RDA REPORT

Your Homeowners Assn., Inc.
Metropolitan, Minnesota
Account 15071 - Version 777
October 23, 2001

RESERVE DATA ANALYSIS - MIDWEST
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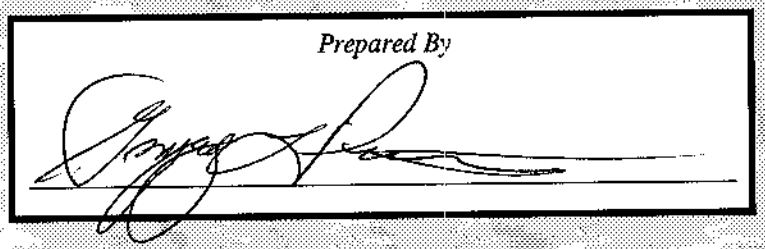

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This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialists and independent contractors, the Community Associations Institute, various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and the McGraw Hill Book Company. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and preparation of reserve analysis studies.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and each estimated useful life will approximate that of the norm per industry standards and/or manufacture specifications used. In some cases, estimates may have been used on assets which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your reserve analysis study be updated annually. Fluctuating interest rates, inflationary changes and the unpredictable nature of the lives of many of the assets under consideration require continual adaptation. The funding plan must be updated routinely to maintain adequacy. All the information collected during our inspection of the association and subsequent computations made in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

Never exceed intervals of three years between updates.

Reserve Data Analysis would like to thank you for using our services, and we invite you to call us at any time should you have any questions, comments or require assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide you with a revised study.

RESERVE DATA ANALYSIS, MINNEAPOLIS

(866) 780-7943

Disclosures

1. The financial funding model utilized:

   [X] Cash Flow Method

   [ ] Component Method

   See detailed descriptions beginning on page 1-5

2. The funding strategy, or objective, is:

   [X] Full Funding

   [ ] Baseline Funding

   [ ] Threshold Funding

   [ ] Statutory Funding

   See detailed descriptions beginning on page 1-5

   [X] Funding as specified by client

3. This Reserve Study is:

   [X] A Full Study

   [ ] An Update with site inspection

   [ ] An Update without site inspection

   See detailed descriptions beginning on page 1-2

Signature of preparer

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PART I - INTRODUCTION

Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the association and set the level and quality of service for all of the association's activities.

1. Funding Options

When a major repair or replacement is required in a community, an association has essentially four options available to address the expenditure:

The first option is to pass a "special assessment" to the membership in an amount required to cover the expenditure. Although not commonplace, there have been special assessments in the amount of $10,000 per member assessed in associations in Virginia and southern California. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure if necessary. However, an association operating on a special assessment basis cannot guarantee that an assessment, when needed, will be passed. Consequently, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated to maintain when the need arises. Additionally, while relatively new communities require very little in the way of major "reserve" expenditures, associations reaching 12 to 15 years of age and older find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, can be devastating to an association's overall budget.

The second option is for the association to acquire a loan from a lending institution in order to effect the required repairs. In many cases, banks will lend money to an association using "future homeowner assessments" as collateral for the loan. With this method, not only is the current board of directors pledging the future assets of an association, they are also required to pay interest fees on the loan payback in addition to the original principal. In the case of a $150,000 roofing replacement, the association may be required to pay back the loan over a three to five year period, with interest; whereas, if the association was setting aside reserves for this purpose, using the

vehicle of the regularly assessed membership dues, it would have had the full term of the life of the roof in order to accumulate the necessary moneys. Additionally, those contributions would have been evenly distributed over the entire membership and would have earned interest as part of that contribution.

The third option, too often used, is simply to defer the required repair or replacement. This option can create an environment of declining property values due to the increasing deferred maintenance and the association's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the Association by making it difficult or even impossible for potential buyers to obtain financing from lenders. Increasingly, many lending institutions are requesting copies of the association's most recent reserve study before granting loans, either for the association, a prospective purchaser, or for an individual within such association.

The fourth option is to collect an adequate level of reserves as part of the regular membership assessment. It's the only logical means the board of directors has to ensure its ability to maintain the assets for which it is obligated. By collecting reserve contributions monthly, the board distributes the costs of the replacements over the entire membership in a uniform and equitable manner. The community is not only comprised of present members, but also future members. Any decision by the board of directors to adopt a calculation method or funding plan which would disproportionately burden future members in order to make up for past reserve deficits would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the board is responsible to the "community" as a whole.

■ 2. The Reserve Study

There are two components of a reserve study – a physical analysis and a financial analysis. During the physical analysis, a reserve provider evaluates information regarding the physical status and repair/replacement cost of the association's major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates. A financial analysis assesses the association's reserve balance or "fund status" (measured in cash or as percent funded) to determine a recommendation for an appropriate reserve contribution rate in the future known as the "funding plan."

Reserve studies fit into one of three categories: 1) Full Study; 2) Update - with site inspection; and 3) Update - without site inspection.

1. In a **Full reserve study**, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a "fund status" and "funding plan."

2. In an **Update – with site inspection**, the reserve provider conducts a component inventory (verification only, not quantification), a condition assessment (based on on-site visual observations), and life and valuation estimates to determine both the "fund status" and "funding plan."

3. In an **Update – without site inspection**, the reserve provider conducts life and valuation estimates to determine the "fund status" and "funding plan."

3. Developing a Component List

The budget process begins with an accurate inventory of all the major components for which the association is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the association, subjective determinations should be minimized. We suggest the following considerations when labeling an expense:

OPERATIONAL EXPENSES occur at least annually, no matter how large the expense, and can be effectively budgeted for each year. They are characterized as being reasonably predictable both in terms of frequency and cost. Operational expenses include all minor expenses which would not otherwise adversely affect an operational budget from one year to the next. Examples of Operational Expenses include:

Utilities:

- Electricity
- Gas
- Water
- Telephone
- Cable TV

Services:

- Landscape Maintenance
- Pool Maintenance
- Street Cracks & Pothole Repairs
- Accounting & Management
- Reserve Study

Administrative:

- Supplies
- Bank Service Charges
- Dues & Publications
- Licenses, Permits & Fees

Repair Expenses:

- Roof Repairs
- Equipment Repairs
- Minor Concrete Repairs
- Operating Contingency

RESERVE EXPENSES are major expenses that occur other than annually and which must be budgeted for in advance in order to provide the necessary funds in time for their occurrence. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets which have an indeterminable but potential liability which may be demonstrated as a likely

occurrence. They are expenses that when incurred would have a significant affect on the smooth operation of the budgetary process from one year to the next if they were not reserved for in advance. Examples of Reserve Expenses include:

- Roof Replacements
- Painting
- Deck Replacement
- Fencing Replacement
- Street Slurry Coating
- Asphalt Overlays
- Pool Re-plastering
- Boiler Replace / Refurbishing
- Subterranean Utilities
- Window & Door Replacement
- Retaining Wall Refurbishment
- Pool Equipment Replacement
- Pool Furniture Replacement
- Tennis Court Resurfacing
- Park & Play Equipment
- Equipment Replacement
- Interior Furnishings
- Lighting Replacement
- Elevator Cab Refurbishing
- Siding Replacement
- Landscape Refurbishment
- Chiller Replacement

BUDGETING IS NORMALLY EXCLUDED FOR repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in an association's governing documents. Examples include the complete replacement of elevators, tile roofs, wiring and plumbing. Also excluded are insignificant expenses which may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Costs which are caused by acts of God, accidents or other occurrences which are more properly insured for, rather than reserved for, are also excluded.

4. Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufacture quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study the association should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The association can assist in

simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

5. Funding Methods

From the simplest to most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash-flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a "window" in which all future anticipated replacement costs are computed, based on the individual lives of the components under consideration.

The component method develops a reserve-funding plan where the total contribution is based on the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserves over time. This method also allows for computations on individual components in the analysis. The RDA Summary and RDA Projection Reports are based upon the component methodology.

6. Funding Strategies

Once an association has established its funding goals, the association can select an appropriate funding plan. There are four basic strategies from which most associations select. It is recommended that associations consult professionals to determine the best strategy or combination of plans that best suit the association's need. Additionally, associations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Associations will have to update their reserve studies more or less frequently depending on the funding strategy they select.

- **Full Funding** — Given that the basis of funding for reserves is to evenly distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs.

If an association has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect that three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a measure of the adequacy of an association's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. The formula is based on current replacement cost, and is a measure in time, independent of future inflationary or investment factors:

$$\text{Fully Funded Reserves} = \frac{\text{Age of Component}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

When an association's total accumulated reserves for all components meet this criteria, its reserves are "fully-funded."

- **Baseline Funding (RDA Cash Flow Minimum Reports)** — The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An association using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance.

- **Threshold Funding (RDA Cash Flow Specific Reports)** — This method is based on the baseline funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount.

- **Statutory Funding** — This method is based on local statutes. To use it, associations set aside a specific minimum amount of reserves as required by statutes.

■ 7. Distribution of Accumulated Reserves

The "Distribution of Accumulated Reserves Report" can be viewed and printed after performing the "RDA Summary Calculations," which is a "Component or Segregated Calculation Process," as opposed to the "Cash Flow Calculation Process," also available to the user in the program.

When calculating reserves based upon the component methodology, a beginning reserve balance must be allocated for each of the individual components considered in the analysis before the individual calculations can be completed. When this distribution is not available, or of sufficient detail, the following method is suggested for allocating reserves:

The first step the program performs in this process is subtracting, from the total accumulated reserves, any amounts for assets which have predetermined (fixed) reserve balances. The user can "fix" the accumulated reserve balance within the program on the individual asset's detail page. If by error these amounts total more than the amount of funds available, then the remaining assets are adjusted accordingly. A provision for a contingency reserve is then deducted by the determined percentage used, and if there are sufficient remaining funds available.

The second step is to identify the ideal level of reserves for each asset. As indicated in the prior section, this is accomplished by evaluating the component's age proportionate to its estimated useful life and current replacement cost. Again, the equation used is as follows:

$$\text{Fully Funded Reserves} = \frac{\text{Age of Component}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

The RDA RESERVE MANAGEMENT SOFTWARE™ program performs the above calculations to the very month the component was placed-in-service. It also allows for the accumulation of the necessary reserves for the replacement to be available on the first day of the fiscal year it is scheduled to be replaced.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available are depleted, or until all assets are appropriately funded. If any assets are assigned a zero remaining life (schedule for replacement this fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjust the zero remaining life item to 1 year and that asset assumes its new grouping position alphabetically in the final printed report.

If at the completion of this task there are additional moneys which have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such and are not factored into any of the report computations. If at the end of this assignment process there are designated excess funds, they can be used to offset the monthly contribution requirements recommended, or used in any other manner the client may desire.

Assigning the reserves in this manner defers the make-up period for any underfunding over the longest remaining life of all the assets under consideration, thereby minimizing the impact of deficiency. For example, if the report indicates an underfunding of $50,000, this underfunding will be assigned to components with the longest remaining life possible in order to give more time to "replenish" the account. If the $50,000 underfunding were to be assigned to short remaining life items, the impact would be immediately felt.

If the reserves are underfunded, the monthly contribution requirements as outlined in this report can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the case of a large deficiency, a special assessment may be considered. Our computer program can easily generate revised reports outlining how the monthly contributions would be affected by such an adjustment, or by any other changes which may be under consideration.

8. Funding Reserves

Two contribution numbers are provided in the report, the "Monthly Membership Contribution" and the "Net Monthly Allocation." The association should contribute to reserves each month the "Monthly Membership Contribution" figure, when the interest earned on the reserves is left in the reserve accounts as part of the contribution. When interest is earned on the reserves, that interest must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the "Net Monthly Allocation" to reserves (this is the member contribution plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid the amount due will be taken directly from the association's operating accounts as the reserve accounts are allocated only those moneys net of taxes.

9. Users' Guide to Your Reserve Analysis Study

Part II of your RDA REPORT contains the reserve analysis study for your association. There are seven types of pages in the study as described below.

REPORT SUMMARY

The ***Report Summary*** lists all of the parameters which were used in calculating the report as well as the summary of your reserve analysis study.

INDEX REPORTS

The ***Distribution of Accumulated Reserves*** report lists all assets in remaining life order. It also identifies the ideal level of reserves which should have accumulated for the association as well as the actual reserves available.

The ***Funding Status Report*** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their Useful & remaining life, current cost, Fully Funded (or ideal) reserve level, and the assigned (actual) reserve level.

DETAIL REPORTS

The ***Detail Report*** itemizes each asset and lists all measurements, current and future costs and calculations for that asset. Provisions for percentage replacements, salvage values and one-time replacements can also be utilized.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufacture quality, usage, exposure to elements and maintenance history.

The ***Annual Expenditure Detail Report*** is a year-by-year chronological listing of the assets according to their projected replacement year together with their corresponding projected replacement costs.

The ***Detail Report Index*** is an alphabetical listing of all assets together with the page number of the asset's individual detail report and asset number.

PROJECTIONS AND CHARTS

Thirty-year Projections as well as ***Charts and Graphs*** of projected data add to the usefulness of your reserve analysis study.

10. Definitions

REPORT I.D. - Includes the REPORT DATE (ex. November 15, 1992), VERSION (ex. 001), and ACCOUNT NUMBER (ex. 9773). Please use this information when referencing your report. (Displayed on the summary page.)

BUDGET YEAR BEGINNING/ENDING - The budgetary year for which the report is prepared. For associations with fiscal years ending December 31, the monthly contribution figures indicated are for the 12 month period beginning 1/1/20XX and ending 12/31/20XX.

NUMBER OF UNITS/PHASES - If applicable, the number of units and/or phases included in this version of the report.

INFLATION - This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement and the total is used in calculating the monthly reserve contribution which will be necessary in order to accumulate the required funds in time for replacement.

ANNUAL CONTRIBUTION INCREASE - The percentage rate at which the association will increase its contribution to reserves at the end of each year until the year in which the asset is replaced. For example, in order to accumulate $10,000 in 10 years, you could set aside $1,000 per year. As an alternative, you could set aside $795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aid those associations that have not set aside appropriate reserves in the past by making the initial year's allocation less formidable.

INVESTMENT YIELD - The average interest rate anticipated by the association based upon its current investment practices.

TAXES ON YIELD - The estimated percentage of interest income which will be set aside for taxes.

ACCUMULATED RESERVE BALANCE - The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. Based upon information provided and not audited.

PERCENT FULLY FUNDED - The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

PHASE INCREMENT DETAIL/AGE - Comments regarding aging of the components on the basis of construction date or date of acceptance by the association.

MONTHLY CONTRIBUTION - The contribution to reserves required by the association each month.

INTEREST CONTRIBUTION - The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

NET MONTHLY ALLOCATION - The sum of the monthly contribution and interest contribution figures.

GROUP OR FACILITY NUMBER/CATEGORY NUMBER - The report may be prepared and sorted either by group or facility (location, building, phase, etc.) or by category (roofing, painting, etc.). Standard report printing format is by category.

PERCENTAGE OF REPLACEMENT - In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

PLACED-IN-SERVICE - The month and year that the asset was placed-in-service. - This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

ESTIMATED USEFUL LIFE - The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

ADJUSTMENT TO USEFUL LIFE - Once the useful life is determined it may be adjusted +/- by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

ESTIMATED REMAINING LIFE - This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed-in-service.

REPLACEMENT YEAR - The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

FIXED ACCUMULATED RESERVES - An optional figure which, if used, will override the normal process of allocating reserves to each asset.

FIXED MONTHLY CONTRIBUTION - An optional figure which, if used, will override all calculations and set the contribution at this amount.

SALVAGE VALUE - The salvage value of the asset at the time of replacement, if applicable.

ONE-TIME REPLACEMENT - Notation if the asset is to be replaced on a one-time basis.

CURRENT REPLACEMENT COST - The estimated replacement cost effective as of the beginning of the fiscal year for which the report is being prepared.

FUTURE REPLACEMENT COST - The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

COMPONENT INVENTORY - The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents and discussion with appropriate association representative(s).

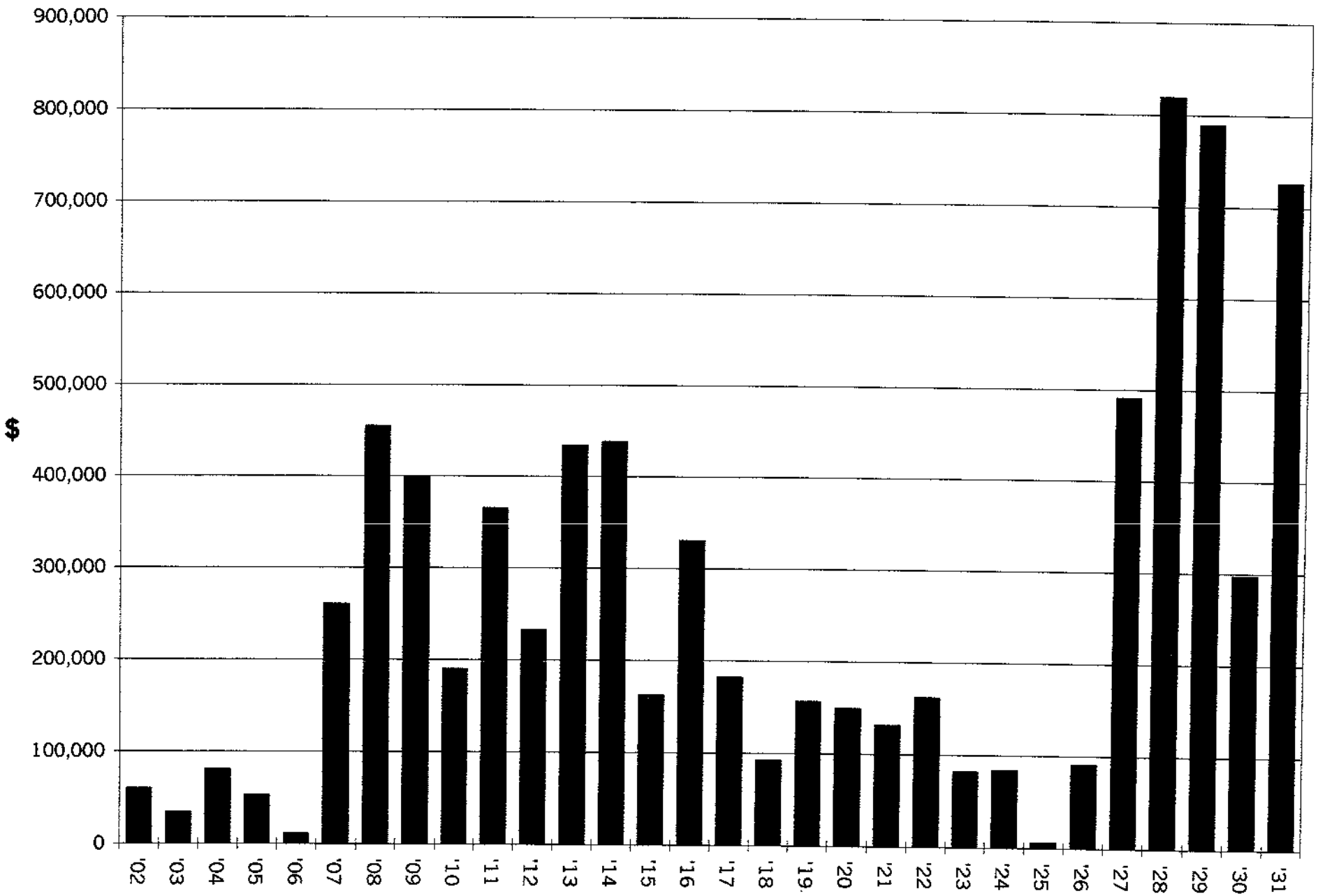
■ 11. A Multi-Purpose Tool

Your RDA REPORT is an important part of your association's budgetary process. Following its recommendations should ensure the association's smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for "special assessments".

In addition, your RDA reserve study serves a variety of useful purposes:

- Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding.
- A reserve analysis study is required by your accountant during the preparation of the association's annual audit.
- A reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.
- Your RDA REPORT is also a detailed inventory of the association's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your RDA REPORT is a tool which can assist the Board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components which the association is obligated to maintain.
- Since the RDA reserve analysis study includes precise measurements and cost estimates of the client's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- The reserve study is an annual disclosure to the membership concerning the financial condition of the association, and may be used as a "consumers' guide" by prospective purchasers.

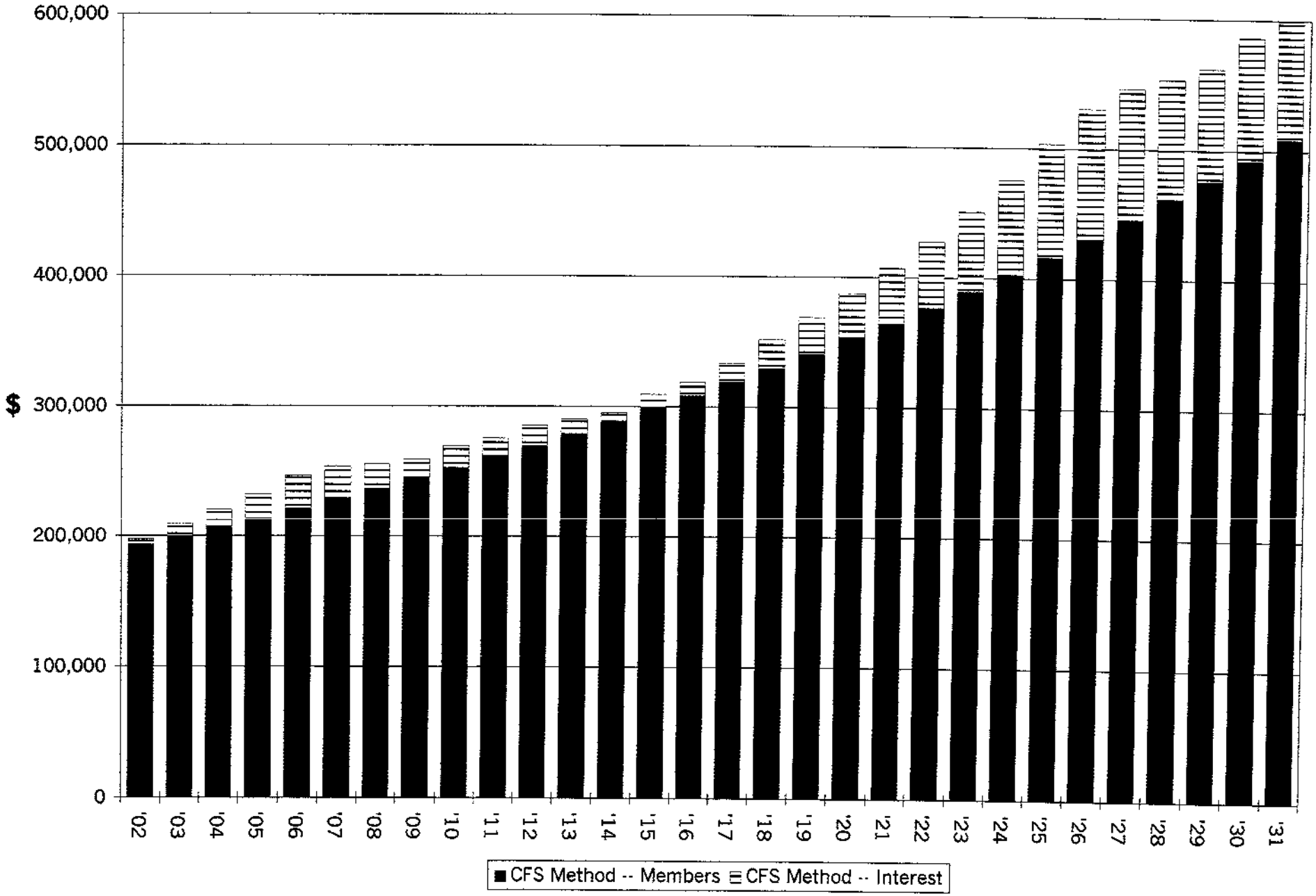
Your Homeowners Assn., Inc.



Annual Reserve Expenditures

Reserve Data Analysis, Minneapolis

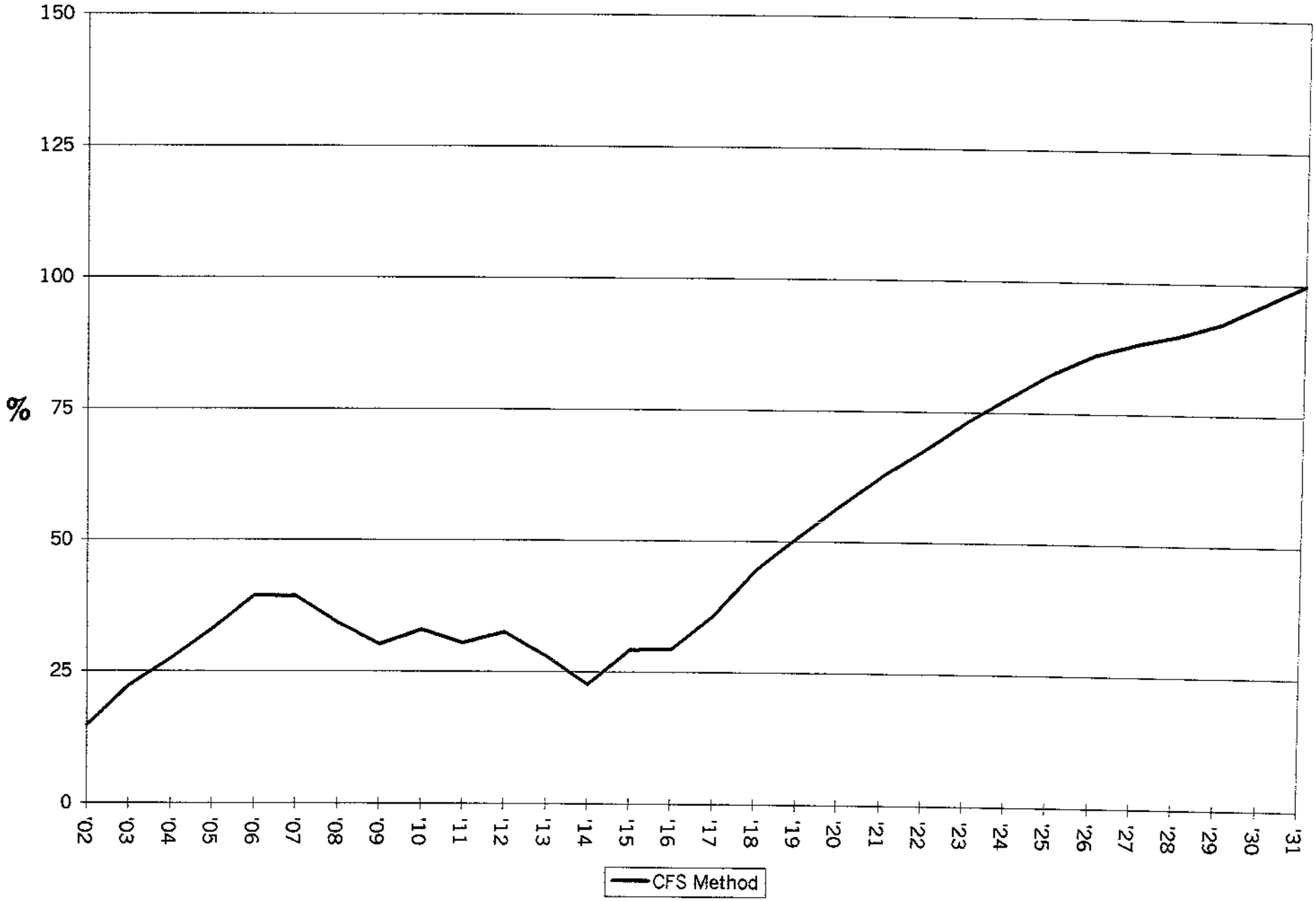
Your Homeowners Assn., Inc.



Annual Reserve Contributions

Reserve Data Analysis, Minneapolis

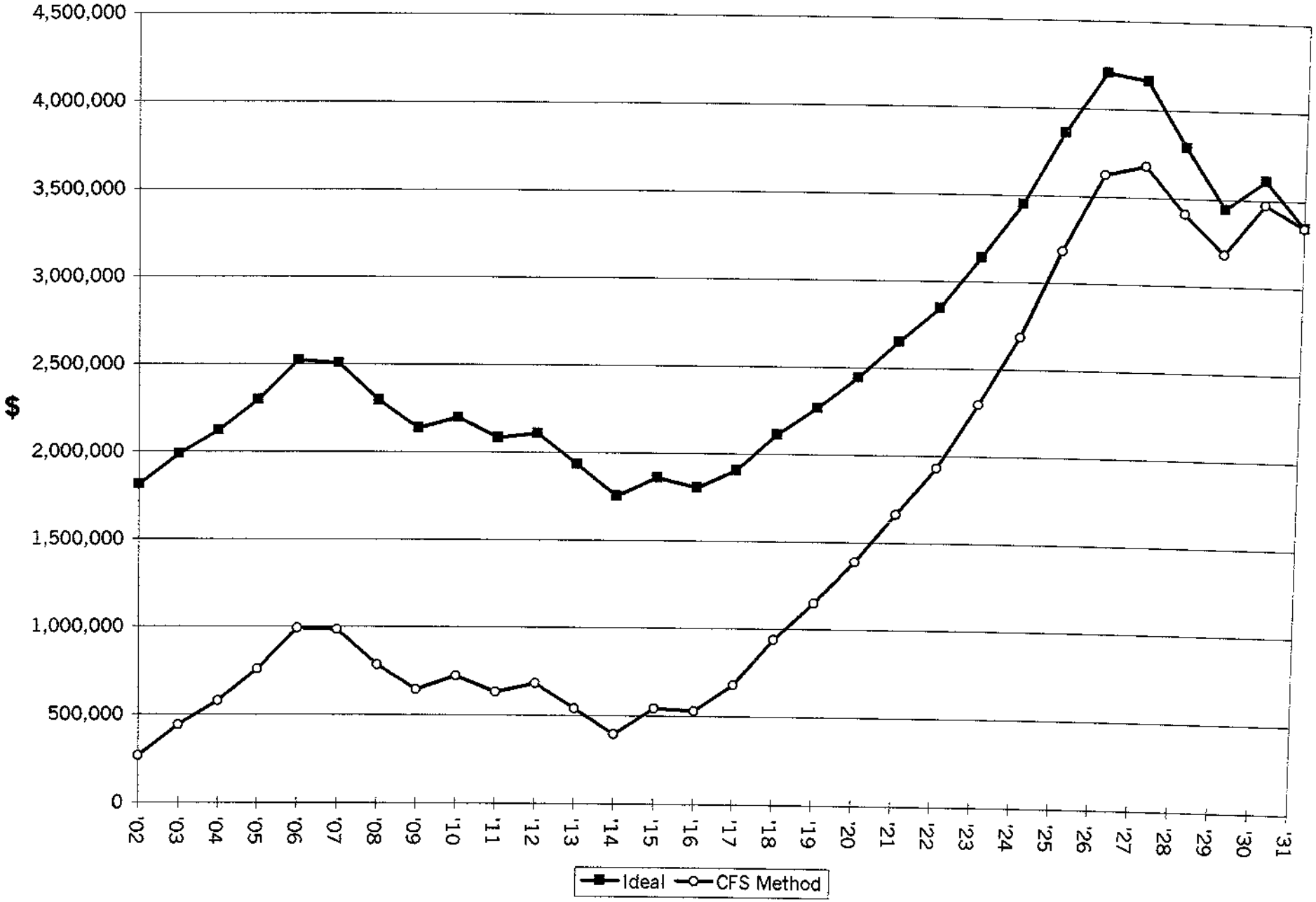
Your Homeowners Assn., Inc.



Percentage Ideally Funded

Reserve Data Analysis, Minneapolis

Your Homeowners Assn., Inc.



Year End Reserve Balances

Reserve Data Analysis, Minneapolis

Placed-In-Service Year Groups (Effective Phases)

Certain common elements are deemed to have been placed in service according to the date the occupancy permit was issued. The month of July was selected to represent the average placed-in-service month for each of these year groups. Following are the addresses for the buildings in each of these construction phases.

July 1987: 20 Homes, 5 Buildings

Upper 147th:
5308-14-20-26

Embry Path:
14757-63-69-75
14781-87-93-99

Lower Endicott Way:
14812-16-24-28
14793-97 & 14805-09

July 1988: 36 Homes, 9 Buildings

Upper 147th:
5332-38-44-50
5356-62-68-74
5380-86-92-98

Embry Path:
14733-39-45-51

Lower Endicott Way:
14733-37-55-59
14763-67-85-89
14752-56-64-68
14772-76-84-88
14792-96 & 14804-08

July 1989: 32 Homes, 8 Buildings

Upper 147th:
5404-10 & 14708-12

Lower Endicott Way:
14732-36-44-48

Endicott Way:
14701-05-09-11
14715-19-23-27
14731-35-37-39
14741-43-45-47
14750-54-62-58
14766-70-82-78

July 1990: 12 Homes, 3 Buildings

Lower Endicott Way:
14718-22-24-28

Endicott Way:
14749-51-57-61
14765-69-79-81

July 1991: 22 Homes, 6 Buildings

Endicott Way:
14738-42 with
Lower Endicott Way:
14725-29

Endicott Way:
14785-89-95-97 (1992)
14799-01-03-05
14807-09-11-13
14815-17-19-21
14823-25

Your Homeowners Assn., Inc.
Metropolitan, Minnesota
CFS Reserve Analysis Report Summary

Report Date	October 23, 2001
Version	777
Account Number	15071
Budget Year Beginning	1/ 1/02
Ending	12/31/02
Total Units Included	122
Phase Development	5 of 5

Parameters:	
Inflation	3.40%
Annual Contribution Increase	3.40%
Investment Yield	4.00%
Taxes on Yield	25.00%
Contingency	0.00%
Reserve Fund Balance as of 1/ 1/02:	$129,199.00

Project Profile & Introduction

122 homes in 31 woodframe two-level buildings with tuckunder garages.
There are 30 four unit buildings and 1 two unit building.
Construction ranged from 1987 to 1992.
Only one building was constructed in 1992.
Minnesota Condominium #xyz
For budgeting purposes five groups were established - 1987 thru 1991.

Original RDA on-site inventory and inspection: August 6, 2001

This Reserve Study must be updated regularly to maintain accuracy.

Cash Flow Specific Summary of Calculations

Monthly Contribution to Reserves Required: ($131.76 per unit per month)	$16,075.00
Average Net Monthly Interest Contribution This Year:	397.26
Net Monthly Allocation to Reserves 1/ 1/02 to 12/31/02: ($135.02 per unit per month)	$16,472.26

Your Homeowners Assn., Inc.
Funding Status Report

REPORT DATE: October 23, 2001
VERSION: 777
ACCOUNT NUMBER: 15071

DESCRIPTION	USE LIFE	+/-	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Curb & Sidewalk along 147th	35	0	20	29,248	12,293	0
Curbs - Surmountable with gutters	35	0	20	44,751	18,808	0
Driveway Asphalt Replacement (1987)	20	0	5	61,447	45,691	0
Driveway Asphalt Replacement (1988)	20	0	6	67,513	46,740	0
Driveway Asphalt Replacement (1989)	20	0	7	65,272	41,841	0
Driveway Asphalt Replacement (1990)	20	0	8	18,036	10,636	0
Driveway Asphalt Replacement (1991)	20	0	9	40,022	21,550	0
Driveway Sealcoating, Liquid (ALL)	3	0	0	13,083	13,083	13,083
Garage Apron Replacements (2001)	0	0	0	0	0	0
Garage Apron Replacements (2002)	12	0	0	19,500	19,500	19,500
Garage Apron Replacements (2003)	13	0	1	19,500	17,940	17,940
Garage Apron Replacements (2004)	14	0	2	19,500	16,611	16,611
Streets - Asphalt Repairs	12	0	0	8,961	8,961	8,961
Streets - Asphalt Slurry Sealing	3	0	0	6,373	6,373	6,373
Streets - Overlay	20	-3	2	34,662	30,461	5,336
Streets - Overlay, Endicott Way Ext	20	0	9	7,904	4,256	0
** CATEGORY SUMMARY:				455,771	314,744	87,804
Roof Comments	0	0	0	0	0	0
Roofs - Composition Shingle, (1987)	20	0	5	83,514	62,100	0
Roofs - Composition Shingle, (1988)	20	0	6	151,258	104,717	0
Roofs - Composition Shingle, (1989)	20	0	7	137,407	88,081	0
Roofs - Composition Shingle, (1990)	20	0	8	50,575	29,826	0
Roofs - Composition Shingle, (1991)	20	0	9	86,309	46,474	0
*** CATEGORY SUMMARY:				509,062	331,198	0
Paint - Wrought Iron (ALL UNITS)	3	0	0	6,234	6,234	6,234
Paint/Seal - Original Const. (1987)	3	0	0	2,204	2,204	2,204
Paint/Seal - Original Const. (1988)	3	0	1	4,138	2,483	2,483
Paint/Seal - Original Const. (1989)	3	0	2	3,132	626	626
Paint/Seal - Original Const. (1990)	3	0	0	1,456	1,456	1,456
Paint/Seal - Original Const. (1991)	3	0	0	2,590	2,590	2,590
*** CATEGORY SUMMARY:				19,754	15,593	15,593
Lighting - Unit Exteriors (1987)	16	0	1	10,000	9,355	9,355
Lighting - Unit Exteriors (1988)	16	0	2	18,000	15,677	15,677
Lighting - Unit Exteriors (1989)	16	0	3	16,000	12,903	0
Lighting - Unit Exteriors (1990)	16	0	4	6,000	4,452	0
Lighting - Unit Exteriors (1991)	16	0	5	8,930	6,049	0
Streetlights & Poles	22	0	7	0	0	0
*** CATEGORY SUMMARY:				58,930	48,436	25,032
Concrete Stoops & Stairs (1987)	25	0	10	65,224	38,602	0

Your Homeowners Assn., Inc.
Funding Status Report

DESCRIPTION	USE LIFE	+/-	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Concrete Stoops & Stairs (1988)	25	0	11	117,403	64,691	0
Concrete Stoops & Stairs (1989)	25	0	12	104,358	53,244	0
Concrete Stoops & Stairs (1990)	25	0	13	39,134	18,369	0
Concrete Stoops & Stairs (1991)	25	0	14	71,746	30,748	0
Decks & Railings - (1987)	20	0	5	63,916	47,527	0
Decks & Railings - (1988)	20	0	6	121,859	84,364	0
Decks & Railings - (1989)	20	0	7	85,658	54,909	0
Decks & Railings - (1990)	20	0	8	44,190	26,061	0
Decks & Railings - (1991)	20	0	9	78,199	42,107	0
Doors - Metal Entry Assy (1987)	22	0	7	10,580	7,135	0
Doors - Metal Entry Assy (1988)	22	0	8	19,044	11,958	0
Doors - Metal Entry Assy (1989)	22	0	9	16,928	9,842	0
Doors - Metal Entry Assy (1990)	22	0	10	6,348	3,395	0
Doors - Metal Entry Assy (1991)	22	0	11	11,638	5,684	0
Gutters & Downspouts (1987)	22	0	7	6,055	4,084	0
Gutters & Downspouts (1988)	22	0	8	10,899	6,844	0
Gutters & Downspouts (1989)	22	0	9	9,688	5,633	0
Gutters & Downspouts (1990)	22	0	10	3,633	1,943	0
Gutters & Downspouts (1991)	22	0	11	8,860	4,327	0
Prefinished Soffit & Fascia (1987)	30	0	15	72,517	35,644	0
Prefinished Soffit & Fascia (1988)	30	0	16	39,344	18,005	0
Prefinished Soffit & Fascia (1989)	30	0	17	65,219	27,635	0
Prefinished Soffit & Fascia (1990)	30	0	18	23,607	9,203	0
Prefinished Soffit & Fascia (1991)	30	0	19	44,657	15,895	0
Shutters - Vinyl, (1987)	30	0	15	6,180	3,038	0
Shutters - Vinyl, (1988)	30	0	16	11,124	5,091	0
Shutters - Vinyl, (1989)	30	0	17	9,888	4,190	0
Shutters - Vinyl, (1990)	30	0	18	3,708	1,445	0
Shutters - Vinyl, (1991)	30	0	19	5,088	1,811	0
Siding - Aluminum, (1987)	25	0	10	85,968	50,879	0
Siding - Aluminum, (1988)	25	0	11	157,130	86,582	0
Siding - Aluminum, (1989)	25	0	12	141,529	72,209	0
Siding - Aluminum, (1990)	25	0	13	56,357	26,453	0
Siding - Aluminum, (1991)	25	0	14	118,190	50,653	0
Siding, Wall Face Brick (All Units)	99	0	86	0	0	0
Windows - (1987)	25	0	10	0	0	0
Windows - (1988)	25	0	11	0	0	0
Windows - (1989)	25	0	12	0	0	0
Windows - (1990)	25	0	13	0	0	0
Windows - (1991)	25	0	14	0	0	0
*** CATEGORY SUMMARY:				1,735,867	930,199	0
Brick Planters & Landscaping	30	0	18	4,837	1,885	0
Landscape Timbers at mailboxes	12	0	10	1,848	241	0
Retaining Walls- Keystone (1988)	25	0	11	2,597	1,431	0
Retaining Walls- Keystone (1989)	25	0	12	7,184	3,666	0
Retaining Walls- Keystone (1990)	25	0	13	5,800	2,722	0

Your Homeowners Assn., Inc.
Funding Status Report

DESCRIPTION	USE LIFE	+/-	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Retaining Walls- Keystone (1991)	25	0	14	14,326	6,140	0
Signs - Traffic	15	+2	2	876	770	770
Signs - Wood, Routed & Painted	22	0	7	6,880	4,640	0
Subterranean Utilities	40	0	29	36,600	9,729	0
*** CATEGORY SUMMARY:				80,947	31,224	770
TOTAL ASSET SUMMARY:				2,860,332	1,671,396	129,199
CONTINGENCY @ 0.00%:					0	0
GRAND TOTAL:					1,671,396	129,199

Percent Fully Funded: 8%

Your Homeowners Assn., Inc.
Cash Flow Specific Projections

REPORT DATE: October 23, 2001
VERSION: 777
ACCOUNT NUMBER: 15071

Beginning Accumulated Reserves: $129,199

YEAR	CURRENT REPLACEMENT COST	ANNUAL CONTRBTN	ANNUAL INTEREST CONTRBTN	ANNUAL EXPENDTRS	PROJECTED ENDING RESERVES	FULLY FUNDED RESERVES	PERCENT FULLY FUNDED
'02	2,860,332	192,900	4,767	60,401	266,465	1,811,837	15%
'03	2,937,420	199,459	9,812	34,782	440,955	1,986,525	22%
'04	3,016,444	206,240	13,795	81,438	579,552	2,121,709	27%
'05	3,097,446	213,252	18,972	52,998	758,779	2,296,023	33%
'06	3,202,759	220,503	25,784	11,589	993,477	2,524,403	39%
'07	3,311,653	228,000	25,436	261,141	985,772	2,507,680	39%
'08	3,424,249	235,752	19,402	455,335	785,591	2,294,734	34%
'09	3,540,673	243,768	15,129	399,317	645,171	2,137,823	30%
'10	3,661,056	252,056	17,321	190,611	723,937	2,197,193	33%
'11	3,785,532	260,626	14,497	366,133	632,926	2,082,920	30%
'12	3,914,240	269,487	15,885	233,526	684,772	2,108,119	32%
'13	4,047,324	278,649	11,477	434,457	540,442	1,932,703	28%
'14	4,184,933	288,124	7,078	439,089	396,554	1,753,085	23%
'15	4,327,221	297,920	11,240	162,826	542,887	1,859,980	29%
'16	4,474,347	308,049	10,710	331,195	530,451	1,803,473	29%
'17	4,626,474	318,523	14,994	182,688	681,280	1,906,097	36%
'18	4,783,775	329,352	22,453	93,233	939,853	2,112,483	44%
'19	4,946,423	340,550	28,523	157,326	1,151,600	2,267,629	51%
'20	5,114,601	352,129	35,351	149,854	1,389,227	2,444,104	57%
'21	5,288,498	364,101	43,291	131,905	1,664,714	2,653,731	63%
'22	5,468,307	376,481	50,919	162,246	1,929,868	2,847,990	68%
'23	5,654,229	389,281	61,588	82,478	2,298,259	3,140,576	73%
'24	5,846,473	402,517	72,905	84,819	2,688,862	3,450,244	78%
'25	6,045,253	416,202	87,350	6,758	3,185,656	3,861,036	83%
'26	6,250,792	430,353	100,086	91,248	3,624,848	4,208,648	86%
'27	6,463,319	444,985	101,477	491,387	3,679,924	4,164,898	88%
'28	6,683,071	460,115	93,368	819,958	3,413,448	3,790,841	90%
'29	6,910,296	475,759	86,394	789,915	3,185,686	3,446,424	92%
'30	7,145,246	491,935	94,646	298,217	3,474,049	3,610,391	96%
'31	7,388,184	508,660	90,608	726,947	3,346,372	3,348,670	100%

Your Homeowners Assn., Inc.
Annual Expenditure Detail

REPORT DATE: October 23, 2001
VERSION: 777
ACCOUNT NUMBER: 15071

DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2002	
Driveway Sealcoating, Liquid (ALL)	13,082.83
Garage Apron Replacements (2002)	19,500.00
Paint - Wrought Iron (ALL UNITS)	6,234.20
Paint/Seal - Original Const. (1987)	2,204.00
Paint/Seal - Original Const. (1990)	1,456.00
Paint/Seal - Original Const. (1991)	2,590.00
Streets - Asphalt Repairs	8,960.69
Streets - Asphalt Slurry Sealing	6,373.07
*** ANNUAL TOTAL:	60,400.79
REPLACEMENT YEAR 2003	
Garage Apron Replacements (2003)	20,163.00
Lighting - Unit Exteriors (1987)	10,340.00
Paint/Seal - Original Const. (1988)	4,278.69
*** ANNUAL TOTAL:	34,781.69
REPLACEMENT YEAR 2004	
Garage Apron Replacements (2004)	20,848.54
Lighting - Unit Exteriors (1988)	19,244.81
Paint/Seal - Original Const. (1989)	3,348.60
Signs - Traffic	936.58
Streets - Overlay	37,059.09
*** ANNUAL TOTAL:	81,437.62
REPLACEMENT YEAR 2005	
Driveway Sealcoating, Liquid (ALL)	14,463.17
Lighting - Unit Exteriors (1989)	17,688.12
Paint - Wrought Iron (ALL UNITS)	6,891.95
Paint/Seal - Original Const. (1987)	2,436.54
Paint/Seal - Original Const. (1990)	1,609.62
Paint/Seal - Original Const. (1991)	2,863.26
Streets - Asphalt Slurry Sealing	7,045.47
*** ANNUAL TOTAL:	52,998.13

Your Homeowners Assn., Inc.
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2006	
Lighting - Unit Exteriors (1990)	6,858.57
Paint/Seal - Original Const. (1988)	4,730.13
*** ANNUAL TOTAL:	11,588.70
REPLACEMENT YEAR 2007	
Decks & Railings - (1987)	75,546.14
Driveway Asphalt Replacement (1987)	72,627.64
Lighting - Unit Exteriors (1991)	10,554.90
Paint/Seal - Original Const. (1989)	3,701.90
Roofs - Composition Shingle, (1987)	98,710.19
*** ANNUAL TOTAL:	261,140.77
REPLACEMENT YEAR 2008	
Decks & Railings - (1988)	148,929.54
Driveway Asphalt Replacement (1988)	82,511.12
Driveway Sealcoating, Liquid (ALL)	15,989.15
Paint - Wrought Iron (ALL UNITS)	7,619.10
Paint/Seal - Original Const. (1987)	2,693.61
Paint/Seal - Original Const. (1990)	1,779.45
Paint/Seal - Original Const. (1991)	3,165.35
Roofs - Composition Shingle, (1988)	184,859.03
Streets - Asphalt Slurry Sealing	7,788.82
*** ANNUAL TOTAL:	455,335.17
REPLACEMENT YEAR 2009	
Decks & Railings - (1989)	108,245.97
Doors - Metal Entry Assy (1987)	13,369.93
Driveway Asphalt Replacement (1989)	82,484.39
Gutters & Downspouts (1987)	7,651.96
Paint/Seal - Original Const. (1988)	5,229.19
Roofs - Composition Shingle, (1989)	173,641.00
Signs - Wood, Routed & Painted	8,694.24
*** ANNUAL TOTAL:	399,316.68
REPLACEMENT YEAR 2010	
Decks & Railings - (1990)	57,741.53
Doors - Metal Entry Assy (1988)	24,884.12
Driveway Asphalt Replacement (1990)	23,566.59
Gutters & Downspouts (1988)	14,241.83
Paint/Seal - Original Const. (1989)	4,092.47

Your Homeowners Assn., Inc.
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
Roofs - Composition Shingle, (1990)	66,084.11
*** ANNUAL TOTAL:	190,610.65
REPLACEMENT YEAR 2011	
Decks & Railings - (1991)	105,654.03
Doors - Metal Entry Assy (1989)	22,871.27
Driveway Asphalt Replacement (1991)	54,073.19
Driveway Sealcoating, Liquid (ALL)	17,676.12
Gutters & Downspouts (1989)	13,089.81
Paint - Wrought Iron (ALL UNITS)	8,422.97
Paint/Seal - Original Const. (1987)	2,977.81
Paint/Seal - Original Const. (1990)	1,967.20
Paint/Seal - Original Const. (1991)	3,499.31
Roofs - Composition Shingle, (1991)	116,611.32
Streets - Asphalt Slurry Sealing	8,610.59
Streets - Overlay, Endicott Way Ext	10,679.03
*** ANNUAL TOTAL:	366,132.65
REPLACEMENT YEAR 2012	
Concrete Stoops & Stairs (1987)	91,119.82
Doors - Metal Entry Assy (1990)	8,868.34
Gutters & Downspouts (1990)	5,075.59
Landscape Timbers at mailboxes	2,581.70
Paint/Seal - Original Const. (1988)	5,780.91
Siding - Aluminum, (1987)	120,099.77
*** ANNUAL TOTAL:	233,526.13
REPLACEMENT YEAR 2013	
Concrete Stoops & Stairs (1988)	169,591.90
Doors - Metal Entry Assy (1991)	16,811.42
Gutters & Downspouts (1991)	12,798.63
Paint/Seal - Original Const. (1989)	4,524.25
Retaining Walls- Keystone (1988)	3,751.17
Siding - Aluminum, (1988)	226,979.24
*** ANNUAL TOTAL:	434,456.61
REPLACEMENT YEAR 2014	
Concrete Stoops & Stairs (1989)	155,873.48
Driveway Sealcoating, Liquid (ALL)	19,541.08
Paint - Wrought Iron (ALL UNITS)	9,311.66
Paint/Seal - Original Const. (1987)	3,292.00

Your Homeowners Assn., Inc.
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
Paint/Seal - Original Const. (1990)	2,174.75
Paint/Seal - Original Const. (1991)	3,868.51
Retaining Walls- Keystone (1989)	10,731.06
Siding - Aluminum, (1989)	211,393.36
Streets - Asphalt Repairs	13,384.04
Streets - Asphalt Slurry Sealing	9,519.07
*** ANNUAL TOTAL:	439,089.01
REPLACEMENT YEAR 2015	
Concrete Stoops & Stairs (1990)	60,439.53
Paint/Seal - Original Const. (1988)	6,390.83
Retaining Walls- Keystone (1990)	8,956.92
Siding - Aluminum, (1990)	87,038.87
*** ANNUAL TOTAL:	162,826.15
REPLACEMENT YEAR 2016	
Concrete Stoops & Stairs (1991)	114,573.76
Paint/Seal - Original Const. (1989)	5,001.58
Retaining Walls- Keystone (1991)	22,877.17
Siding - Aluminum, (1991)	188,741.99
*** ANNUAL TOTAL:	331,194.50
REPLACEMENT YEAR 2017	
Driveway Sealcoating, Liquid (ALL)	21,602.81
Paint - Wrought Iron (ALL UNITS)	10,294.11
Paint/Seal - Original Const. (1987)	3,639.33
Paint/Seal - Original Const. (1990)	2,404.21
Paint/Seal - Original Const. (1991)	4,276.67
Prefinished Soffit & Fascia (1987)	119,742.39
Shutters - Vinyl, (1987)	10,204.60
Streets - Asphalt Slurry Sealing	10,523.40
*** ANNUAL TOTAL:	182,687.52
REPLACEMENT YEAR 2018	
Paint/Seal - Original Const. (1988)	7,065.12
Prefinished Soffit & Fascia (1988)	67,174.93
Shutters - Vinyl, (1988)	18,992.85
*** ANNUAL TOTAL:	93,232.90

Your Homeowners Assn., Inc.
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2019	
Lighting - Unit Exteriors (1987)	17,654.25
Paint/Seal - Original Const. (1989)	5,529.28
Prefinished Soffit & Fascia (1989)	115,139.23
Shutters - Vinyl, (1989)	17,456.53
Signs - Traffic	1,546.51
*** ANNUAL TOTAL:	157,325.80
REPLACEMENT YEAR 2020	
Brick Planters & Landscaping	8,828.97
Driveway Sealcoating, Liquid (ALL)	23,882.07
Lighting - Unit Exteriors (1988)	32,858.06
Paint - Wrought Iron (ALL UNITS)	11,380.21
Paint/Seal - Original Const. (1987)	4,023.30
Paint/Seal - Original Const. (1990)	2,657.87
Paint/Seal - Original Const. (1991)	4,727.89
Prefinished Soffit & Fascia (1990)	43,093.37
Shutters - Vinyl, (1990)	6,768.75
Streets - Asphalt Slurry Sealing	11,633.70
*** ANNUAL TOTAL:	149,854.19
REPLACEMENT YEAR 2021	
Lighting - Unit Exteriors (1989)	30,200.22
Paint/Seal - Original Const. (1988)	7,810.54
Prefinished Soffit & Fascia (1991)	84,290.70
Shutters - Vinyl, (1991)	9,603.66
*** ANNUAL TOTAL:	131,905.12
REPLACEMENT YEAR 2022	
Curb & Sidewalk along 147th	57,082.99
Curbs - Surmountable with gutters	87,340.17
Lighting - Unit Exteriors (1990)	11,710.11
Paint/Seal - Original Const. (1989)	6,112.67
*** ANNUAL TOTAL:	162,245.94
REPLACEMENT YEAR 2023	
Driveway Sealcoating, Liquid (ALL)	26,401.80
Lighting - Unit Exteriors (1991)	18,021.17
Paint - Wrought Iron (ALL UNITS)	12,580.91
Paint/Seal - Original Const. (1987)	4,447.78
Paint/Seal - Original Const. (1990)	2,938.30

Your Homeowners Assn., Inc.
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
Paint/Seal - Original Const. (1991)	5,226.71
Streets - Asphalt Slurry Sealing	12,861.14
*** ANNUAL TOTAL:	82,477.81
REPLACEMENT YEAR 2024	
Landscape Timbers at mailboxes	3,856.16
Paint/Seal - Original Const. (1988)	8,634.61
Streets - Overlay	72,327.86
*** ANNUAL TOTAL:	84,818.63
REPLACEMENT YEAR 2025	
Paint/Seal - Original Const. (1989)	6,757.60
*** ANNUAL TOTAL:	6,757.60
REPLACEMENT YEAR 2026	
Driveway Sealcoating, Liquid (ALL)	29,187.38
Paint - Wrought Iron (ALL UNITS)	13,908.28
Paint/Seal - Original Const. (1987)	4,917.05
Paint/Seal - Original Const. (1990)	3,248.31
Paint/Seal - Original Const. (1991)	5,778.17
Streets - Asphalt Repairs	19,990.97
Streets - Asphalt Slurry Sealing	14,218.09
*** ANNUAL TOTAL:	91,248.25
REPLACEMENT YEAR 2027	
Decks & Railings - (1987)	147,442.63
Driveway Asphalt Replacement (1987)	141,746.60
Paint/Seal - Original Const. (1988)	9,545.63
Roofs - Composition Shingle, (1987)	192,651.65
*** ANNUAL TOTAL:	491,386.51
REPLACEMENT YEAR 2028	
Decks & Railings - (1988)	290,664.26
Driveway Asphalt Replacement (1988)	161,036.09
Paint/Seal - Original Const. (1989)	7,470.58
Roofs - Composition Shingle, (1988)	360,787.47
*** ANNUAL TOTAL:	819,958.40

Your Homeowners Assn., Inc.
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2029	
Decks & Railings - (1989)	211,262.52
Driveway Asphalt Replacement (1989)	160,983.94
Driveway Sealcoating, Liquid (ALL)	32,266.86
Paint - Wrought Iron (ALL UNITS)	15,375.70
Paint/Seal - Original Const. (1987)	5,435.83
Paint/Seal - Original Const. (1990)	3,591.03
Paint/Seal - Original Const. (1991)	6,387.81
Roofs - Composition Shingle, (1989)	338,893.32
Streets - Asphalt Slurry Sealing	15,718.21
*** ANNUAL TOTAL:	789,915.22
REPLACEMENT YEAR 2030	
Decks & Railings - (1990)	112,693.55
Driveway Asphalt Replacement (1990)	45,994.67
Paint/Seal - Original Const. (1988)	10,552.77
Roofs - Composition Shingle, (1990)	128,975.67
*** ANNUAL TOTAL:	298,216.66
REPLACEMENT YEAR 2031	
Decks & Railings - (1991)	206,203.89
Doors - Metal Entry Assy (1987)	27,898.50
Driveway Asphalt Replacement (1991)	105,534.10
Gutters & Downspouts (1987)	15,967.08
Paint/Seal - Original Const. (1989)	8,258.79
Roofs - Composition Shingle, (1991)	227,589.13
Signs - Wood, Routed & Painted	18,141.93
Streets - Overlay, Endicott Way Ext	20,842.15
Subterranean Utilities	96,510.98
*** ANNUAL TOTAL:	726,946.55

Your Homeowners Assn., Inc.

Cash Flow Detail Report by Group/Facility

REPORT DATE: October 23, 2001
VERSION: 777
ACCOUNT NUMBER: 15071

Brick Planters & Landscaping

ASSET ID	1014
GROUP/FACILITY	0
CATEGORY	100

QUANTITY	180 Sq Ft
UNIT COST	26.870
PERCENT REPL	100.00%
CURRENT COST	4,836.60
FUTURE COST	8,828.97
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/90
30 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2020
18 YEAR REM LIFE

REMARKS:

14724 Lower Endicott Way (90 Lin Ft =/- 24" tall)

With routine maintenance and tuckpointing as needed, replacement of this item might be postponed indefinitely.

Curb & Sidewalk along 147th

ASSET ID	1006
GROUP/FACILITY	0
CATEGORY	10

QUANTITY	1 Total
UNIT COST	29,248.000
PERCENT REPL	100.00%
CURRENT COST	29,248.00
FUTURE COST	57,083.02
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/87
35 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2022
20 YEAR REM LIFE

REMARKS:

1,270 Lineal Feet of 6" curb w/ gutter	@	$ 12.83	=	$ 16,294.00
3,810 Sq Ft of 4" concrete sidewalks	@	3.40	=	12,954.00
		TOTAL	=	$ 29,248.00

Curbs - Surmountable with gutters			
ASSET ID	1005	QUANTITY	3,488 lin. ft.
GROUP/FACILITY	0	UNIT COST	12.830
CATEGORY	10	PERCENT REPL	100.00%
		CURRENT COST	44,751.04
		FUTURE COST	87,340.14
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/87
35 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2022
20 YEAR REM LIFE

REMARKS:

These are the curbs along Endicott, Lower Endicott, and Endicott Way Ext.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Driveway Sealcoating, Liquid (ALL)

ASSET ID	1077
GROUP/FACILITY	0
CATEGORY	10

QUANTITY	137,714 sq. ft.
UNIT COST	0.095
PERCENT REPL	100.00%
CURRENT COST	13,082.83
FUTURE COST	13,082.83
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/98
3 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2002
0 YEAR REM LIFE

REMARKS:

Since all driveways are in need of liquid sealcoating, we have merged them into a single schedule.

1987 drives	-	33,995 sq. ft.
1988 drives	-	36,692 sq. ft.
1989 drives	-	35,474 sq. ft.
1990 drives	-	9,802 sq. ft.
1991 drives	-	21,751 sq. ft.
TOTAL	=	137,714 sq. ft.

Asphalt surfaces should be slurry sealed within 2 years of their initial installation. Thereafter, a 3 to 4 year cycle should be observed and adjusted according to the client's particular needs.

Garage Apron Replacements (2001)			
		QUANTITY	32 Aprons
		UNIT COST	650.000
ASSET ID	1078	PERCENT REPL	0.00%
GROUP/FACILITY	0	CURRENT COST	0.00
CATEGORY	10	FUTURE COST	0.00
		SALVAGE VALUE	0.00

PLACED IN SERVICE 9/01
0 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2002
0 YEAR REM LIFE (One Time Repl)

REMARKS:

New concrete aprons are being constructed to eliminate asphalt problems where the driveways meet the garage floor slab. This repair is expected to permanently cure the associated problem. Therefore funding will not be provided for this item on an recurring basis. Cost includes 5' of asphalt transition to the existing asphalt.

1 Three foot apron w/5' asphalt	@	$ 650.00	=	$ 650.00
		TOTAL	=	$ 650.00

Two of these driveways have 8' extra asphalt.

This asset, and the information contained herein, has been provided by the client and incorporated into our report at their request.

Garage Apron Replacements (2002)

ASSET ID	1080
GROUP/FACILITY	0
CATEGORY	10

QUANTITY	30 Aprons
UNIT COST	650.000
PERCENT REPL	100.00%
CURRENT COST	19,500.00
FUTURE COST	19,500.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/90
12 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2002
0 YEAR REM LIFE (One Time Repl)

REMARKS:

New concrete aprons are being constructed to eliminate asphalt problems where the driveways meet the garage floor slab. This repair is expected to permanently cure the associated problem. Therefore funding will not be provided for this item on an recurring basis. Cost includes 5' of asphalt transition to the existing asphalt.

1 Three foot apron w/5' asphalt	@	$ 650.00	=	$ 650.00
		TOTAL	=	$ 650.00

This asset, and the information contained herein, has been provided by the client and incorporated into our report at their request.

Garage Apron Replacements (2003)

ASSET ID	1081
GROUP/FACILITY	0
CATEGORY	10

QUANTITY	30 Aprons
UNIT COST	650.000
PERCENT REPL	100.00%
CURRENT COST	19,500.00
FUTURE COST	20,163.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/90
13 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2003
1 YEAR REM LIFE (One Time Repl)

REMARKS:

New concrete aprons are being constructed to eliminate asphalt problems where the driveways meet the garage floor slab. This repair is expected to permanently cure the associated problem. Therefore funding will not be provided for this item on an recurring basis. Cost includes 5' of asphalt transition to the existing asphalt.

1 Three foot apron w/5' asphalt	@	$ 650.00	=	$ 650.00
		TOTAL	=	$ 650.00

This asset, and the information contained herein, has been provided by the client and incorporated into our report at their request.

Garage Apron Replacements (2004)			
		QUANTITY	30 Aprons
		UNIT COST	650.000
ASSET ID	1082	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	19,500.00
CATEGORY	10	FUTURE COST	20,848.54
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/90
14 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2004
2 YEAR REM LIFE (One Time Repl)

REMARKS:

New concrete aprons are being constructed to eliminate asphalt problems where the driveways meet the garage floor slab. This repair is expected to permanently cure the associated problem. Therefore funding will not be provided for this item on an recurring basis. Cost includes 5' of asphalt transition to the existing asphalt.

1 Three foot apron w/5' asphalt	@	$ 650.00	=	$ 650.00
		TOTAL	=	$ 650.00

This asset, and the information contained herein, has been provided by the client and incorporated into our report at their request.

Landscape Timbers at mailboxes

ASSET ID	1015
GROUP/FACILITY	0
CATEGORY	100

QUANTITY	1 Total
UNIT COST	1,848.000
PERCENT REPL	100.00%
CURRENT COST	1,848.00
FUTURE COST	2,581.71
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/00
12 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2012
10 YEAR REM LIFE

REMARKS:

While regular maintenance of wood retaining walls will help ensure maximum useful life, their exposure to the earth and its moisture limit their longevity. The mailboxes themselves are excluded from funding as they are maintained by the U.S. Postal Service.

1 Single course timber surround	@	$ 168.00	=	$ 168.00
2 Double course timber surround	@	336.00	=	672.00
2 Triple course timber surround	@	504.00	=	1,008.00
		TOTAL	=	$ 1,848.00

The cost used on this component includes the removal and disposal of the existing material.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Paint - Wrought Iron (ALL UNITS)			
ASSET ID	1079	QUANTITY	8,540 sq. ft.
GROUP/FACILITY	0	UNIT COST	0.730
CATEGORY	30	PERCENT REPL	100.00%
		CURRENT COST	6,234.20
		FUTURE COST	6,234.20
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/97
3 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2002
0 YEAR REM LIFE

REMARKS:

Wrought Iron should be surface prepped, treated with rust arrestor as needed, primed, and painted with one or two finish coats. Cost used here includes one finish coat

122 units, 20 lineal feet of 42" standard wrought iron railing.

To ensure the longevity of wrought iron, it should be painted as recommended.

Roof Comments			
		QUANTITY	0 Comment
		UNIT COST	0.000
ASSET ID	1083	PERCENT REPL	0.00%
GROUP/FACILITY	0	CURRENT COST	0.00
CATEGORY	20	FUTURE COST	0.00
		SALVAGE VALUE	0.00

PLACED IN SERVICE 0/ 0
0 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2002
0 YEAR REM LIFE

REMARKS:

The client has secured the services of Mr. Gene Eldeen, President of Everlasting Homes, Inc., to assist in their efforts to obtain additional funds for repairs and replacements related to an earlier loss caused by wind & hail.

At the time this report was prepared, no details were yet available as to the components (and fund level) that will be affected by the outcome.

We will gladly include this information in a revised report when it becomes available.

Siding, Wall Face Brick (All Units)

ASSET ID	1056	QUANTITY	0 Comment
GROUP/FACILITY	0	UNIT COST	0.000
CATEGORY	90	PERCENT REPL	0.00%
		CURRENT COST	0.00
		FUTURE COST	0.00
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/89
99 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2088
86 YEAR REM LIFE

REMARKS:

Due to the extreme durability of brick it is likely to outlast the useful lives of the buildings themselves. Future tuckpointing needs are largely indeterminable at this time. If the client wishes to fund for replacement of this item we will be happy to incorporate it in a revised funding plan. Restoration & maintenance needs are generally not readily predictable.

5,856 sq ft Replacement:	@	$ 18.42	=	$ 107,868.00
5,856 sq ft Cleaning Cost:	@	.63	=	3,689.00
5,856 sq ft Rake & Repoint:	@	4.02	=	23,541.00
5,856 sq ft Masonry Waterseal:	@	.38	=	2,225.00

Signs - Traffic			
ASSET ID	1009	QUANTITY	1 total
GROUP/FACILITY	0	UNIT COST	876.000
CATEGORY	100	PERCENT REPL	100.00%
		CURRENT COST	876.00
		FUTURE COST	936.58
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/87
15 YEAR USEFUL LIFE
+2 YEAR ADJUSTMENT
REPLACEMENT YEAR 2004
2 YEAR REM LIFE

REMARKS:

Traffic signs, reflectorized, with 2" galvanized steel pipe post 10' long set 2' into the ground:

3 - "STOP" - small, on wood posts	@	$ 217.00	=	$ 651.00
1 - "STOP" - 24" X 24" on steel post	@	225.00	=	225.00
		TOTAL	=	$ 876.00

The useful life of this asset has been extended due to its present condition.

Signs - Wood, Routed & Painted			
ASSET ID	1008	QUANTITY	40 sq. ft.
GROUP/FACILITY	0	UNIT COST	172.000
CATEGORY	100	PERCENT REPL	100.00%
		CURRENT COST	6,880.00
		FUTURE COST	8,694.25
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/87
22 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2009
7 YEAR REM LIFE

REMARKS:

This sign should be professional repainted at intervals not to exceed three years to ensure longevity. It is constructed of laminated 2x4's.

The inclusion of this item in the funding plan is based on the assumption it will be replaced with contemporary versions at about 22 year intervals.

The useful life of this asset has been extended due to its present condition.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Streetlights & Poles

ASSET ID	1007
GROUP/FACILITY	0
CATEGORY	50

QUANTITY	0 Comment
UNIT COST	0.000
PERCENT REPL	0.00%
CURRENT COST	0.00
FUTURE COST	0.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/87
22 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2009
7 YEAR REM LIFE

REMARKS:

5 streetlights	@	$ 1,141.00	=	$ 5,705.00
		TOTAL	=	$ 5,705.00

At the request of the client, we have excluded budgeting for this item as it will be provided for under their operating budget and/or reserve contingency. It is listed for inventory purposes only.

The cost used on this component includes the removal and disposal of the existing material.

Streets - Asphalt Repairs

ASSET ID	1004
GROUP/FACILITY	0
CATEGORY	10

QUANTITY	38,392 Sq Ft
UNIT COST	3.890
PERCENT REPL	6.00%
CURRENT COST	8,960.69
FUTURE COST	8,960.69
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/90
12 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2002
0 YEAR REM LIFE

REMARKS:

cut and remove 2" asphalt & 36" subbase	@	$ 1.51
up to 30" fill	@	.67
6" base	@	.52
2" asphalt	@	.80
tar emulsion protective seal coat	@	.41

Endicott Way	-	18,834 Sq Ft
Lower Endicott Way	-	12,558
Endicot Way Extension	-	7,000
TOTAL	=	38,392 Sq Ft

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and the estimates adjusted accordingly.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Streets - Asphalt Slurry Sealing

ASSET ID	1003	QUANTITY	38,392 Sq. Ft.
GROUP/FACILITY	0	UNIT COST	0.166
CATEGORY	10	PERCENT REPL	100.00%
		CURRENT COST	6,373.07
		FUTURE COST	6,373.07
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/99
3 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2002
0 YEAR REM LIFE

REMARKS:

Endicott Way	-	18,834 Sq. Ft.
Lower Endicott Way	-	12,558
Endicott Way (Southern Extension)	-	7,000
TOTAL	=	38,392 Sq. Ft.

The cost used here is for rolled rock chips in emulsion and includes subsequent sweeping and removal of excess chips.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Asphalt surfaces should be slurry sealed within 2 years of their initial installation. Thereafter, a 3 to 4 year cycle should be observed and adjusted according to the client's particular needs.

Streets - Overlay

ASSET ID	1001
GROUP/FACILITY	0
CATEGORY	10

QUANTITY	1 total
UNIT COST	34,662.000
PERCENT REPL	100.00%
CURRENT COST	34,662.00
FUTURE COST	37,059.09
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/87
20 YEAR USEFUL LIFE
-3 YEAR ADJUSTMENT
REPLACEMENT YEAR 2004
2 YEAR REM LIFE

REMARKS:

18,834 sq. ft. of 2.0" overlay Endicott Way	@	$	.92	=	$ 17,327.00
12,558 sq. ft. of 2.0" overlay Lower Endicott	@		.92	=	11,553.00
31,392 sq. ft. of petromat	@		.10	=	3,139.00
6 manhole cover adjustments	@		382.00	=	2,292.00
3 valve cover adjustments	@		117.00	=	351.00
			TOTAL	=	$ 34,662.00

Most asphalt areas can be expected to last approximately 20 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during the actual installation. We recommend the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, we have not included such an expense in our cost estimates. Should the client request, we will be happy to incorporate this cost in our calculations.

The useful life of this asset has been decreased due to its present condition.

Streets - Overlay, Endicott Way Ext

ASSET ID	1002
GROUP/FACILITY	0
CATEGORY	10

QUANTITY	1 total
UNIT COST	7,904.000
PERCENT REPL	100.00%
CURRENT COST	7,904.00
FUTURE COST	10,679.03
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/91
20 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2011
9 YEAR REM LIFE

REMARKS:

7,000 sq. ft. 2.0" overlay Lower Endicott Way	@	$ .92	=	$ 6,440.00
7,000 sq. ft. of petromat	@	.10	=	700.00
2 manhole cover adjustments	@	382.00	=	764.00
		TOTAL	=	$ 7,904.00

Most asphalt areas can be expected to last approximately 20 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during the actual installation. We recommend the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, we have not included such an expense in our cost estimates. Should the client request, we will be happy to incorporate this cost in our calculations.

Subterranean Utilities

ASSET ID	1084
GROUP/FACILITY	0
CATEGORY	100

QUANTITY	122 Total
UNIT COST	1,500.000
PERCENT REPL	20.00%
CURRENT COST	36,600.00
FUTURE COST	96,510.98
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/91
40 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2031
29 YEAR REM LIFE

REMARKS:

The client may be responsible for the maintenace, repair and replacement to the subterranean utility lines on the common grounds. Your attorney may be able to help you determine your legal liability regarding this component.

Because these components are not readily evaluated or inspected, and their useful lives are largely indeterminable, they are frequently unfunded.

This infrastructure represents a significant potential expense, so here we provide a dedicated contingency to be accumulated over time to fund for the replacement of only the designated percentage of these components. At the time of any such replacements, informed adjustments can be made to the cost and funding levels of these components. Current costs and percentage replacement figures have been arbitrarily assigned, and may, over time, prove to be inadequate. These amounts may be altered at the request of the client, should they so desire.

Concrete Stoops & Stairs (1987)

ASSET ID	1066
GROUP/FACILITY	87
CATEGORY	90

QUANTITY	1 Total
UNIT COST	65,224.000
PERCENT REPL	100.00%
CURRENT COST	65,224.00
FUTURE COST	91,119.81
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/87
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2012
10 YEAR REM LIFE

REMARKS:

20	Stoops (5.5' X 10')	@	$ 827.00	=	$ 16,540.00
20	Stairways(4' X 8 risers)	@	1,950.00	=	39,000.00
400	Lineal feet wrought iron railing	@	24.21	=	9,684.00
			TOTAL	=	$ 65,224.00

Decks & Railings - (1987)

ASSET ID	1041
GROUP/FACILITY	87
CATEGORY	90

QUANTITY	1 Total
UNIT COST	63,916.000
PERCENT REPL	100.00%
CURRENT COST	63,916.00
FUTURE COST	75,546.14
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/87
20 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2007
5 YEAR REM LIFE

REMARKS:

Treated softwood decks with 5/4" decking, 2" X 2" balluster rails. Decking is unpainted (water sealed?); rails are painted.

2,440 Square Feet of Decking	@	$ 22.98	=	$ 56,071.00
444 Lineal Feet of Railing	@	17.67	=	7,845.00
		TOTAL	=	$ 63,916.00

5 Quad buildings built in 1987.

The cost used on this component includes the removal and disposal of the existing material.

Doors - Metal Entry Assy (1987)

ASSET ID	1061
GROUP/FACILITY	87
CATEGORY	90

QUANTITY	1 total
UNIT COST	10,580.000
PERCENT REPL	100.00%
CURRENT COST	10,580.00
FUTURE COST	13,369.94
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/87
22 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2009
7 YEAR REM LIFE

REMARKS:

Includes door, frame, sidelight and finishing.

20 - 3'0" x 6'8" doors	@	$ 529.00	=	$ 10,580.00
		TOTAL	=	$ 10,580.00

The cost used on this component includes the removal and disposal of the existing material.

Driveway Asphalt Replacement (1987)			
		QUANTITY	33,395 sq ft
		UNIT COST	1.840
ASSET ID	1076	PERCENT REPL	100.00%
GROUP/FACILITY	87	CURRENT COST	61,446.80
CATEGORY	10	FUTURE COST	72,627.65
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/87
20 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2007
5 YEAR REM LIFE

REMARKS:

Cost includes removal of old asphalt, new 2" asphalt mat and assumes that NO major base repairs are needed.

Approximately 5,523 sq ft are in poor condition and may require earlier replacement.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during the actual installation. We recommend the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, we have not included such an expense in our cost estimates. Should the client request, we will be happy to incorporate this cost in our calculations.

Gutters & Downspouts (1987)

ASSET ID	1051
GROUP/FACILITY	87
CATEGORY	90

QUANTITY	870 lin. ft.
UNIT COST	6.960
PERCENT REPL	100.00%
CURRENT COST	6,055.20
FUTURE COST	7,651.95
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/87
22 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2009
7 YEAR REM LIFE

REMARKS:

Prefinished seamless metal gutters and downspouts.

gutters	-	650 lin. ft.
downspouts	-	220
TOTAL	=	870 lin. ft.

The cost used on this component includes the removal and disposal of the existing material.

Lighting - Unit Exteriors (1987)

ASSET ID	1071
GROUP/FACILITY	87
CATEGORY	50

QUANTITY	1 Total
UNIT COST	10,000.000
PERCENT REPL	100.00%
CURRENT COST	10,000.00
FUTURE COST	10,340.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/87
16 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2003
1 YEAR REM LIFE

REMARKS:

40 Medium quality wall coach, exterior	@	$ 135.00	=	$ 5,400.00
40 Double wall flood, exterior	@	115.00	=	4,600.00
		TOTAL	=	$ 10,000.00

The cost used on this component includes the removal and disposal of the existing material.

Paint/Seal - Original Const. (1987)

ASSET ID	1050
GROUP/FACILITY	87
CATEGORY	30

QUANTITY	1 Total
UNIT COST	2,204.000
PERCENT REPL	100.00%
CURRENT COST	2,204.00
FUTURE COST	2,204.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/99
3 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2002
0 YEAR REM LIFE

REMARKS:

Cost is for one coat of finish; includes surface preparation.

2,440 Sq Ft Deck surface seal/stain	@	$ .38	=	$ 927.00
1,332 Sq Ft Deck Railing paint	@	.62	=	826.00
940 Sq Ft Entry Door assembly & garage door trim	@	.48	=	451.00
		TOTAL	=	$ 2,204.00

5 Quad buildings built in 1987.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Prefinished Soffit & Fascia (1987)

ASSET ID	1039
GROUP/FACILITY	87
CATEGORY	90

QUANTITY	1 Total
UNIT COST	72,517.000
PERCENT REPL	100.00%
CURRENT COST	72,517.00
FUTURE COST	119,742.39
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/87
30 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2017
15 YEAR REM LIFE

REMARKS:

Prefinished metal fascia cover and ventillated soffit.

11,612 sq ft vented soffit	@	$ 4.12	=	$ 47,841.00
5,806 lin ft of fascia	@	4.25	=	24,676.00
		TOTAL	=	$ 72,517.00

9 Quad buildings built in 1988.

The cost used on this component includes the removal and disposal of the existing material.

Roofs - Composition Shingle, (1987)

ASSET ID	1020
GROUP/FACILITY	87
CATEGORY	20

QUANTITY	33,675 sq ft
UNIT COST	2.480
PERCENT REPL	100.00%
CURRENT COST	83,514.00
FUTURE COST	98,710.19
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/87
20 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2007
5 YEAR REM LIFE

REMARKS:

5 quad buildings built in 1987.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. We have been advised that fees vary upon the size of the job and the extent of detail required by the client. However, fees for a consultant should not exceed six to eight percent of the actual roof replacement cost. The costs we have used do not include this additional expense. Should the client request, we would be happy to incorporate this into our calculations.

The cost used on this component includes the removal and disposal of the existing material.

Shutters - Vinyl, (1987)

ASSET ID	1031
GROUP/FACILITY	87
CATEGORY	90

QUANTITY	1 Total
UNIT COST	6,180.000
PERCENT REPL	100.00%
CURRENT COST	6,180.00
FUTURE COST	10,204.61
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/87
30 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2017
15 YEAR REM LIFE

REMARKS:

Woodgrain texture, beaded detailing, color molded throughout.

20 pair 36" high	@	$ 95.00	=	$ 1,900.00
40 pair 48" high	@	107.00	=	4,280.00
		TOTAL	=	$ 6,180.00

5 Quad buildings built in 1987.

The cost used on this component includes the removal and disposal of the existing material.

Siding - Aluminum, (1987)

ASSET ID	1021
GROUP/FACILITY	87
CATEGORY	90

QUANTITY	21,600 sq. ft.
UNIT COST	3.980
PERCENT REPL	100.00%
CURRENT COST	85,968.00
FUTURE COST	120,099.78
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/87
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2012
10 YEAR REM LIFE

REMARKS:

5 quad buildings built in 1987.

The cost used on this component includes the removal and disposal of the existing material.

Windows - (1987)

ASSET ID	1030	QUANTITY	0 Comment
GROUP/FACILITY	87	UNIT COST	0.000
CATEGORY	90	PERCENT REPL	100.00%
		CURRENT COST	0.00
		FUTURE COST	0.00
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/87
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2012
10 YEAR REM LIFE

REMARKS:

5 quad buildings built in 1987.

3,610 sq ft windows and patio doors	@	$ 37.00	=	$ 133,570.00
		TOTAL	=	$ 133,570.00

At the request of the client, we have excluded budgeting for this component at this time. The client informs us this item is the responsibility of the individual co-owners. Funds for the replacement of this item are not included in this funding plan.

Concrete Stoops & Stairs (1988)

ASSET ID	1065
GROUP/FACILITY	88
CATEGORY	90

QUANTITY	1 Total
UNIT COST	117,403.000
PERCENT REPL	100.00%
CURRENT COST	117,403.00
FUTURE COST	169,591.91
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/88
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2013
11 YEAR REM LIFE

REMARKS:

36	Stoops (5.5' X 10')	@	$ 827.00	=	$ 29,772.00
36	Stairways(4' X 8 risers)	@	1,950.00	=	70,200.00
720	Lineal feet wrought iron railing	@	24.21	=	17,431.00
			TOTAL	=	$ 117,403.00

Decks & Railings - (1988)

ASSET ID	1042
GROUP/FACILITY	88
CATEGORY	90

QUANTITY	1 Total
UNIT COST	121,859.000
PERCENT REPL	100.00%
CURRENT COST	121,859.00
FUTURE COST	148,929.54
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/88
20 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2008
6 YEAR REM LIFE

REMARKS:

Treated softwood decks with 5/4" decking, 2" X 2" balluster rails. Decking is unpainted (water sealed?); rails are painted.

4,660 Square Feet of Decking	@	$ 22.98	=	$ 107,087.00
836 Lineal Feet of Railing	@	17.67	=	14,772.00
		TOTAL	=	$ 121,859.00

9 Quad buildings built in 1988.

The cost used on this component includes the removal and disposal of the existing material.

Doors - Metal Entry Assy (1988)

ASSET ID	1060
GROUP/FACILITY	88
CATEGORY	90

QUANTITY	1 total
UNIT COST	19,044.000
PERCENT REPL	100.00%
CURRENT COST	19,044.00
FUTURE COST	24,884.13
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/88
22 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2010
8 YEAR REM LIFE

REMARKS:

Includes door, frame, sidelight and finishing.

36 - 3'0" x 6'8" doors	@	$ 529.00	=	$ 19,044.00
		TOTAL	=	$ 19,044.00

The cost used on this component includes the removal and disposal of the existing material.

Driveway Asphalt Replacement (1988)			
		QUANTITY	36,692 sq ft
		UNIT COST	1.840
ASSET ID	1075	PERCENT REPL	100.00%
GROUP/FACILITY	88	CURRENT COST	67,513.28
CATEGORY	10	FUTURE COST	82,511.11
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/88
20 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2008
6 YEAR REM LIFE

REMARKS:

Cost includes removal of old asphalt, new 2" asphalt mat and assumes that NO major base repairs are needed.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during the actual installation. We recommend the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, we have not included such an expense in our cost estimates. Should the client request, we will be happy to incorporate this cost in our calculations.

Gutters & Downspouts (1988)

ASSET ID	1052
GROUP/FACILITY	88
CATEGORY	90

QUANTITY	1,566 lin. ft.
UNIT COST	6.960
PERCENT REPL	100.00%
CURRENT COST	10,899.36
FUTURE COST	14,241.81
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/88
22 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2010
8 YEAR REM LIFE

REMARKS:

Prefinished seamless metal gutters and downspouts.

gutters	-	1,170 lin. ft.
downspouts	-	396
TOTAL	=	1,566 lin. ft.

The cost used on this component includes the removal and disposal of the existing material.

Lighting - Unit Exteriors (1988)

ASSET ID	1070
GROUP/FACILITY	88
CATEGORY	50

QUANTITY	1 Total
UNIT COST	18,000.000
PERCENT REPL	100.00%
CURRENT COST	18,000.00
FUTURE COST	19,244.81
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/88
16 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2004
2 YEAR REM LIFE

REMARKS:

72 Medium quality wall coach, exterior	@	$ 135.00	=	$ 9,720.00
72 Double wall flood, exterior	@	115.00	=	8,280.00
		TOTAL	=	$ 18,000.00

The cost used on this component includes the removal and disposal of the existing material.

Paint/Seal - Original Const. (1988)			
		QUANTITY	1 Total
		UNIT COST	4,138.000
ASSET ID	1049	PERCENT REPL	100.00%
GROUP/FACILITY	88	CURRENT COST	4,138.00
CATEGORY	30	FUTURE COST	4,278.69
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/00
3 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2003
1 YEAR REM LIFE

REMARKS:

Cost is for one coat of finish; includes surface preparation.

4,660 Sq Ft Deck surface seal/stain	@	$ .38	=	$ 1,771.00
2,508 Sq Ft Deck Railing paint	@	.62	=	1,555.00
1,692 Sq Ft Entry Door assembly & garage door trim	@	.48	=	812.00
		TOTAL	=	$ 4,138.00

9 Quad buildings built in 1988.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Prefinished Soffit & Fascia (1988)

ASSET ID	1040
GROUP/FACILITY	88
CATEGORY	90

QUANTITY	1 Total
UNIT COST	39,344.000
PERCENT REPL	100.00%
CURRENT COST	39,344.00
FUTURE COST	67,174.92
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/88
30 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2018
16 YEAR REM LIFE

REMARKS:

Prefinished metal fascia cover and ventillated soffit.

6,300 sq ft vented soffit	@	$ 4.12	=	$ 25,956.00
3,150 lin ft of fascia	@	4.25	=	13,388.00
		TOTAL	=	$ 39,344.00

5 Quad buildings built in 1987.

The cost used on this component includes the removal and disposal of the existing material.

Retaining Walls- Keystone (1988)

ASSET ID	1010
GROUP/FACILITY	88
CATEGORY	100

QUANTITY	120 sq ft
UNIT COST	21.640
PERCENT REPL	100.00%
CURRENT COST	2,596.80
FUTURE COST	3,751.15
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/88
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2013
11 YEAR REM LIFE

REMARKS:

Located at 5374 - 147th.

Roofs - Composition Shingle, (1988)			
		QUANTITY	60,991 sq ft
		UNIT COST	2.480
ASSET ID	1019	PERCENT REPL	100.00%
GROUP/FACILITY	88	CURRENT COST	151,257.68
CATEGORY	20	FUTURE COST	184,859.03
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/88
20 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2008
6 YEAR REM LIFE

REMARKS:

9 quad buildings built in 1988.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. We have been advised that fees vary upon the size of the job and the extent of detail required by the client. However, fees for a consultant should not exceed six to eight percent of the actual roof replacement cost. The costs we have used do not include this additional expense. Should the client request, we would be happy to incorporate this into our calculations.

The cost used on this component includes the removal and disposal of the existing material.

Shutters - Vinyl, (1988)

ASSET ID	1032
GROUP/FACILITY	88
CATEGORY	90

QUANTITY	1 Total
UNIT COST	11,124.000
PERCENT REPL	100.00%
CURRENT COST	11,124.00
FUTURE COST	18,992.83
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/88
30 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2018
16 YEAR REM LIFE

REMARKS:

Woodgrain texture, beaded detailing, color molded throughout.

36 pair 36" high	@	$ 95.00	=	$ 3,420.00
72 pair 48" high	@	107.00	=	7,704.00
		TOTAL	=	$ 11,124.00

9 Quad buildings built in 1988.

The cost used on this component includes the removal and disposal of the existing material.

Siding - Aluminum, (1988)

ASSET ID	1022	QUANTITY	39,480 sq. ft.
GROUP/FACILITY	88	UNIT COST	3.980
CATEGORY	90	PERCENT REPL	100.00%
		CURRENT COST	157,130.40
		FUTURE COST	226,979.24
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/88
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2013
11 YEAR REM LIFE

REMARKS:

9 quad buildings built in 1988.

The cost used on this component includes the removal and disposal of the existing material.

Windows - (1988)

		QUANTITY	0 Comment
		UNIT COST	0.000
ASSET ID	1029	PERCENT REPL	0.00%
GROUP/FACILITY	88	CURRENT COST	0.00
CATEGORY	90	FUTURE COST	0.00
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/88
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2013
11 YEAR REM LIFE

REMARKS:

9 quad buildings built in 1988.

6,593 sq ft windows and patio doors	@	$ 37.00	=	$ 243,941.00
		TOTAL	=	$ 243,941.00

At the request of the client, we have excluded budgeting for this component at this time. The client informs us this item is the responsibility of the individual co-owners. Funds for the replacement of this item are not included in this funding plan.

Concrete Stoops & Stairs (1989)

ASSET ID	1064
GROUP/FACILITY	89
CATEGORY	90

QUANTITY	1 Total
UNIT COST	104,358.000
PERCENT REPL	100.00%
CURRENT COST	104,358.00
FUTURE COST	155,873.47
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/89
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2014
12 YEAR REM LIFE

REMARKS:

32	Stoops (5.5' X 10')	@	$ 827.00	=	$ 26,464.00
32	Stairways(4' X 8 risers)	@	1,950.00	=	62,400.00
640	Lineal feet wrought iron railing	@	24.21	=	15,494.00
			TOTAL	=	$ 104,358.00

Decks & Railings - (1989)			
ASSET ID	1043	QUANTITY	1 Total
GROUP/FACILITY	89	UNIT COST	85,658.000
CATEGORY	90	PERCENT REPL	100.00%
		CURRENT COST	85,658.00
		FUTURE COST	108,245.96
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/89
20 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2009
7 YEAR REM LIFE

REMARKS:

Treated softwood decks with 5/4" decking, 2" X 2" balluster rails. Decking is unpainted (water sealed?); rails are painted.

3,240 Square Feet of Decking	@	$ 22.98	=	$ 74,455.00
634 Lineal Feet of Railing	@	17.67	=	11,203.00
		TOTAL	=	$ 85,658.00

8 Quad buildings built in 1989.

The cost used on this component includes the removal and disposal of the existing material.

Doors - Metal Entry Assy (1989)

ASSET ID	1059
GROUP/FACILITY	89
CATEGORY	90

QUANTITY	1 total
UNIT COST	16,928.000
PERCENT REPL	100.00%
CURRENT COST	16,928.00
FUTURE COST	22,871.28
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/89
22 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2011
9 YEAR REM LIFE

REMARKS:

Includes door, frame, sidelight and finishing.

32 - 3'0" x 6'8" doors	@	$ 529.00	=	$ 16,928.00
		TOTAL	=	$ 16,928.00

The cost used on this component includes the removal and disposal of the existing material.

Driveway Asphalt Replacement (1989)			
		QUANTITY	35,474 sq ft
		UNIT COST	1.840
ASSET ID	1074	PERCENT REPL	100.00%
GROUP/FACILITY	89	CURRENT COST	65,272.16
CATEGORY	10	FUTURE COST	82,484.39
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/89
20 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2009
7 YEAR REM LIFE

REMARKS:

Cost includes removal of old asphalt, new 2" asphalt mat and assumes that NO major base repairs are needed.

Approximately 840 sq ft are in poor condition and will require earlier replacement.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during the actual installation. We recommend the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, we have not included such an expense in our cost estimates. Should the client request, we will be happy to incorporate this cost in our calculations.

Gutters & Downspouts (1989)

ASSET ID	1053
GROUP/FACILITY	89
CATEGORY	90

QUANTITY	1,392 lin. ft.
UNIT COST	6.960
PERCENT REPL	100.00%
CURRENT COST	9,688.32
FUTURE COST	13,089.81
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/89
22 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2011
9 YEAR REM LIFE

REMARKS:

Prefinished seamless metal gutters and downspouts.

gutters	-	1,040 lin. ft.
downspouts	-	352
TOTAL	=	1,392 lin. ft.

The cost used on this component includes the removal and disposal of the existing material.

Lighting - Unit Exteriors (1989)			
		QUANTITY	1 Total
		UNIT COST	16,000.000
ASSET ID	1069	PERCENT REPL	100.00%
GROUP/FACILITY	89	CURRENT COST	16,000.00
CATEGORY	50	FUTURE COST	17,688.12
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/89
16 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2005
3 YEAR REM LIFE

REMARKS:

64 Medium quality wall coach, exterior	@	$ 135.00	=	$ 8,640.00
64 Double wall flood, exterior	@	115.00	=	7,360.00
		TOTAL	=	$ 16,000.00

The cost used on this component includes the removal and disposal of the existing material.

Paint/Seal - Original Const. (1989)

ASSET ID	1048
GROUP/FACILITY	89
CATEGORY	30

QUANTITY	1 Total
UNIT COST	3,132.000
PERCENT REPL	100.00%
CURRENT COST	3,132.00
FUTURE COST	3,348.60
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/01
3 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2004
2 YEAR REM LIFE

REMARKS:

Cost is for one coat of finish; includes surface preparation.

3,240 Sq Ft Deck surface seal/stain	@	$ .38	=	$ 1,231.00
1,902 Sq Ft Deck Railing paint	@	.62	=	1,179.00
1,504 Sq Ft Entry Door assembly & garage door trim	@	.48	=	722.00
		TOTAL	=	$ 3,132.00

8 Quad buildings built in 1989.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Prefinished Soffit & Fascia (1989)

ASSET ID	1038
GROUP/FACILITY	89
CATEGORY	90

QUANTITY	1 Total
UNIT COST	65,219.000
PERCENT REPL	100.00%
CURRENT COST	65,219.00
FUTURE COST	115,139.22
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/89
30 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2019
17 YEAR REM LIFE

REMARKS:

Prefinished metal fascia cover and ventillated soffit.

10,441 sq ft vented soffit	@	$ 4.12	=	$ 43,017.00
5,224 lin ft of fascia	@	4.25	=	22,202.00
		TOTAL	=	$ 65,219.00

8 Quad buildings built in 1989.

The cost used on this component includes the removal and disposal of the existing material.

Retaining Walls- Keystone (1989)

ASSET ID	1011
GROUP/FACILITY	89
CATEGORY	100

QUANTITY	332 Sq Ft
UNIT COST	21.640
PERCENT REPL	100.00%
CURRENT COST	7,184.48
FUTURE COST	10,731.04
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/89
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2014
12 YEAR REM LIFE

REMARKS:

14723 Endicott Way	-	168 Sq Ft
14709 Endicott Way	-	164

TOTAL	=	332 Sq Ft

Roofs - Composition Shingle, (1989)			
		QUANTITY	55,406 sq ft
		UNIT COST	2.480
ASSET ID	1018	PERCENT REPL	100.00%
GROUP/FACILITY	89	CURRENT COST	137,406.88
CATEGORY	20	FUTURE COST	173,640.99
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/89
20 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2009
7 YEAR REM LIFE

REMARKS:

8 quad buildings built in 1989.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. We have been advised that fees vary upon the size of the job and the extent of detail required by the client. However, fees for a consultant should not exceed six to eight percent of the actual roof replacement cost. The costs we have used do not include this additional expense. Should the client request, we would be happy to incorporate this into our calculations.

The cost used on this component includes the removal and disposal of the existing material.

Shutters - Vinyl, (1989)

ASSET ID	1033
GROUP/FACILITY	89
CATEGORY	90

QUANTITY	1 Total
UNIT COST	9,888.000
PERCENT REPL	100.00%
CURRENT COST	9,888.00
FUTURE COST	17,456.52
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/89
30 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2019
17 YEAR REM LIFE

REMARKS:

Woodgrain texture, beaded detailing, color molded throughout.

32 pair 36" high	@	$ 95.00	=	$ 3,040.00
64 pair 48" high	@	107.00	=	6,848.00
		TOTAL	=	$ 9,888.00

8 Quad buildings built in 1989.

The cost used on this component includes the removal and disposal of the existing material.

Siding - Aluminum, (1989)

ASSET ID	1023
GROUP/FACILITY	89
CATEGORY	90

QUANTITY	35,560 sq. ft.
UNIT COST	3.980
PERCENT REPL	100.00%
CURRENT COST	141,528.80
FUTURE COST	211,393.33
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/89
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2014
12 YEAR REM LIFE

REMARKS:

8 quad buildings built in 1989.

The cost used on this component includes the removal and disposal of the existing material.

Windows - (1989)

ASSET ID	1028	QUANTITY	0 Comment
GROUP/FACILITY	89	UNIT COST	0.000
CATEGORY	90	PERCENT REPL	0.00%
		CURRENT COST	0.00
		FUTURE COST	0.00
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/89
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2014
12 YEAR REM LIFE

REMARKS:

8 quad buildings built in 1989.

6,001 sq ft windows and patio doors	@	$ 37.00	=	$ 222,037.00
		TOTAL	=	$ 222,037.00

At the request of the client, we have excluded budgeting for this component at this time. The client informs us this item is the responsibility of the individual co-owners. Funds for the replacement of this item are not included in this funding plan.

Concrete Stoops & Stairs (1990)

ASSET ID	1063
GROUP/FACILITY	90
CATEGORY	90

QUANTITY	1 Total
UNIT COST	39,134.000
PERCENT REPL	100.00%
CURRENT COST	39,134.00
FUTURE COST	60,439.55
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/90
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2015
13 YEAR REM LIFE

REMARKS:

12	Stoops (5.5' X 10')	@	$ 827.00	=	$ 9,924.00
12	Stairways(4' X 8 risers)	@	1,950.00	=	23,400.00
240	Lineal feet wrought iron railing	@	24.21	=	5,810.00
			TOTAL	=	$ 39,134.00

Decks & Railings - (1990)			
		QUANTITY	1 Total
		UNIT COST	44,190.000
ASSET ID	1044	PERCENT REPL	100.00%
GROUP/FACILITY	90	CURRENT COST	44,190.00
CATEGORY	90	FUTURE COST	57,741.53
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/90
20 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2010
8 YEAR REM LIFE

REMARKS:

Treated softwood decks with 5/4" decking, 2" X 2" balluster rails. Decking is unpainted (water sealed?); rails are painted.

1,700 Square Feet of Decking	@	$ 22.98	=	$ 39,066.00
290 Lineal Feet of Railing	@	17.67	=	5,124.00
		TOTAL	=	$ 44,190.00

9 Quad buildings built in 1990.

The cost used on this component includes the removal and disposal of the existing material.

Doors - Metal Entry Assy (1990)			
		QUANTITY	1 total
		UNIT COST	6,348.000
ASSET ID	1058	PERCENT REPL	100.00%
GROUP/FACILITY	90	CURRENT COST	6,348.00
CATEGORY	90	FUTURE COST	8,868.34
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/90
22 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2012
10 YEAR REM LIFE

REMARKS:

Includes door, frame, sidelight and finishing.

12 - 3'0" x 6'8" doors	@	$ 529.00	=	$ 6,348.00
		TOTAL	=	$ 6,348.00

The cost used on this component includes the removal and disposal of the existing material.

Driveway Asphalt Replacement (1990)

ASSET ID	1073	QUANTITY	9,802 sq ft
GROUP/FACILITY	90	UNIT COST	1.840
CATEGORY	10	PERCENT REPL	100.00%
		CURRENT COST	18,035.68
		FUTURE COST	23,566.59
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/90
20 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2010
8 YEAR REM LIFE

REMARKS:

Cost includes removal of old asphalt, new 2" asphalt mat and assumes that NO major base repairs are needed.

Approximately 1600 sq ft are in poor condition and will require earlier replacement.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during the actual installation. We recommend the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, we have not included such an expense in our cost estimates. Should the client request, we will be happy to incorporate this cost in our calculations.

Gutters & Downspouts (1990)			
		QUANTITY	522 lin. ft.
		UNIT COST	6.960
ASSET ID	1054	PERCENT REPL	100.00%
GROUP/FACILITY	90	CURRENT COST	3,633.12
CATEGORY	90	FUTURE COST	5,075.57
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/90
22 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2012
10 YEAR REM LIFE

REMARKS:

Prefinished seamless metal gutters and downspouts.

gutters	-	390 lin. ft.
downspouts	-	132

TOTAL	=	522 lin. ft.

The cost used on this component includes the removal and disposal of the existing material.

Lighting - Unit Exteriors (1990)

ASSET ID	1068
GROUP/FACILITY	90
CATEGORY	50

QUANTITY	1 Total
UNIT COST	6,000.000
PERCENT REPL	100.00%
CURRENT COST	6,000.00
FUTURE COST	6,858.57
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/90
16 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2006
4 YEAR REM LIFE

REMARKS:

24 Medium quality wall coach, exterior	@	$ 135.00	=	$ 3,240.00
24 Double wall flood, exterior	@	115.00	=	2,760.00
		TOTAL	=	$ 6,000.00

The cost used on this component includes the removal and disposal of the existing material.

Paint/Seal - Original Const. (1990)

ASSET ID	1047
GROUP/FACILITY	90
CATEGORY	30

QUANTITY	1 Total
UNIT COST	1,456.000
PERCENT REPL	100.00%
CURRENT COST	1,456.00
FUTURE COST	1,456.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/98
3 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2002
0 YEAR REM LIFE

REMARKS:

Cost is for one coat of finish; includes surface preparation.

1,700 Sq Ft Deck surface seal/stain	@	$ .38	=	$ 646.00
870 Sq Ft Deck Railing paint	@	.62	=	539.00
564 Sq Ft Entry Door assembly & garage door trim	@	.48	=	271.00
		TOTAL	=	$ 1,456.00

3 Quad buildings built in 1990.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Prefinished Soffit & Fascia (1990)

ASSET ID	1037
GROUP/FACILITY	90
CATEGORY	90

QUANTITY	1 Total
UNIT COST	23,607.000
PERCENT REPL	100.00%
CURRENT COST	23,607.00
FUTURE COST	43,093.37
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/90
30 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2020
18 YEAR REM LIFE

REMARKS:

Prefinished metal fascia cover and ventillated soffit.

3,780 sq ft vented soffit	@	$ 4.12	=	$ 15,574.00
1,890 lin ft of fascia	@	4.25	=	8,033.00
		TOTAL	=	$ 23,607.00

3 Quad buildings built in 1990.

The cost used on this component includes the removal and disposal of the existing material.

Retaining Walls- Keystone (1990)			
		QUANTITY	268 Sq Ft
		UNIT COST	21.640
ASSET ID	1012	PERCENT REPL	100.00%
GROUP/FACILITY	90	CURRENT COST	5,799.52
CATEGORY	100	FUTURE COST	8,956.93
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/90
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2015
13 YEAR REM LIFE

REMARKS:

14724 Lower Endicott Way	-	200 Sq Ft
14779 Endicott Way	-	68

TOTAL	=	268 Sq Ft

Roofs - Composition Shingle, (1990)			
ASSET ID	1017	QUANTITY	20,393 sq ft
GROUP/FACILITY	90	UNIT COST	2.480
CATEGORY	20	PERCENT REPL	100.00%
		CURRENT COST	50,574.64
		FUTURE COST	66,084.12
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/90
20 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2010
8 YEAR REM LIFE

REMARKS:

3 quad buildings built in 1990.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. We have been advised that fees vary upon the size of the job and the extent of detail required by the client. However, fees for a consultant should not exceed six to eight percent of the actual roof replacement cost. The costs we have used do not include this additional expense. Should the client request, we would be happy to incorporate this into our calculations.

The cost used on this component includes the removal and disposal of the existing material.

Shutters - Vinyl, (1990)

ASSET ID	1034
GROUP/FACILITY	90
CATEGORY	90

QUANTITY	1 Total
UNIT COST	3,708.000
PERCENT REPL	100.00%
CURRENT COST	3,708.00
FUTURE COST	6,768.76
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/90
30 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2020
18 YEAR REM LIFE

REMARKS:

Woodgrain texture, beaded detailing, color molded throughout.

12 pair 36" high	@	$ 95.00	=	$ 1,140.00
24 pair 48" high	@	107.00	=	2,568.00
		TOTAL	=	$ 3,708.00

3 Quad buildings built in 1990.

The cost used on this component includes the removal and disposal of the existing material.

Siding - Aluminum, (1990)

ASSET ID	1024
GROUP/FACILITY	90
CATEGORY	90

QUANTITY	14,160 sq. ft.
UNIT COST	3.980
PERCENT REPL	100.00%
CURRENT COST	56,356.80
FUTURE COST	87,038.89
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/90
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2015
13 YEAR REM LIFE

REMARKS:

3 quad buildings built in 1990.

The cost used on this component includes the removal and disposal of the existing material.

Windows - (1990)

ASSET ID	1027	QUANTITY	0 Comment
GROUP/FACILITY	90	UNIT COST	0.000
CATEGORY	90	PERCENT REPL	0.00%
		CURRENT COST	0.00
		FUTURE COST	0.00
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/90
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2015
13 YEAR REM LIFE

REMARKS:

3 quad buildings built in 1990.

2,166 sq ft windows and patio doors	@	$ 37.00	=	$ 80,142.00
		TOTAL	=	$ 80,142.00

The cost used on this component includes the removal and disposal of the existing material.

Concrete Stoops & Stairs (1991)

ASSET ID	1062
GROUP/FACILITY	91
CATEGORY	90

QUANTITY	1 Total
UNIT COST	71,746.000
PERCENT REPL	100.00%
CURRENT COST	71,746.00
FUTURE COST	114,573.78
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/91
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2016
14 YEAR REM LIFE

REMARKS:

22	Stoops (5.5' X 10')	@	$ 827.00	=	$ 18,194.00
22	Stairways(4' X 8 risers)	@	1,950.00	=	42,900.00
440	Lineal feet wrought iron railing	@	24.21	=	10,652.00
			TOTAL	=	$ 71,746.00

Decks & Railings - (1991)

ASSET ID	1045
GROUP/FACILITY	91
CATEGORY	90

QUANTITY	1 Total
UNIT COST	78,199.000
PERCENT REPL	100.00%
CURRENT COST	78,199.00
FUTURE COST	105,654.03
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/91
20 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2011
9 YEAR REM LIFE

REMARKS:

Treated softwood decks with 5/4" decking, 2" X 2" balluster rails. Decking is unpainted (water sealed?); rails are painted.

3,010 Square Feet of Decking	@	$ 22.98	=	$ 69,170.00
511 Lineal Feet of Railing	@	17.67	=	9,029.00
		TOTAL	=	$ 78,199.00

5 Quad buildings built in 1991 & 1992.
1 Duplex building built in 1991.

The cost used on this component includes the removal and disposal of the existing material.

Doors - Metal Entry Assy (1991)

ASSET ID	1057
GROUP/FACILITY	91
CATEGORY	90

QUANTITY	1 total
UNIT COST	11,638.000
PERCENT REPL	100.00%
CURRENT COST	11,638.00
FUTURE COST	16,811.42
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/91
22 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2013
11 YEAR REM LIFE

REMARKS:

Includes door, frame, sidelight and finishing.

22 - 3'0" x 6'8" doors	@	$ 529.00	=	$ 11,638.00
		TOTAL	=	$ 11,638.00

The cost used on this component includes the removal and disposal of the existing material.

Driveway Asphalt Replacement (1991)			
		QUANTITY	21,751 sq ft
		UNIT COST	1.840
ASSET ID	1072	PERCENT REPL	100.00%
GROUP/FACILITY	91	CURRENT COST	40,021.84
CATEGORY	10	FUTURE COST	54,073.18
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/91
20 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2011
9 YEAR REM LIFE

REMARKS:

Cost includes removal of old asphalt, new 2" asphalt mat and assumes that NO major base repairs are needed.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during the actual installation. We recommend the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, we have not included such an expense in our cost estimates. Should the client request, we will be happy to incorporate this cost in our calculations.

Gutters & Downspouts (1991)

ASSET ID	1055
GROUP/FACILITY	91
CATEGORY	90

QUANTITY	1,273 lin. ft.
UNIT COST	6.960
PERCENT REPL	100.00%
CURRENT COST	8,860.08
FUTURE COST	12,798.63
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/91
22 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2013
11 YEAR REM LIFE

REMARKS:

Prefinished seamless metal gutters and downspouts.

gutters	-	715 lin. ft.
downspouts	-	558
TOTAL	=	1,273 lin. ft.

The cost used on this component includes the removal and disposal of the existing material.

Lighting - Unit Exteriors (1991)

ASSET ID	1067
GROUP/FACILITY	91
CATEGORY	50

QUANTITY	1 Total
UNIT COST	8,930.000
PERCENT REPL	100.00%
CURRENT COST	8,930.00
FUTURE COST	10,554.90
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/91
16 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2007
5 YEAR REM LIFE

REMARKS:

44 Medium quality wall coach, exterior	@	$ 135.00	=	$ 5,940.00
26 Double wall flood, exterior	@	115.00	=	2,990.00
		TOTAL	=	$ 8,930.00

The cost used on this component includes the removal and disposal of the existing material.

Paint/Seal - Original Const. (1991)			
		QUANTITY	1 Total
		UNIT COST	2,590.000
ASSET ID	1046	PERCENT REPL	100.00%
GROUP/FACILITY	91	CURRENT COST	2,590.00
CATEGORY	30	FUTURE COST	2,590.00
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/99
3 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2002
0 YEAR REM LIFE

REMARKS:

Cost is for one coat of finish; includes surface preparation.

3,010 Sq Ft Deck surface seal/stain	@	$ .38	=	$ 1,144.00
1,533 Sq Ft Deck Railing paint	@	.62	=	950.00
1,034 Sq Ft Entry Door assembly & garage door trim	@	.48	=	496.00
		TOTAL	=	$ 2,590.00

5 Quad buildings built in 1991 & 1992.
1 Duplex built in 1991.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Prefinished Soffit & Fascia (1991)

ASSET ID	1036
GROUP/FACILITY	91
CATEGORY	90

QUANTITY	1 Total
UNIT COST	44,657.000
PERCENT REPL	100.00%
CURRENT COST	44,657.00
FUTURE COST	84,290.72
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/91
30 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2021
19 YEAR REM LIFE

REMARKS:

Prefinished metal fascia cover and ventillated soffit.

7,148 sq ft vented soffit	@	$ 4.12	=	$ 29,450.00
3,578 lin ft of fascia	@	4.25	=	15,207.00
		TOTAL	=	$ 44,657.00

5 Quad buildings built in 1991 & 1992.
1 Duplex building built in 1991.

The cost used on this component includes the removal and disposal of the existing material.

Retaining Walls- Keystone (1991)

ASSET ID	1013
GROUP/FACILITY	91
CATEGORY	100

QUANTITY	662 Sq Ft
UNIT COST	21.640
PERCENT REPL	100.00%
CURRENT COST	14,325.68
FUTURE COST	22,877.20
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/91
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2016
14 YEAR REM LIFE

REMARKS:

14815 Endicott Way	-	198	Sq Ft
14803 Endicott Way	-	93	
14795 Endicott Way	-	111	
14785 Endicott Way	-	60	
SE end of Endicott Way Extension	-	200	

TOTAL	=	662	Sq Ft

Roofs - Composition Shingle, (1991)			
		QUANTITY	34,802 sq ft
		UNIT COST	2.480
ASSET ID	1016	PERCENT REPL	100.00%
GROUP/FACILITY	91	CURRENT COST	86,308.96
CATEGORY	20	FUTURE COST	116,611.33
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/91
20 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2011
9 YEAR REM LIFE

REMARKS:

5 quad buildings built in 1991 & 1992.
1 duplex building built in 1991.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. We have been advised that fees vary upon the size of the job and the extent of detail required by the client. However, fees for a consultant should not exceed six to eight percent of the actual roof replacement cost. The costs we have used do not include this additional expense. Should the client request, we would be happy to incorporate this into our calculations.

The cost used on this component includes the removal and disposal of the existing material.

Shutters - Vinyl, (1991)

ASSET ID	1035
GROUP/FACILITY	91
CATEGORY	90

QUANTITY	1 Total
UNIT COST	5,088.000
PERCENT REPL	100.00%
CURRENT COST	5,088.00
FUTURE COST	9,603.67
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/91
30 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2021
19 YEAR REM LIFE

REMARKS:

Woodgrain texture, beaded detailing, color molded throughout.

4 pair 36" high	@	$ 95.00	=	$ 380.00
44 pair 48" high	@	107.00	=	4,708.00
		TOTAL	=	$ 5,088.00

5 Quad buildings built in 1991 & 1992.
1 Duplex building built in 1991.

The cost used on this component includes the removal and disposal of the existing material.

Siding - Aluminum, (1991)

ASSET ID	1025
GROUP/FACILITY	91
CATEGORY	90

QUANTITY	29,696 sq. ft.
UNIT COST	3.980
PERCENT REPL	100.00%
CURRENT COST	118,190.08
FUTURE COST	188,742.01
SALVAGE VALUE	0.00

PLACED IN SERVICE 7/91
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2016
14 YEAR REM LIFE

REMARKS:

5 quad buildings built in 1991 & 1992.
1 Duplex building built in 1991.

The cost used on this component includes the removal and disposal of the existing material.

Windows - (1991)

ASSET ID	1026	QUANTITY	0 Comment
GROUP/FACILITY	91	UNIT COST	0.000
CATEGORY	90	PERCENT REPL	0.00%
		CURRENT COST	0.00
		FUTURE COST	0.00
		SALVAGE VALUE	0.00

PLACED IN SERVICE 7/91
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2016
14 YEAR REM LIFE

REMARKS:

5 quad buildings built in 1991 & 1992.
1 Duplex building built in 1991.

3,687 sq ft windows and patio doors	@	$ 37.00	=	$ 136,419.00
		TOTAL	=	$ 136,419.00

The cost used on this component includes the removal and disposal of the existing material.

Your Homeowners Assn., Inc.
Cash Flow Detail Report by Group/Facility

DETAIL REPORT INDEX

DETAIL REPORT INDEX

TOTAL ASSET LINES INCLUDED: 84

PART III - APPENDIX

NOTES: