

Capital Item	Cost Replacement	Est. Useful Life	2012	2013	2014	2015
Walkways Repairs	\$ 1,250.00	4		\$ 1,287.50		
Roofing Membrane	\$ 6,250.00	15	\$ 6,250.00			
Residential Parking Garage Painting	\$ 7,434.00	12				
Commercial Parking Garage Painting	\$ 18,382.00	10				
Lighting Replace	\$ 5,000.00	10				
Exercise Equipment Replace	\$ 7,980.00	12				
Spa Replace	\$ 12,000.00	10				
Hallway Carpet Replace	\$ 8,636.00	5		\$ 8,895.00		
Stairways Carpet Replace	\$ 9,500.00	10				
Elevator Repair	\$ 50,000.00	15				
AC Mechanical Replace	\$ 2,000.00	19				
Lift Mechanical Replace	\$ 22,000.00	20				
Other Interior Mechanical Replace	\$ 5,000.00	5				
Garage Door Replace	\$ 4,500.00	13			\$ 4,774.00	
Gutters Replace	\$ 13,790.00	25				
N&E Wood Exterior Painting	\$ 25,011.00	8			\$26,534.00	
S&W Wood Exterior Painting	\$ 25,027.00	4			\$26,551.00	
Exterior Hand Rail Painting	\$ 14,500.00	10				
Annual Improvement	\$ 1,000.00	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Contingency	1%	1	\$ 73.00	\$ 112.00	\$ 589.00	\$ 10.00
Total Replacement Costs			\$ 7,323.00	\$ 11,294.50	\$ 59,448.00	\$ 1,010.00
		Previous Y.E. Balance	\$ 66,230.66	\$ 71,925.90	\$ 73,670.64	\$ 26,950.88
		Current Year Assessment	\$ 12,549.24	\$ 12,549.24	\$ 12,549.24	\$ 12,549.24
		Special Assessment	\$ -	\$ -	\$ -	\$ -
		Current Year Interest	\$ 469.00	\$ 490.00	\$ 179.00	\$ 276.00
		Current Y. E. Balance	\$ 71,925.90	\$ 73,670.64	\$ 26,950.88	\$ 38,766.12

Capital Item	2016	2017	2018	2019	2020	2021	2022
	Walkways Repairs		\$ 1,449.09				\$ 1,583.46
Roofing Membrane							
Residential Parking Garage Painting			\$ 8,878.00				
Commercial Parking Garage Painting			\$ 21,949.00				
Lighting Replace						\$ 6,525.00	
Exercise Equipment Replace	\$ 8,982.00						
Spa Replace				\$ 14,758.00			
Hallway Carpet Replace			\$ 10,312.00				
Stairways Carpet Replace						\$ 12,394.00	
Elevator Repair			\$ 59,702.00				
AC Mechanical Replace					\$ 2,536.00		
Lift Mechanical Replace						\$ 28,705.00	
Other Interior Mechanical Replace	\$ 5,628.00					\$ 6,525.00	
Garage Door Replace							
Gutters Replace							
N&E Wood Exterior Painting							\$ 33,614.00
S&W Wood Exterior Painting			\$ 29,883.00				\$ 33,633.00
Exterior Hand Rail Painting		\$16,809.00					
Annual Improvement	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Contingency	\$ 156.00	\$ 193.00	\$ 1,317.00	\$ 158.00	\$ 35.00	\$ 567.00	\$ 682.00
Total Replacement Costs	\$ 15,766.00	\$ 19,451.09	\$ 133,041.00	\$ 15,916.00	\$ 3,571.00	\$ 57,299.46	\$ 68,929.00
	\$ 38,766.12	\$ 35,822.36	\$ 29,167.51	\$ (91,324.25)	\$ (94,691.01)	\$ (85,712.77)	\$ (130,462.99)
	\$ 12,549.24	\$ 12,549.24	\$ 12,549.24	\$ 12,549.24	\$ 12,549.24	\$ 12,549.24	\$ 12,549.24
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 273.00	\$ 247.00	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 35,822.36	\$ 29,167.51	\$ (91,324.25)	\$ (94,691.01)	\$ (85,712.77)	\$ (130,462.99)	\$ (186,842.75)