

Year Reserve Entries Begun	Year Began or Last Replaced	Estimated Replacement Year	Anticipated Useful Life/ Amortization Period	Estimated Current Replacement Cost	Funding Requirement - Repl. Cost/ Useful Life Or Loan Period	Amount Reserved Through 2017	Comparison - Reserve less Expenditures Through 2017
Major Structures							
Roots	1985	2011	2037	716,160	3,000	705,498	10,330.60
Elevators	1985	2000	2035	100,000	10,000	78,091	-13,036.44
Building Restoration	1985	1999	N/A	0	0	92,077	0.00
Stucco Replacement	1985	2005	2085	100,000	0	18,286	0.00
Stucco Repair-Exterior Walls	1992	2005	2018	24,000	2,400	101,760	46,000.00
Deck railings		1985	2020	174,000	0	0	0.00
Windows		1985	2018	250,000	7,166	51,828	26,039.68
Boilers/Hot Water System							
Boilers	1985	1985	2025	300,000	7,500	173,460	111,168.69
Backflow/meter	1990	2014	2039	0	0	8,988	0.00
Pumps - Main Heat Circ	1985	2012	2027	6,795	453	6,011	2,265.00
Pumps - snowmelt	2005	2005	2025	50,000	2,500	12,500	6,923.24
Pumps - Other	1985	2016	2024	5,000	172	11,256	1,951.47
Sewer/Drainage/Irrigation Lines	1985	2016	2036	25,000	1,250	28,396	10,250.00
Pool Heat Exchanger	1985	1985	2018	6,000	2,000	12,178	10,000.00
Driveways							
Replacement	1985	2004	2029	500,000	2,000	19,500	19,500.00
Snowmelt system	2005	2005	2030	200,000	5,000	22,500	14,310.00
Sealing	1992	2014	2020	9,125	1,125	30,110	6,135.03
Concrete Entry Surface							
Replcmnt/Reinforcement	1992	1996	2018	36,500	1,825	70,206	11,617.50
Lighting							
Exterior	1985	1996	2018	12,000	600	8,479	3,000.00
Interior	1985	1988	2018	8,479	283	9,112	1,413.17
Furnishings & Equipment							
Carpet - Conference Lobby	1985	2007	2022	18,000	1,200	7,737	3,217.75
Carpeting	1985	2007	2022	40,000	5,000	-3,027	41,166.54
Conference Furniture	1985	1985	2018	1,500	48	13,394	1,741.54
Laundry/ Equipment	1985	2006	2018	31,082	12,000	24,815	23,302.55
Fire Alarm System	1985	2012	2018	15,000	3,000	42,948	14,351.00
Fire Sprinkler System	1985	1985	2019	50,000	1,471	20,655	7,352.94
Kitchen Equipment	1985	1985	2020	5,000	167	833	833.33
Outdoor Awnings	1993	2005	2020	15,000	3,000	38,934	15,000.00
Pools							
Pool Deck Replacement	1985	1997	2017	40,000	0	62,249	0.00
Deck Resurface	1992	2012	2018	8,000	11,500	30,150	25,500.00
Pool Replacement	1985	1985	2020	35,000	0	0	0.00
Hot Tub Tile Replacement	1985	1996	2017	6,601	347	7,300	1,737.10
ADA Pool Lift Equipment	2012	2016	2016	13,500	0	13,500	13,500.00
Pool Furniture	1992	2016	2031	20,000	3,500	8,320	-9,885.43
Miscellaneous/Auditors							
Misc/Auditors	1985	1993	Yearly *	0	0	-49,124	0.00
Totals				2,821,742	88,506.25	1,678,917	405,685.29
							OK

Prior Year Reserve Fund Assessment
Net Increase/(Decrease)
Percentage Variance

89,099.39
-593.14
-0.67%

0.00

* Noted items require multiple expenditures within the ten year model.