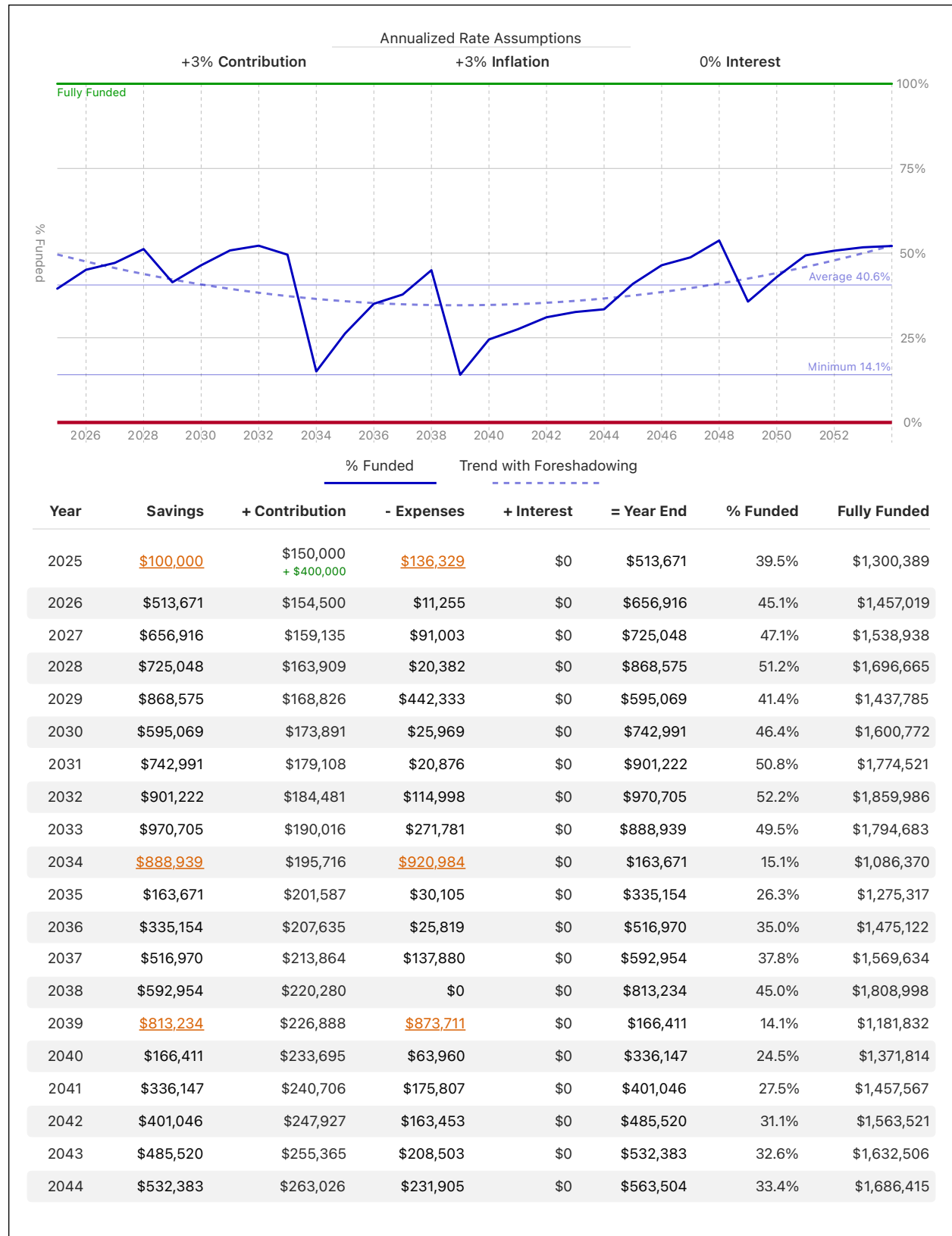


Annualized Rate Assumptions			
+3% Contribution	+3% Inflation	0% Interest	
Analysis of 2025 contribution derived from current estimates and assumptions			
Cover Average Costs \$129,278	2025 Funding \$150,000	Established Target \$152,880	Full Funding \$162,995
Trends Toward 0% Funded Ongoing funding at or below this level is not sustainable. It will cover costs in average years but will not increase savings, which will be exhausted by above-average years as inflation erodes purchasing power. At this funding level it's not a question of if you will need additional funds, but when.	Trends Toward 61.5% Funded Consists of a \$150,000 planned contribution. Will tend to increase % funding from year-end estimate of 39.5% funded.	Trends Toward 70% Funded Amount required to average the selected target % funding level over the long term. Achieving a flat % funding level is only possible at 100%. In practice, the % funded figure will be higher following periods of below-average costs and lower following above-average costs.	Trends Toward 100% Funded Continuous funding at this level is not strictly necessary as the only time full funding is required is when every recurring expense lines up in the same year. The Cash Flow analysis can be used to determine a sustainable funding target.
Category	Full Funding		% of Total
Amenities	\$3,863		2.4%
Electrical	\$1,487		0.9%
Elevators	\$22,133		13.6%
Exterior	\$31,166		19.1%
Fire Safety	\$2,577		1.6%
HVAC	\$34,153		21.0%
Interior	\$21,880		13.4%
Mechanical	\$2,791		1.7%
Plumbing	\$5,959		3.7%
Roof	\$12,895		7.9%
Site	\$24,091		14.8%



Community**Cash Flow**

Year	Savings	+ Contribution	- Expenses	+ Interest	= Year End	% Funded	Fully Funded
2045	\$563,504	\$270,917	\$40,459	\$0	\$793,962	40.9%	\$1,940,344
2046	\$793,962	\$279,044	\$59,154	\$0	\$1,013,852	46.4%	\$2,184,409
2047	\$1,013,852	\$287,416	\$164,362	\$0	\$1,136,906	48.7%	\$2,332,363
2048	\$1,136,906	\$296,038	\$15,246	\$0	\$1,417,698	53.7%	\$2,638,803
2049	\$1,417,698	\$304,919	\$1,030,495	\$0	\$692,122	35.7%	\$1,939,644
2050	\$692,122	\$314,067	\$46,903	\$0	\$959,286	42.9%	\$2,234,017
2051	\$959,286	\$323,489	\$14,139	\$0	\$1,268,636	49.3%	\$2,571,392
2052	\$1,268,636	\$333,193	\$231,972	\$0	\$1,369,857	50.7%	\$2,701,480
2053	\$1,369,857	\$343,189	\$255,210	\$0	\$1,457,836	51.7%	\$2,819,192
2054	\$1,457,836	\$353,485	\$297,097	\$0	\$1,514,224	52.1%	\$2,906,204

2025**\$136,329****Interior** **\$103,000**

\$66,875 Recarpet common areas that have carpet

\$36,126 Paint interior of common areas

Amenities **\$10,927**

\$10,927 Fitness center allotment

Site **\$8,742**

\$8,742 Miscellaneous concrete flatwork repairs

Plumbing **\$8,195**

\$8,195 Miscellaneous plumbing systems expenditures

Fire Safety **\$5,464**

\$5,464 Miscellaneous fire sprinkler system allotment

2026

\$11,255

Roof

\$6,753

\$6,753 Periodic roof maintenance and repairs

HVAC

\$4,502

\$4,502 Replace HVAC system software and management equipment update

2027

\$91,003

Site

\$88,105

\$69,556 Landscaping and appurtenances allotment

\$11,593 Courtyard planter coating

\$6,956 Clean and restripe parking garage

HVAC

\$2,898

\$2,898 Miscellaneous HVAC equipment allowance

2028

\$20,382

Amenities

\$11,941

\$11,941 Fitness center allotment

Interior

\$8,441

\$8,441 Common area furnishings/décor replacement allotment

2029**\$442,333**

Roof	\$191,946
\$178,664 Resurface roof	
\$13,283 Replace large 3'x10' skylights	
Exterior	\$93,901
\$52,167 Re-coat exterior metal	
\$23,185 Building envelope inspection using swing stage or Boson's chairs	
\$18,548 Re-stain and re-finish wood rail caps	
Plumbing	\$57,804
\$39,356 Replace boilers	
\$18,448 Replace boiler storage tanks	
Mechanical	\$31,977
\$31,977 Replace main garage door and garage door opener	
HVAC	\$25,827
\$25,827 Replace common exhaust fans on the roof	
Site	\$20,867
\$20,867 Irrigation system allotment	
Interior	\$15,373
\$9,839 Renovate the common bathroom	
\$5,534 Renovate the manager's office	
Electrical	\$4,637
\$4,637 Miscellaneous electrical systems expenditures	

Community

All Expenses by Category and Name

Status	Expense	Life	Last Estimate	Next Due
Due	Amenities Fitness center allotment	3	\$10,000.00 2022	\$10,927.27
Due 2029	Electrical Miscellaneous electrical systems expenditures	5	\$160.00 × 25 2024	\$4,637.10
Due 2046	Electrical Replace lighting in common areas	24	\$175.00 × 52 2022	\$18,498.43
Due 2039	Elevators Elevator cab interior renovations	30	\$13,500.00 × 2 2022	\$44,626.89
Due 2039	Elevators Elevator modernization of gearless elevators	30	\$185,000.00 × 2 2022	\$611,553.62
Due 2029	Exterior Building envelope inspection using swing stage or Boson's chairs	5	\$20,000.00 2024	\$23,185.48
Due 2033	Exterior Clean and seal exterior masonry with spot tuck-pointing as necessary	10	\$3.75 × 26,500 ft ² 2023	\$133,551.69
Due 2029	Exterior Re-coat exterior metal	20	\$45,000.00 2024	\$52,167.33
Due 2029	Exterior Re-stain and re-finish wood rail caps	5	\$16,000.00 2024	\$18,548.39
Due 2034	Exterior Replace urethane caulking around windows and at control joints	10	\$18.50 × 3,400 ft 2024	\$84,532.34
Due 2039	Fire Safety Dry system fire sprinkler air compressor replacement	15	\$1,500.00 2024	\$2,336.95
Due 2034	Fire Safety Fire control panel replacement and system upgrade	25	\$20,000.00 2022	\$28,515.22
Due	Fire Safety Miscellaneous fire sprinkler system allotment	5	\$5,000.00 2022	\$5,463.64
Due 2027	HVAC Miscellaneous HVAC equipment allowance	5	\$100.00 × 25 2022	\$2,898.19
Due 2029	HVAC Replace common exhaust fans on the roof	20	\$1,500.00 × 14 2022	\$25,827.35
Due 2034	HVAC Replace elevator pressurization fan	25	\$8,000.00 2022	\$11,406.09
Due 2034	HVAC Replace heat pumps	25	\$45,000.00 × 10 2022	\$641,592.40
Due 2026	HVAC Replace HVAC system software and management equipment update	10	\$4,000.00 2022	\$4,502.04
Due 2034	HVAC Replace Reznor make-up air unit	25	\$22,000.00 2022	\$31,366.74
Due 2034	HVAC Replace split-system unit for elevator machine room	25	\$8,000.00 2022	\$11,406.09
Due 2034	HVAC Replace stairwell pressurization fan	25	\$8,000.00 2022	\$11,406.09
Due 2034	HVAC Replace the parking garage exhaust fan	25	\$6,000.00 2022	\$8,554.57
Due 2028	Interior Common area furnishings/décor replacement allotment	4	\$7,500.00 2024	\$8,441.32
Due 2039	Interior Interior door replacement	30	\$600.00 × 42 2022	\$41,651.76
Due	Interior Paint interior of common areas	8	\$1.90 × 17,400 ft ² 2022	\$36,125.55
Due	Interior Recarpet common areas that have carpet	8	\$85.00 × 720 yd ² 2022	\$66,874.89
Due 2029	Interior Renovate the common bathroom	20	\$8,000.00 2022	\$9,838.99
Due 2029	Interior Renovate the manager's office	20	\$4,500.00 2022	\$5,534.43
Due 2039	Interior Replace mailboxes	30	\$4,500.00 2022	\$7,437.81
Due 2039	Interior Replace tile in main residential lobby	30	\$19.50 × 2,350 ft ² 2022	\$75,741.74
Due 2042	Mechanical Intercom and card entry system upgrades/repairs	20	\$12,000.00 2022	\$21,673.33
Due 2029	Mechanical Replace main garage door and garage door opener	20	\$26,000.00 2022	\$31,976.72
Due	Plumbing Miscellaneous plumbing systems expenditures	5	\$300.00 × 25 2022	\$8,195.45
Due 2029	Plumbing Replace boiler storage tanks	20	\$7,500.00 × 2 2022	\$18,448.11
Due 2029	Plumbing Replace boilers	20	\$16,000.00 × 2 2022	\$39,355.96

Community

All Expenses by Category and Name

Status	Expense	Life	Last Estimate	Next Due
Due 2033	Plumbing Replace domestic water circulation pumps	10	\$2,800.00 × 2 2022	\$7,751.71
Due 2026	Roof Periodic roof maintenance and repairs	5	\$6,000.00 2022	\$6,753.05
Due 2029	Roof Replace large 3'×10' skylights	20	\$2,700.00 × 4 2022	\$13,282.64
Due 2029	Roof Resurface roof	20	\$995.00 × 146 roof ² 2022	\$178,663.78
Due 2027	Site Clean and restripe parking garage	5	\$6,000.00 2022	\$6,955.64
Due 2027	Site Courtyard planter coating	5	\$10,000.00 2022	\$11,592.74
Due 2029	Site Irrigation system allotment	5	\$18,000.00 2024	\$20,866.93
Due 2027	Site Landscaping and appurtenences allotment	5	\$60,000.00 2022	\$69,556.44
Due	Site Miscellaneous concrete flatwork repairs	5	\$8,000.00 2022	\$8,741.82