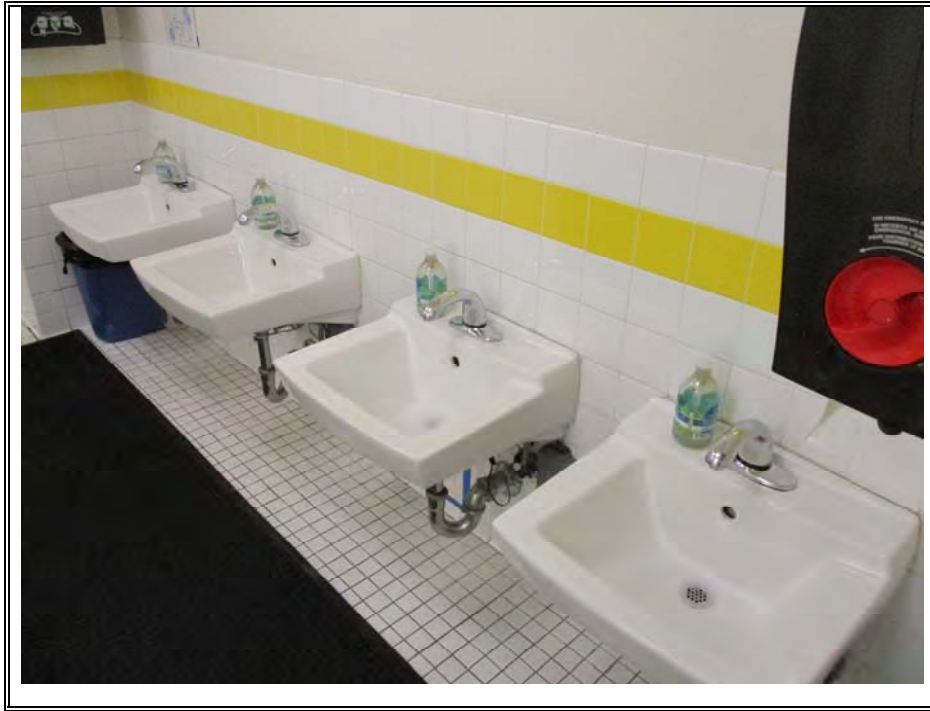
TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 14,700

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

CATEGORY: RECREATION FACILITIES

COMPONENT(S): RESTROOMS-LARGE

ID#(S) 0902



RESTROOMS-LARGE (TYPICAL)

OBSERVATIONS: *This component includes the remodeling of the communal type restrooms throughout the property. They appeared to be in average condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 94,400

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

CATEGORY:	RECREATION FACILITIES	
COMPONENT(S):	KITCHEN	ID#(S) 0903



KITCHEN (TYPICAL)

OBSERVATIONS: *This component includes the remodeling of the commercial type kitchen. It appeared to be in average condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 161,200

TO PROTECT YOUR INVESTMENT: *The recreation room kitchen should be maintained in a sanitized condition. Occasional cleaning and verification of operation is generally the extent of any maintenance necessary for the appliances. It is recommended that the respective operating manuals be consulted with respect to more specific types of maintenance suggested for these appliances.*

CATEGORY:	MISCELLANEOUS	
COMPONENT(S):	FIRE EXTINGUISHERS	ID#(S) 1001



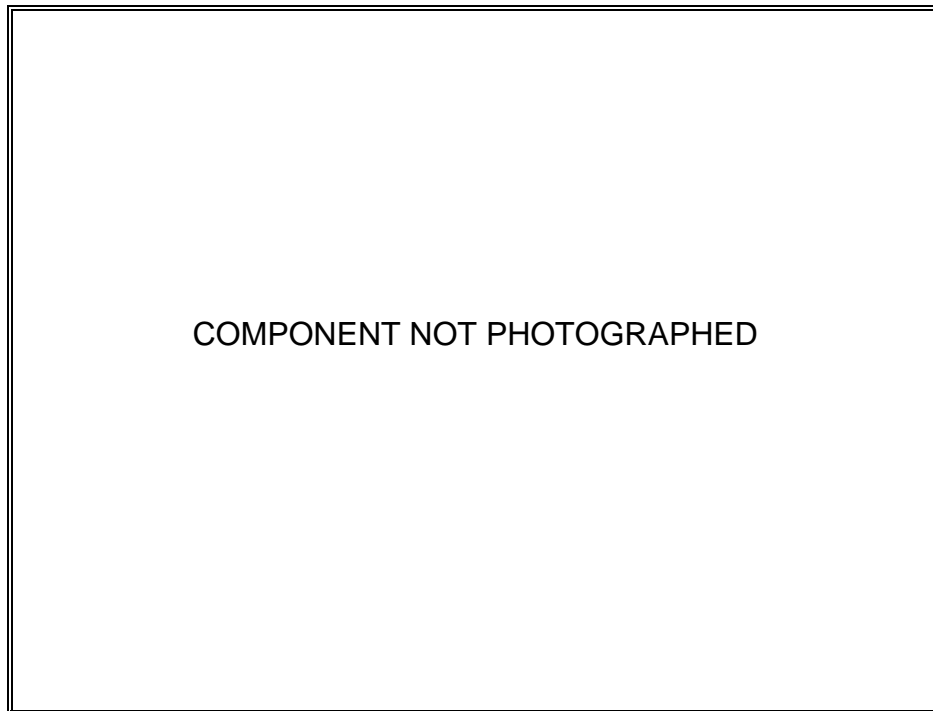
FIRE EXTINGUISHERS (TYPICAL)

OBSERVATIONS: *This component includes the fire extinguishers. 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.*

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

CATEGORY:	CONTINGENCY RESERVE	
COMPONENT(S):	GENERAL - 5%	ID#(S) 1101



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 Bureau of Real Estate (BRE) 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).*

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

TO PROTECT YOUR INVESTMENT: N/A.

GLOSSARY

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