

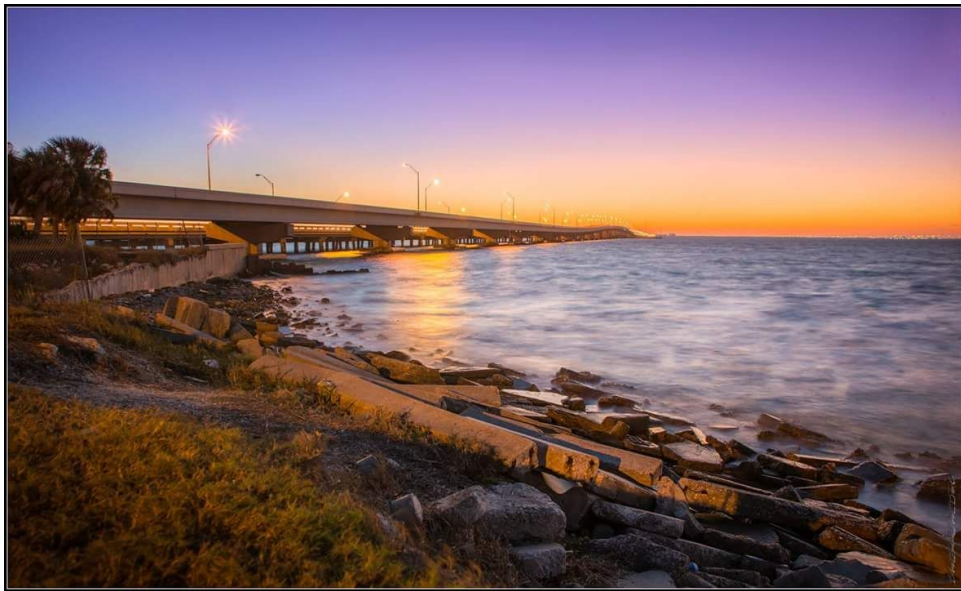
Sample Condominium Association

Reserve Management Plan

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2018



Sample Condominium Association
January 1, 2018

Sample Condominium Association

Reserve Management Plan

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Preparer's Report on Reserve Study
Reserve Management Plan

Type I Reserve Study With On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2018

Board of Directors

Sample Condominium Association
Hillsboro Beach, FL

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Overlook Condominium Association by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of Overlook Condominium Association upon which this reserve management plan is based was performed by Pierre Del Rosario, RS, RSS of Facilities Advisors International LLC on October 18, 2017.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Overlook Condominium Association. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2018, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2018, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Overlook Condominium Association is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Overlook Condominium Association, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the Overlook Condominium Association, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Overlook Condominium Association's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Overlook Condominium Association's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors International LLC
Pierre Del Rosario, RS, RSS
May 21, 2018

Sample Condominium Association
 January 1, 2018

Statement of Position

Projection period: January 1, 2018 to 2046
 Type of Project: Condominium
 Number of Units: 104
 Location: Hillsboro Beach, FL
 Projected Construction date: June 2, 1988

Description of Project: Sample Condominium Association is an 104 - unit Condominium development located in Hillsboro Beach, FL. The project consists of one building. The project was developed in June 2, 1988.

On-Site analysis performed by: Pierre Del Rosario
 Component analysis performed by: Pierre Del Rosario
 Report prepared by: Pierre Del Rosario

Components Excluded From This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Street Base	Lifetime Component
Hardscape – sidewalks and curbs	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget
Landscape / Plant Replacement	Included in Operating Budget

See Next Page for Summary Component List

Current Replacement Cost of All Components	\$ 4,522,400
Future Replacement Cost of All Components	\$ 7,170,527
Projected Balance of Reserve Funds at January 1, 2018	\$ 208,068
100% Funded Amount at January 1, 2018	\$ 1,352,559
Percent Funded at January 1, 2018	15.38 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2018	\$ 11,005
Projected Reserve Contribution	\$ 84,000
Average Annual Reserve Contribution Per Unit	\$ 808
Monthly Reserve Contribution First Year of Projection	\$ 7,000
Average Monthly Reserve Contribution Per Unit	\$ 67
Projected Special Assessment	\$ 0
Projected Inflation Rate	2.00 %
Projected Interest Rate	1.00 %

See Preparer’s Report
 See Summary of Significant Assumptions

Sample Condominium Association

Analysis Date - January 1, 2018

Inflation:2.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Summary of Major Components

Categories	Estimated Useful Lives Years	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Building Repairs	0	0	\$ 0
Building Systems	20-40	2-33	1,629,827
Concrete	15	7	120,252
Doors	25-30	7-14	971,543
Equipment	12	10	18,376
Fences, Walls, & Gates	30-45	24-34	1,110,781
Fixtures	25	19	18,939
Floor Covering	15-35	9-34	348,793
HVAC	15	4-14	20,825
Lighting	20	9-10	32,725
Painting	15	14	374,580
Plumbing	25-45	14-34	1,371,895
Pool	15	7	12,509
Roofing	20-23	14-22	1,139,487
			<u>\$ 7,170,532</u>

Sample Condominium Association

Analysis Date - January 1, 2018

Inflation:2.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Begin Balance	\$ 208,068	\$ 294,579	\$ 73,015	\$ 123,289	\$ 234,034	\$ 347,469	\$ 473,009	\$ 599,810	\$ 406,970	\$ 408,492
Contribution	84,000	84,000	96,480	108,960	121,440	121,440	121,440	121,440	121,440	121,440
Average Per Unit	807	807	927	1,047	1,167	1,167	1,167	1,167	1,167	1,167
Percent Change	0.00%	0.00%	14.86%	12.94%	11.45%	0.00%	0.00%	0.00%	0.00%	0.00%
Interest	2,511	435	921	1,784	2,891	4,099	5,360	4,646	3,921	3,472
Less Expenditures	0	306,000	47,128	0	10,896	0	0	318,926	123,838	189,806
Ending Balance	\$ 294,579	\$ 73,015	\$ 123,289	\$ 234,034	\$ 347,469	\$ 473,009	\$ 599,810	\$ 406,970	\$ 408,492	\$ 343,598

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Begin Balance	\$ 343,598	\$ 318,595	\$ 311,602	\$ 301,894	\$ 238,030	\$ 121,538	\$ 425,711	\$ 612,337	\$ 800,839	\$ 991,234
Contribution	121,440	121,440	121,440	301,440	301,440	301,440	181,440	181,440	181,440	181,440
Average Per Unit	1,167	1,167	1,167	2,898	2,898	2,898	1,744	1,744	1,744	1,744
Percent Change	0.00%	0.00%	0.00%	148.22%	0.00%	0.00%	-39.81%	0.00%	0.00%	0.00%
Interest	3,110	2,985	2,899	2,048	2,726	2,732	5,186	7,061	8,955	7,633
Less Expenditures	149,553	131,418	134,047	367,352	420,657	0	0	0	0	434,008
Ending Balance	\$ 318,595	\$ 311,602	\$ 301,894	\$ 238,030	\$ 121,538	\$ 425,711	\$ 612,337	\$ 800,839	\$ 991,234	\$ 746,299

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Begin Balance	\$ 746,299	\$ 936,146	\$ 1,127,901	\$ 119,330	\$ 302,879	\$ 190,185	\$ 374,445	\$ 560,557	\$ 748,538	\$ 589,371
Contribution	181,440	181,440	181,440	181,440	181,440	181,440	181,440	181,440	181,440	181,440
Average Per Unit	1,744	1,744	1,744	1,744	1,744	1,744	1,744	1,744	1,744	1,744
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interest	8,407	10,314	1,445	2,108	1,110	2,820	4,671	6,541	6,110	4,075
Less Expenditures	0	0	1,191,455	0	295,244	0	0	0	346,716	777,166
Ending Balance	\$ 936,146	\$ 1,127,901	\$ 119,330	\$ 302,879	\$ 190,185	\$ 374,445	\$ 560,557	\$ 748,538	\$ 589,371	\$ -2,279

Sample Condominium Association

Analysis Date - January 1, 2018

Inflation:2.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Building Repairs		\$ 306,000								
Building Systems			47,128							18,045
Concrete								12,,25,		
Doors								18,,16,	12,,83,	12,,31,
Floor Covering										15,058
HVAC					10,896					
Lighting										30,387
Pool								12,508		
	\$ 0	\$ 306,000	\$ 47,128	\$ 0	\$ 10,896	\$ 0	\$ 0	\$ 318,926	\$ 123,838	\$ 189,806

Sample Condominium Association

Analysis Date - January 1, 2018

Inflation:2.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Building Systems				23,62,						
Doors	128,842	131,418	134,047	13,,72,	4,,83					
Equipment	18,375									
Fixtures										18,938
Floor Covering										26,,23,
HVAC					9,,28					14,664
Lighting	2,335									
Painting					37,,58,					
Plumbing					5,,47					11,071
Roofing					26,917					12,,10,
	\$ 149,553	\$ 131,418	\$ 134,047	\$ 367,352	\$ 420,657	\$ 0	\$ 0	\$ 0	\$ 0	\$ 434,008

Sample Condominium Association

Analysis Date - January 1, 2018

Inflation:2.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Building Systems									17,,96,	26,814
Concrete			161,846							
Equipment			23,304							
Fences, Walls, & Gates					27,,97,					
Floor Covering					20,266					
HVAC										13,362
Lighting										45,154
Painting										50,,13,
Plumbing									17,,75,	18,,69,
Pool			16,834							
Roofing			989,469							
	\$ 0	\$ 0	\$ 1,191,455	\$ 0	\$ 295,244	\$ 0	\$ 0	\$ 0	\$ 346,716	\$ 777,166

Sample Condominium Association

Analysis Date - January 1, 2018

Inflation:2.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Component	Replace	Basis Cost	Quantity	Current Cost	Est	Rem	Future Cost
	Date				Life	Life	
A/C Split System	5/22 - 3/32	\$ 2,500	7 Each	\$ 17,500	15:00	8:07	\$ 20,824
Balcony & Cat Walk Concrate	5/2025	1,000	104 Job	104,000	15:00	7:04	120,254
Balcony Railing Metal	5/2050	55	7,761 LF	426,855	45:00	32:04	809,753
Bathroom Remodeling	5/32 - 1/37	1,900	6 Job	11,400	25:00	17:05	16,118
Carpet	1/2027	5	2,250 SF	12,600	15:00	9:00	15,058
Decks and Catwalk	1/2037	13	6,500 SF	84,500	20:00	19:00	123,100
Domestic Water- Boost Pump	4/2028	7,500	2 Each	15,000	12:00	10:03	18,375
Door - Exterior Metal Glass	5/2025	1,500	42 Each	63,000	25:00	7:04	72,846
Door - Trash Chute Metal	5/2032	450	7 Each	3,150	25:00	14:04	4,183
Door Frames	5/25 - 5/31	7,000	104 Job	728,000	30:00	10:04	894,508
Dry Sauna	1/2037	6,500	2 Each	13,000	25:00	19:00	18,938
Elevator Cab Remodel	4/2031	10,500	4 Each	42,000	20:00	13:03	54,601
Elevator Doors	4/2031	10,600	4 Each	42,400	20:00	13:03	55,121
Elevator Electronics	4/2031	17,000	4 Each	68,000	20:00	13:03	88,401
Elevator- Hoist/Cable System	4/2051	150,000	4 Each	600,000	40:00	33:03	1,159,062
Expansion Joint	1/2019	300,000	1 Job	300,000	0:00	1:00	306,000
Fire Panels &Central Attenuation	4/2031	25,000	1 Each	25,000	20:00	13:03	32,500
Fire Sprinkler System	4/2046	100,000	1 Each	100,000	35:00	28:03	174,966
Generator	5/2020	45,000	1 Each	45,000	30:00	2:04	47,128
Hallway Paint	10/2032	19,500	1 Job	19,500	15:00	14:09	26,114
Heater - Pool	6/2025	5,400	2 Each	10,800	15:00	7:05	12,508
In wall Lines	5/46 - 5/52	7,000	104 Job	728,000	45:00	31:04	1,355,775
Light - Ceiling	5/27 - 6/28	50	266 Each	13,300	20:00	9:06	16,049
Light - Sconce	5/2027	110	126 Each	13,860	20:00	9:04	16,673
Paint - Exterior Building	10/2032	249,000	1 Job	249,000	15:00	14:09	333,466
Pool Fence Metal	5/2052	55	240 LF	13,200	45:00	34:04	26,052
Railing Metal	1/2042	55	2,912 LF	160,160	35:00	24:00	257,607
Roof Club House - Asphalt Shingle	1/2032	8	2,550 SF	20,400	20:00	14:00	26,917
Roof Surface- Asphalt rolling	1/2040	15	40,228 SF	640,027	23:00	22:00	989,469
Stairwells - Paint - Interior	10/2032	2,800	4 Job	11,200	15:00	14:09	14,999
Tennis Court Fence	1/2042	30	360 LF	10,800	30:00	24:00	17,371
Tile Hallway	5/2037	9	20,172 SF	181,548	25:00	19:04	266,232
Tile Granite Lobby	5/2052	19	1,800 Sf	34,200	35:00	34:04	67,499
Trash Chute Renovation	5/2027	15,000	1 Each	15,000	20:00	9:04	18,045
				\$ 4,822,400			\$ 7,476,527

Sample Condominium Association
January 1, 2018

Disclosures

Site Analysis

Sample Condominium Association is a Condominium development association located in Hillsboro Beach, FL. The Association consists of 104 units located at 1167 Hillsboro Mile. The units were constructed as a single phase in June 2, 1988. The project consists of one seven story building.

The site analysis was performed on October 18, 2017 by Pierre Del Rosario, RS, RSS of Facilities Advisors International LLC. The Manager John X was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 2.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including: actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International LLC cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

Sample Condominium Association
 January 1, 2018

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 2.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 1.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Percent funded at January 1, 2018 of 15.38 was calculated using the inflation adjusted method.

The beginning balance of reserve funds was estimated at \$ 208,068, based on information provided by management. The beginning balance of reserve funds was provided by management.

Total Funds available for reserves beginning balance \$ 208,068

See Preparer's Report
 See Summary of Significant Assumptions

January 1, 2018

Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$10,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$10,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 1.00% is used in the funding plan.
- Inflation rate of 2.00% is used in the funding plan.

Sample Condominium Association

Analysis Date - January 1, 2018

Inflation:2.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost	2018 Funding Requirement	Components of Fund Balance at 12/31/2017
Building Repairs	0:00	\$ 0	\$ 0	\$ 0
Building Systems	2:04 -33:03	1,629,827	17,389	35,368
Concrete	7:04	120,252	2,906	8,177
Doors	7:04 -14:04	971,543	10,945	84,192
Equipment	10:03	18,376	555	337
Fences, Walls, & Gates	24:00 -34:04	1,110,781	9,610	27,039
Fixtures	19:00	18,939	275	480
Floor Covering	9:00 -34:04	348,793	4,923	7,205
HVAC	4:04 -14:02	20,825	503	1,158
Lighting	9:04 -10:05	32,725	593	2,212
Painting	14:09	374,580	9,050	717
Plumbing	14:04 -34:04	1,371,895	11,153	34,470
Pool	7:05	12,509	302	840
Roofing	14:00 -22:00	1,139,487	18,311	5,872
		<u>\$ 7,170,532</u>	<u>\$ 86,515</u>	<u>\$ 208,068</u>

Sample Condominium Association

Analysis Date - January 1, 2018

Inflation:2.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category	Replace				Est	Rem	
Component	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Building Repairs							
Expansion Joint	1/2019	\$ 300,000.00	1 Job	\$ 300,000	0:00	1:00	\$ 306,000
				\$ 300,000			\$ 306,000
Building Systems							
Elevator Cab Remodel	4/2031	\$ 10,500.00	4 Each	\$ 42,000	20:00	13:03	\$ 54,601
Elevator Doors	4/2031	10,600.00	4 Each	42,400	20:00	13:03	55,121
Elevator Electronics	4/2031	17,000.00	4 Each	68,000	20:00	13:03	88,401
Elevator- Hoist/Cable System	4/2051	150,000.00	4 Each	600,000	40:00	33:03	1,159,062
Fire Panels & Central Attenuation	4/2031	25,000.00	1 Each	25,000	20:00	13:03	32,500
Fire Sprinkler System	4/2046	100,000.00	1 Each	100,000	35:00	28:03	174,966
Generator	5/2020	45,000.00	1 Each	45,000	30:00	2:04	47,128
Trash Chute Renovation	5/2027	15,000.00	1 Each	15,000	20:00	9:04	18,045
				\$ 937,400			\$ 1,629,827
Concrete							
Balcony & Cat Walk	Concrate 5/2025	\$ 1,000.00	104 Job	\$ 104,000	15:00	7:04	\$ 120,254
				\$ 104,000			\$ 120,254
Doors							
Door - Exterior Metal Glass	5/2025	\$ 1,500.00	42 Each	\$ 63,000	25:00	7:04	\$ 72,846
Door - Trash Chute Metal	5/2032	450.00	7 Each	3,150	25:00	14:04	4,183
Door Frames	5/25 - 5/31	7,000.00	104 Job	728,000	30:00	10:04	894,508
				\$ 794,150			\$ 971,538
Equipment							
Domestic Water- Boost Pump	4/2028	\$ 7,500.00	2 Each	\$ 15,000	12:00	10:03	\$ 18,375
				\$ 15,000			\$ 18,375
Fences, Walls, & Gates							
Balcony Railing Metal	5/2050	\$ 55.00	7,761 LF	\$ 426,855	45:00	32:04	\$ 809,753
Pool Fence Metal	5/2052	55.00	240 LF	13,200	45:00	34:04	26,052
Railing Metal	1/2042	55.00	2,912 LF	160,160	35:00	24:00	257,607
Tennis Court Fence	1/2042	30.00	360 LF	10,800	30:00	24:00	17,371
				\$ 611,015			\$ 1,110,783
Fixtures							
Dry Sauna	1/2037	\$ 6,500.00	2 Each	\$ 13,000	25:00	19:00	\$ 18,938
				\$ 13,000			\$ 18,938
Floor Covering							
Carpet	1/2027	\$ 5.60	2,250 SF	\$ 12,600	15:00	9:00	\$ 15,058
Tile	Hallway 5/2037	9.00	20,172 SF	181,548	25:00	19:04	266,232
Tile	Granite Lobby 5/2052	19.00	1,800 Sf	34,200	35:00	34:04	67,499
				\$ 228,348			\$ 348,790
HVAC							
A/C Split System	5/22 - 3/32	\$ 2,500.00	7 Each	\$ 17,500	15:00	8:07	\$ 20,824
				\$ 17,500			\$ 20,824

Sample Condominium Association

Analysis Date - January 1, 2018

Inflation:2.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category	Replace				Est	Rem	
Component	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Lighting							
Light - Ceiling	5/27 - 6/28	\$ 50.00	266 Each	\$ 13,300	20:00	9:06	\$ 16,049
Light - Sconce	5/2027	110.00	126 Each	13,860	20:00	9:04	16,673
				<u>\$ 27,160</u>			<u>\$ 32,723</u>
Painting							
Hallway Paint	10/2032	\$ 19,500.00	1 Job	\$ 19,500	15:00	14:09	\$ 26,114
Paint - Exterior Building	10/2032	249,000.00	1 Job	249,000	15:00	14:09	333,466
Stairwells - Paint - Interior	10/2032	2,800.00	4 Job	11,200	15:00	14:09	14,999
				<u>\$ 279,700</u>			<u>\$ 374,580</u>
Plumbing							
Bathroom Remodeling	5/32 - 1/37	\$ 1,900.00	6 Job	\$ 11,400	25:00	17:05	\$ 16,118
In wall Lines	5/46 - 5/52	7,000.00	104 Job	728,000	45:00	31:04	1,355,775
				<u>\$ 739,400</u>			<u>\$ 1,371,894</u>
Pool							
Heater - Pool	6/2025	\$ 5,400.00	2 Each	\$ 10,800	15:00	7:05	\$ 12,508
				<u>\$ 10,800</u>			<u>\$ 12,508</u>
Roofing							
Decks and Catwalk	1/2037	\$ 13.00	6,500 SF	\$ 84,500	20:00	19:00	\$ 123,100
Roof Club House - Asphalt Shingle	1/2032	8.00	2,550 SF	20,400	20:00	14:00	26,917
Roof Surface- Asphalt rolling	1/2040	15.91	40,228 SF	640,027	23:00	22:00	989,469
				<u>\$ 744,927</u>			<u>\$ 1,139,487</u>
				<u>\$ 4,822,400</u>			<u>\$ 7,476,527</u>