



SAMPLE MUSEUM



Level 1 Full Reserve Study (With Site-Visit)

Prepared For Fiscal Year 2016

April 14, 2015

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Preface

The individual responsible for report preparation and/or oversight is Joel Tax.

Information contained in the report is considered reliable, but is not guaranteed. The report does not warrant against the contingency of unforeseen conditions or circumstances, unreliable information, or an unpredictable inflationary or deflationary spiral. The report is not intended to predict precise expectations, but rather to chart the expectations that a reasonable person might anticipate in planning for the fiscal future. The scope of this report is expressly limited to the components described herein.

It is strongly recommended by the Reserve Study Industry to have this reserve study report updated on an annual basis to ensure the security of a long-term funding plan. These necessary updates provide statutory compliance (as applicable) and allow for adjustments due to actual year-end inflation rate, actual year-end reserve balance and the unpredictable nature of the lives of many of the reserve components under consideration.

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Reserve Disclosures

Profile

Name	Sample Museum
Location	Seattle, WA 98122
Units/General Type	1 / Commercial
Base Year / Age	2013 / 2
Fiscal Year Ends	December-31

Parameters

Level of Service	Level 1 Full Reserve Study (With Site-Visit)
Prepared for Fiscal Year (FY)	2016
Most Recent On-Site Inspection Date	February 10, 2015
Allocation Increase Rate	ref Cash Flow Analysis
Contingency Rate	ref Component Details
Inflation Rate	3.0%
Interest Rate / Tax Rate	1.0% / 0.0%
Interest Rate (net effective)	1.0%
Current Reserve Allocation	\$48,000 per year
Current Reserve Balance	\$310,000 as of January 01, 2016
Funding Plan - Method / Goal	Cash Flow / Threshold - achieve 100% Percent Funded in 30 years

Summary

FY Start Balance	\$99,160 <i>(projected to current FY end/next FY start)</i>
Fully Funded Balance	\$376,915
Percent Funded	26%
<i>Proposed Budget</i>	<i>per year</i> <i>per month</i> <i>per unit per month</i>
Reserve Allocation	\$127,198 \$10,600 \$10599.83

Association management/members need to understand that Percent Funded is a general indication of reserve strength and that the parameter fluctuates from year to year due to the Disbursement Schedule.

The Reserve Allocation was determined using the Funding Plan indicated above under the Parameters section. This allocation should be increased annually using the Allocation Increase Rate found in the Cash Flow Analysis.

Association management should budget the Reserve Allocation amount toward reserves for next fiscal year, to ensure the availability of reserves to fund future reserve component expenditures. This amount reflects an increase of 165.00 % from the Current Reserve Allocation. The Reserve Allocation must be reviewed and adjusted for inflation (and other vital factors) in succeeding years to ensure the- Security of a Successful Plan!

Reserve Disclosures

<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
01 Auditorium			
01.01 Accessibility Lift	\$0	25	22
01.02 Cinema Projection System	\$0	15	12
01.03 Cinema Sound System - Retrofit	\$0	15	12
01.04 Curtains	\$0	25	22
01.05 Curtains Power Control and Track System	\$0	25	22
01.06 Gypsum Board Suspended Ceiling - Refinish	\$0	20	17
01.07 Kaleidescape Server	\$0	8	5
01.08 Projection Screen with Power Lift	\$0	25	22
01.09 Seating - Theatre Style	\$0	25	22
02 Bathroom Fixtures			
02.01 Bathroom Countertops	\$5,100	35	32
02.02 Bathroom Partitions	\$6,000	20	17
02.03 Bathroom Sinks	\$5,250	35	32
02.04 Bathroom Urinal Partition	\$800	20	17
02.05 Bathroom Urinals	\$4,200	35	32
02.06 Bathroom Water Closets	\$6,650	35	32
03 Bistro			
03.01 Appliances - Bar Refrigerator (Under-counter)	\$0	15	12
03.02 Appliances - Beverage Cooler Boxes	\$0	20	17
03.03 Appliances - Commercial Coffee Grinder	\$0	15	12
03.04 Appliances - Commercial Duel Coffee Maker	\$0	15	12
03.05 Appliances - Commercial Hot Water Dispenser	\$0	15	12
03.06 Appliances - Countertop Induction Range/Cooker	\$0	10	7
03.07 Appliances - Freezer (Under-counter)	\$0	15	12
03.08 Appliances - Holding Cabinets	\$0	20	17
03.09 Appliances - Ice Machine (Under-counter)	\$0	10	7
03.10 Appliances - Meat Slicer	\$0	20	17
03.11 Appliances - Metal Grid Shelf Carts	\$0	30	27
03.12 Appliances - Prep Refrigerator (Moveable)	\$0	15	12
03.13 Appliances - Rack Style Dishwasher	\$0	10	7
03.14 Appliances - Refrigerator (True, Two Section)	\$0	15	12
03.15 Appliances - Stainless Cleaning Station Single Sink	\$0	30	27
03.16 Appliances - Stainless Cleaning Station Single Sink with Dishwasher	\$0	15	12
03.17 Appliances - Stainless Prep Sink, Triple Sink	\$0	30	27
03.18 Appliances - Stainless Prep Table	\$0	30	27

Reserve Disclosures

<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
03 Bistro			
03.19 Appliances - Stainless Table	\$0	30	27
03.20 Appliances - Turbo Chef High Speed Convection Micro Oven	\$0	20	17
03.21 Bistro Counters and Cabinets - Refurbish	\$0	20	17
03.22 Bistro/Kitchen Plumbing - Repair Contingency	\$0	15	12
03.23 Computer Equipment	\$0	8	5
03.24 Indoor Furnishings - Bench Seat	\$0	20	17
03.25 Indoor Furnishings - Large Tables	\$0	20	17
03.26 Indoor Furnishings - Small Tables	\$0	20	17
03.27 Indoor Furnishings - Stackable Leland Chairs	\$0	20	17
03.28 Kitchen Backflow Devices - Rebuild/Replace	\$0	12	9
03.29 Outdoor Furnishings - Large Patio Tables	\$0	10	7
03.30 Outdoor Furnishings - Patio Chairs	\$0	10	7
03.31 Outdoor Furnishings - Propane Heaters	\$0	10	7
03.32 Outdoor Furnishings - Small Patio Tables	\$0	10	7
03.33 Outdoor Furnishings - Umbrellas	\$0	10	7
03.34 TV Monitor	\$0	10	7
04 Building Exterior			
04.01 Metal Siding - Replace	\$12,288	40	37
04.02 Stone Veneer - 50% Repair Contingency	\$6,300	20	17
04.03 Tigerwood Rainscreen Siding - Replace	\$53,370	40	37
05 Ceiling & Wall Finishes			
05.01 Acoustic Tile Suspended Ceiling - 5% Repair Contingency	\$1,861	9	6
05.02 Acoustic Tile Suspended Ceiling - Refinish	\$15,512	9	6
05.03 Acoustic Tile Suspended Ceiling - Replace	\$49,640	20	17
05.04 Gypsum Board Suspended Ceiling - 5% Repair Contingency	\$1,926	20	17
05.05 Gypsum Board Suspended Ceiling - Refinish	\$14,010	20	17
05.06 Gypsum Board Suspended Ceiling - Replace	\$42,030	40	37
05.07 Gypsum Board Walls (In Galleries Only) - 25% Repair/Replace Contingency	\$14,300	20	17
06 Classroom			
06.01 Chairs - Stackable Classroom	\$0	20	17
06.02 Classroom Projector	\$0	15	12
06.03 Classroom Projector Screen	\$0	25	22

Reserve Disclosures

<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
06 Classroom			
06.04 Storage Cabinets	\$0	30	27
07 Doors			
07.01 Exterior Metal Doors	\$4,800	30	27
07.02 Glass Storefront Entry Door Auto Openers	\$5,000	20	17
07.03 Glass Storefront Entry Doors	\$17,500	20	17
07.04 Interior Doors	\$24,800	40	37
07.05 Pocket Doors	\$3,000	10	7
08 Elevator			
08.01 Elevator Cab Refurbish & Door Package	\$20,000	18	16
08.02 Elevator System - Maintenance/Repairs	\$0	1	1
08.03 Elevator System - Modernize/Upgrade	\$75,000	30	27
09 Event Equipment			
09.01 Chairs - Stackable Fabric Covered	\$0	20	17
09.02 Tables - Folding	\$0	20	17
10 Fire Systems			
10.01 Backflow for Fire System	\$2,500	15	12
10.02 Fire System - Testing & Minor Repairs	\$0	1	1
10.03 Fire System Panel - Upgrade/Modernize	\$6,000	25	22
10.04 Fire System Sprinkler Heads - Replace	\$17,300	25	22
11 Floor Finishes			
11.01 Carpet Flooring - Auditorium	\$5,005	10	7
11.02 Carpet Flooring - Lower Level	\$9,100	10	7
11.03 Carpet Flooring - Sherry Grover Gallery	\$3,960	10	7
11.04 Carpet Flooring - Upper Level	\$9,750	10	7
11.05 Concrete Flooring Refinish - Auditorium	\$2,486	25	22
11.06 Concrete Flooring Refinish - Lower Level	\$22,317	25	22
11.07 Concrete Flooring Refinish - Main Level	\$10,989	25	22
11.08 Hardwood Flooring Refinish - Grand Staircase	\$1,170	5	2
11.09 Hardwood Flooring Refinish - Main & Upper Level	\$42,217	10	7
11.10 Hardwood Flooring Refinish - Stage	\$1,709	10	7
11.11 Hardwood Flooring Replace - Grand Staircase	\$22,500	40	37
11.12 Hardwood Flooring Replace - Main & Upper Level	\$129,900	40	37
11.13 Hardwood Flooring Replace - Stage	\$5,260	40	37
11.14 Tile Flooring - Main Level Bathrooms	\$6,500	40	37
11.15 Tile Flooring - Upper Level Bathrooms	\$6,500	40	37

Reserve Disclosures

<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
11 Floor Finishes			
11.16 Vinyl Flooring - Upper Level Bathroom	\$840	25	0
11.17 Vinyl/Lino Flooring - Classroom Upper Level	\$12,600	25	22
12 Gallery - Furnishings			
12.01 Day Lounger	\$0	10	7
12.02 Exhibit Display Cabinet	\$0	30	27
12.03 Exhibit Display Pedestal	\$0	30	27
12.04 Partition Walls	\$0	20	17
12.05 Sherry Grover - Display Cabinets	\$0	30	27
12.06 Sherry Grover - Display Table Case	\$0	30	27
12.07 Sherry Grover - Stackable Leland Chairs	\$0	20	17
12.08 Sherry Grover - TV	\$0	10	7
12.09 Small Tables	\$0	30	27
12.10 Stanchions	\$0	20	17
12.11 Wood Benches	\$0	30	27
12.12 Wood Table Sets	\$0	30	27
13 Glazing Systems			
13.01 Louver Sun Shade System - Replace	\$93,500	40	37
13.02 Storefront Type (Exterior) - Repair	\$27,780	20	17
13.03 Storefront Type (Exterior) - Replace	\$46,300	40	37
13.04 Storefront Type (Interior) - Repair/Replace	\$0	1	1
13.05 Structural Glazing Systems - Repair	\$120,120	20	17
13.06 Structural Glazing Systems - Replace	\$330,330	40	37
13.07 Window Interior Sun Shades - Replace	\$32,000	18	15
14 Kitchenette			
14.01 Appliances - Dishwashers	\$0	18	15
14.02 Appliances - Microwaves	\$0	10	7
14.03 Appliances - Refrigerators	\$0	18	15
14.04 Appliances - Sinks	\$0	35	32
14.05 Cabinets & Countertops - Refurbish	\$0	35	32
15 Landscaping & Irrigation			
15.01 Greenscreen Metal Vine Wall	\$7,800	40	37
15.02 Rooftop Garden - Membrane	\$7,800	30	27
15.03 Rooftop Garden - Renovate	\$19,500	15	12
16 Lighting - Exterior			
16.01 Recessed Fixtures	\$4,400	20	17

Reserve Disclosures

<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
17 Lighting - Interior			
17.01 Lighting - Cove Light Fixtures	\$2,500	25	22
17.02 Lighting - Exhibit Track Fixtures	\$25,650	25	22
17.03 Lighting - Pendant Linear Fluorescent Fixtures	\$20,500	25	22
17.04 Lighting - Recessed 2' x 2' Fixtures (Lower Level)	\$2,000	25	22
17.05 Lighting - Recessed Multilamp Fixtures	\$16,200	25	22
17.06 Lighting - Recessed/Pendant Single Fixtures	\$13,500	25	22
18 Mechanical			
18.01 A/C Units, Ceiling Mounted (Mitsubishi) - Replace	\$13,500	20	17
18.02 A/C Units, Floor Mounted (Mitsubishi) - Replace	\$3,000	20	17
18.03 Air Handling Unit (11,230 CFM) - AHU #3	\$50,000	20	17
18.04 Air Handling Unit (5,175 CFM) - AHU #2	\$30,000	20	17
18.05 Air Handling Unit (800 CFM) - AHU #1	\$13,500	20	17
18.06 Backflow Device for Mechanical	\$2,500	15	12
18.07 Boiler, Electric (563 MBH) - EB #1	\$23,500	15	12
18.08 Chemical Feeder	\$2,200	15	12
18.09 Compressors 2hp, 29 Gallon	\$1,500	20	14
18.10 Dampers, Fire /Smoke	\$4,500	30	28
18.11 Dampers, Motorized Control	\$7,650	30	28
18.12 Expansion Tanks	\$9,000	20	17
18.13 Fans, Exhaust (300 CFM) - EF #1-2	\$750	15	12
18.14 Fans, Exhaust (340 CFM) - EF #2-1	\$750	15	12
18.15 Fans, Exhaust (380 CFM) - EF #L-1	\$750	15	12
18.16 Fans, Exhaust (850 CFM) - EF #1-1	\$1,200	20	17
18.17 Fans, Scavenger (2,000 CFM) - #SF-L-1	\$4,800	20	17
18.18 Fluid Cooler, Closed Loop	\$30,000	20	17
18.19 Generator - 14 KW	\$15,000	25	23
18.20 Heat Pumps - 3.5 Ton Geothermal Water to Air	\$36,000	20	17
18.21 Heat Pumps - Main and Upper Level HVAC	\$40,000	20	17
18.22 Humidifier - HUM #1	\$3,500	15	12
18.23 Humidifier - HUM #2	\$7,000	15	12
18.24 Pump, Circulation - Geothermal	\$10,500	12	9
18.25 Pump, Circulation Controls - Geothermal	\$2,000	24	21
18.26 Pump, In-Line Water Pump	\$4,000	12	9
18.27 Pump, In-Line Water Pump	\$4,000	12	9
18.28 Variable Air Volume Terminal (1,240 CFM) - VAV #2-1	\$3,000	22	19
18.29 Variable Air Volume Terminal (1,425 CFM) - VAV	\$3,000	22	19

Reserve Disclosures

<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
18 Mechanical			
#2-3			
18.30 Variable Air Volume Terminal (1,475 CFM) - VAV #1-1	\$3,000	22	19
18.31 Variable Air Volume Terminal (1,610 CFM) - VAV #1-6	\$3,500	22	19
18.32 Variable Air Volume Terminal (195 CFM) - VAV #L-1	\$1,500	22	19
18.33 Variable Air Volume Terminal (2,100 CFM) - VAV #1-2	\$4,000	22	19
18.34 Variable Air Volume Terminal (2,180 CFM) - VAV #1-5	\$4,500	22	19
18.35 Variable Air Volume Terminal (425 CFM) - VAV #L-2	\$2,000	22	19
18.36 Variable Air Volume Terminal (485 CFM) - VAV #2-2	\$2,000	22	19
18.37 Variable Air Volume Terminal (550 CFM) - VAV #1-4	\$2,000	22	19
18.38 Variable Air Volume Terminal (660 CFM) - VAV #1-7	\$2,000	22	19
18.39 Variable Frequency Drive (10 HP) - VFD #2	\$3,500	22	19
18.40 Variable Frequency Drive (2 HP) - VFD #1	\$5,000	20	17
18.41 Variable Frequency Drive (20 HP) - VFD #3	\$5,500	20	17
18.42 Water Storage Tank	\$9,500	30	28
19 Office			
19.01 Furnishings - Business Office	\$0	20	17
19.02 Furnishings - Marketing Office	\$0	20	17
19.03 Office - Computer Equipment	\$0	8	5
20 Painting & Staining			
20.01 Exterior Surfaces - Pressure Wash	\$5,600	3	1
20.02 Interior Surfaces	\$0	1	1
20.03 Louver Sun Shades - Paint (both sides)	\$13,090	20	17
20.04 Metal Siding - Refinish	\$3,584	10	7
20.05 Wood Siding & Overhang - Refinish	\$10,377	3	2
21 Plumbing			
21.01 Drinking Fountain	\$4,200	10	7
21.02 Duel Sump Pump	\$3,000	12	9
21.03 Duel Sump Pump Controls	\$2,000	24	21
21.04 Piping - Geothermal	\$0	1	1
21.05 Sewer Mains	\$0	1	1

Reserve Disclosures

<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
21 Plumbing			
21.06 Water Heater	\$6,000	15	13
21.07 Water Heater Circulation Pump 1/6 hp	\$2,000	20	17
21.08 Water Mains	\$0	1	1
22 Reception			
22.01 Computer Equipment	\$0	8	5
22.02 Desk	\$0	30	27
23 Retail Store			
23.01 Cabinets	\$0	30	27
23.02 Computer Equipment	\$0	8	5
23.03 Display Pedestal Cabinets	\$0	30	27
23.04 Display Tables	\$0	30	27
24 Roofing			
24.01 Downspouts	\$1,800	30	27
24.02 Roof Deck - Guard Rail	\$5,375	30	27
24.03 Roof Deck - Paver System	\$2,550	30	27
24.04 Roof Hatch	\$1,800	30	27
24.05 Single Ply Membrane (PVC) - Replace	\$75,600	30	27
24.06 Skylights	\$17,280	30	27
25 Security			
25.01 Keri Systems - Key Fob System Upgrades	\$6,000	12	9
25.02 Security - Cameras Replace	\$23,750	12	9
25.03 Security - DVR Unit Modernization/Upgrade	\$4,000	12	9
26 Solar System			
26.01 Solar Panel Mounting Brackets	\$16,500	30	27
26.02 Solar Panels - Replace	\$57,000	15	12
26.03 Solar Panels Controller - Replace	\$3,000	15	12
Grand Total:	204		\$2,117,426

RECOMMENDED

Cash Flow Analysis

Fiscal Year	FY Start Balance	Interest Earned	Reserve Allocation	Allocation Increase Rate	Special Assessment	Disbursement	FY End Balance	Fully Funded Balance	Percent Funded
2015	--	--	--	--	--	\$840	\$99,160	\$272,419	--
2016	\$99,160	\$992	\$127,198	165.0%	\$0	\$5,768	\$221,582	\$376,915	26%
2017	\$221,582	\$2,216	\$131,013	3.0%	\$0	\$12,250	\$342,562	\$482,385	46%
2018	\$342,562	\$3,426	\$134,944	3.0%	\$0	\$0	\$480,932	\$587,331	58%
2019	\$480,932	\$4,809	\$138,992	3.0%	\$0	\$6,303	\$618,431	\$711,160	68%
2020	\$618,431	\$6,184	\$143,162	3.0%	\$0	\$12,030	\$755,747	\$835,414	74%
2021	\$755,747	\$7,557	\$147,457	3.0%	\$0	\$20,745	\$890,016	\$960,772	79%
2022	\$890,016	\$8,900	\$151,881	3.0%	\$0	\$109,825	\$940,972	\$1,084,260	82%
2023	\$940,972	\$9,410	\$156,437	3.0%	\$0	\$13,146	\$1,093,673	\$1,123,204	84%
2024	\$1,093,673	\$10,937	\$161,130	3.0%	\$0	\$72,089	\$1,193,652	\$1,266,474	86%
2025	\$1,193,652	\$11,937	\$165,964	3.0%	\$0	\$7,526	\$1,364,028	\$1,356,982	88%
2026	\$1,364,028	\$13,640	\$170,943	3.0%	\$0	\$14,364	\$1,534,247	\$1,520,532	90%
2027	\$1,534,247	\$15,342	\$176,071	3.0%	\$0	\$176,970	\$1,548,691	\$1,685,969	91%
2028	\$1,548,691	\$15,487	\$181,353	3.0%	\$0	\$17,035	\$1,728,497	\$1,692,754	91%
2029	\$1,728,497	\$17,285	\$186,794	3.0%	\$0	\$17,965	\$1,914,612	\$1,868,767	92%
2030	\$1,914,612	\$19,146	\$192,398	3.0%	\$0	\$76,923	\$2,049,233	\$2,053,362	93%
2031	\$2,049,233	\$20,492	\$198,170	3.0%	\$0	\$41,080	\$2,226,815	\$2,187,097	94%
2032	\$2,226,815	\$22,268	\$204,115	3.0%	\$0	\$1,022,153	\$1,431,045	\$2,366,296	94%
2033	\$1,431,045	\$14,310	\$210,238	3.0%	\$0	\$0	\$1,655,594	\$1,545,113	93%
2034	\$1,655,594	\$16,556	\$216,546	3.0%	\$0	\$69,440	\$1,819,256	\$1,756,947	94%
2035	\$1,819,256	\$18,193	\$223,042	3.0%	\$0	\$18,742	\$2,041,749	\$1,908,548	95%
2036	\$2,041,749	\$20,417	\$229,733	3.0%	\$0	\$110,223	\$2,181,677	\$2,122,051	96%
2037	\$2,181,677	\$21,817	\$236,625	3.0%	\$0	\$304,300	\$2,135,820	\$2,252,972	97%
2038	\$2,135,820	\$21,358	\$243,724	3.0%	\$0	\$50,084	\$2,350,819	\$2,193,374	97%
2039	\$2,350,819	\$23,508	\$251,036	3.0%	\$0	\$35,316	\$2,590,047	\$2,399,389	98%
2040	\$2,590,047	\$25,900	\$258,567	3.0%	\$0	\$13,484	\$2,861,030	\$2,632,580	98%
2041	\$2,861,030	\$28,610	\$266,324	3.0%	\$0	\$22,379	\$3,133,585	\$2,901,142	99%
2042	\$3,133,585	\$31,336	\$274,314	3.0%	\$0	\$922,171	\$2,517,064	\$3,174,725	99%
2043	\$2,517,064	\$25,171	\$282,543	3.0%	\$0	\$76,072	\$2,748,707	\$2,535,970	99%
2044	\$2,748,707	\$27,487	\$291,019	3.0%	\$0	\$24,454	\$3,042,760	\$2,756,124	100%
2045	\$3,042,760	\$30,428	\$299,750	3.0%	\$0	\$0	\$3,372,938	\$3,042,656	100%

1.0% - Interest Rate
3.0% - Inflation

Min FY End Balance: \$221,582
Avg FY End Balance: \$1,759,526

Min % Funded: 26%
Avg % Funded: 87%

BASELINE

Cash Flow Analysis

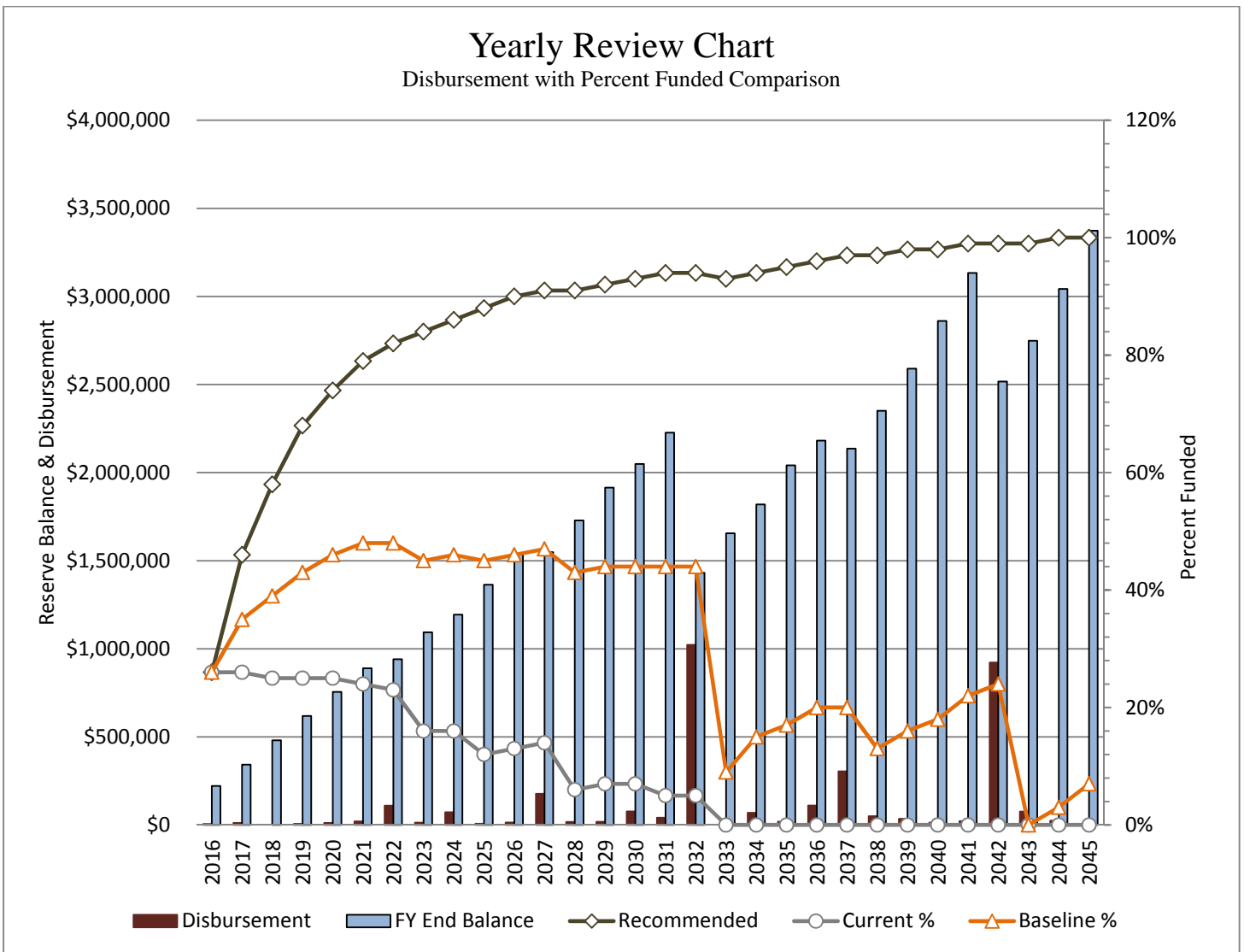
Fiscal Year	FY Start Balance	Interest Earned	Reserve Allocation	Allocation Increase Rate	Special Assessment	Disbursement	FY End Balance	Fully Funded Balance	Percent Funded
2015	--	--	--	--	--	\$840	\$99,160	\$272,419	--
2016	\$99,160	\$992	\$72,064	50.1%	\$0	\$5,768	\$166,448	\$376,915	26%
2017	\$166,448	\$1,664	\$74,226	3.0%	\$0	\$12,250	\$230,088	\$482,385	35%
2018	\$230,088	\$2,301	\$76,453	3.0%	\$0	\$0	\$308,842	\$587,331	39%
2019	\$308,842	\$3,088	\$78,746	3.0%	\$0	\$6,303	\$384,374	\$711,160	43%
2020	\$384,374	\$3,844	\$81,109	3.0%	\$0	\$12,030	\$457,297	\$835,414	46%
2021	\$457,297	\$4,573	\$83,542	3.0%	\$0	\$20,745	\$524,667	\$960,772	48%
2022	\$524,667	\$5,247	\$86,048	3.0%	\$0	\$109,825	\$506,138	\$1,084,260	48%
2023	\$506,138	\$5,061	\$88,630	3.0%	\$0	\$13,146	\$586,683	\$1,123,204	45%
2024	\$586,683	\$5,867	\$91,289	3.0%	\$0	\$72,089	\$611,750	\$1,266,474	46%
2025	\$611,750	\$6,118	\$94,027	3.0%	\$0	\$7,526	\$704,370	\$1,356,982	45%
2026	\$704,370	\$7,044	\$96,848	3.0%	\$0	\$14,364	\$793,899	\$1,520,532	46%
2027	\$793,899	\$7,939	\$99,754	3.0%	\$0	\$176,970	\$724,622	\$1,685,969	47%
2028	\$724,622	\$7,246	\$102,746	3.0%	\$0	\$17,035	\$817,580	\$1,692,754	43%
2029	\$817,580	\$8,176	\$105,829	3.0%	\$0	\$17,965	\$913,620	\$1,868,767	44%
2030	\$913,620	\$9,136	\$109,003	3.0%	\$0	\$76,923	\$954,837	\$2,053,362	44%
2031	\$954,837	\$9,548	\$112,274	3.0%	\$0	\$41,080	\$1,035,579	\$2,187,097	44%
2032	\$1,035,579	\$10,356	\$115,642	3.0%	\$0	\$1,022,153	\$139,424	\$2,366,296	44%
2033	\$139,424	\$1,394	\$119,111	3.0%	\$0	\$0	\$259,930	\$1,545,113	9%
2034	\$259,930	\$2,599	\$122,684	3.0%	\$0	\$69,440	\$315,774	\$1,756,947	15%
2035	\$315,774	\$3,158	\$126,365	3.0%	\$0	\$18,742	\$426,556	\$1,908,548	17%
2036	\$426,556	\$4,266	\$130,156	3.0%	\$0	\$110,223	\$450,755	\$2,122,051	20%
2037	\$450,755	\$4,508	\$134,061	3.0%	\$0	\$304,300	\$285,024	\$2,252,972	20%
2038	\$285,024	\$2,850	\$138,082	3.0%	\$0	\$50,084	\$375,873	\$2,193,374	13%
2039	\$375,873	\$3,759	\$142,225	3.0%	\$0	\$35,316	\$486,541	\$2,399,389	16%
2040	\$486,541	\$4,865	\$146,492	3.0%	\$0	\$13,484	\$624,414	\$2,632,580	18%
2041	\$624,414	\$6,244	\$150,887	3.0%	\$0	\$22,379	\$759,166	\$2,901,142	22%
2042	\$759,166	\$7,592	\$155,413	3.0%	\$0	\$922,171	\$1	\$3,174,725	24%
2043	\$1	\$0	\$160,076	3.0%	\$0	\$76,072	\$84,005	\$2,535,970	0%
2044	\$84,005	\$840	\$164,878	3.0%	\$0	\$24,454	\$225,269	\$2,756,124	3%
2045	\$225,269	\$2,253	\$169,824	3.0%	\$0	\$0	\$397,347	\$3,042,656	7%

1.0% - Interest Rate
3.0% - Inflation

Min FY End Balance:
Avg FY End Balance:

Min % Funded:
Avg % Funded:

Yearly Review Chart
Disbursement with Percent Funded Comparison



The Recommended reserve allocation rate gradually leads the association’s reserve balance to a 100%, “Fully Funded” level within a 30 year period. There are some fluctuations in any given year due to projected component expenditures.

The Current reserve allocation rate is not sufficient to keep the funding level above 0% funded for a large portion of the 30 year period covered in this study. Continuing with the current allocation rate carries significant risk as the reserve account balance is predicted to reach a \$0 balance within the 30 years covered in this study.

The goal of the Baseline reserve allocation rate is to keep the reserve account cash balance above \$0 throughout the 30 year period of this study. Following a baseline allocation rate is not recommended by your reserve analyst as this type of funding plan can lead to unexpected special assessments and deferred maintenance due to fluctuations in actual life expectancies and fluctuations in actual costs in years where the reserve balance is near \$0.

Disbursement By Year

<i>Fiscal Year</i>	<i>Disbursement</i>	<i>Disbursement Breakdown</i>		
2015	\$840	\$840	11.16	Vinyl Flooring - Upper Level Bathroom
2016	\$5,768	\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$5,768	20.01	Exterior Surfaces - Pressure Wash
		\$0	20.02	Interior Surfaces
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains
2017	\$12,250	\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$1,241	11.08	Hardwood Flooring Refinish - Grand Staircase
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$0	20.02	Interior Surfaces
		\$11,009	20.05	Wood Siding & Overhang - Refinish
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains
2018	\$0	\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$0	20.02	Interior Surfaces
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains

Disbursement By Year

<i>Fiscal Year</i>	<i>Disbursement</i>	<i>Disbursement Breakdown</i>		
2019	\$6,303			
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$6,303	20.01	Exterior Surfaces - Pressure Wash
		\$0	20.02	Interior Surfaces
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains
2020	\$12,030			
		\$0	01.07	Kaleidescape Server
		\$0	03.23	Computer Equipment
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$0	19.03	Office - Computer Equipment
		\$0	20.02	Interior Surfaces
		\$12,030	20.05	Wood Siding & Overhang - Refinish
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains
		\$0	22.01	Computer Equipment
		\$0	23.02	Computer Equipment
2021	\$20,745			
		\$2,222	05.01	Acoustic Tile Suspended Ceiling - 5% Repair Contingency
		\$18,523	05.02	Acoustic Tile Suspended Ceiling - Refinish
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$0	20.02	Interior Surfaces
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains

Disbursement By Year

<i>Fiscal Year</i>	<i>Disbursement</i>	<i>Disbursement Breakdown</i>		
2022	\$109,825			
		\$0	03.06	Appliances - Countertop Induction Range/Cooker
		\$0	03.09	Appliances - Ice Machine (Under-counter)
		\$0	03.13	Appliances - Rack Style Dishwasher
		\$0	03.29	Outdoor Furnishings - Large Patio Tables
		\$0	03.30	Outdoor Furnishings - Patio Chairs
		\$0	03.31	Outdoor Furnishings - Propane Heaters
		\$0	03.32	Outdoor Furnishings - Small Patio Tables
		\$0	03.33	Outdoor Furnishings - Umbrellas
		\$0	03.34	TV Monitor
	\$3,690		07.05	Pocket Doors
	\$0		08.02	Elevator System - Maintenance/Repairs
	\$0		10.02	Fire System - Testing & Minor Repairs
	\$6,156		11.01	Carpet Flooring - Auditorium
	\$11,192		11.02	Carpet Flooring - Lower Level
	\$4,870		11.03	Carpet Flooring - Sherry Grover Gallery
	\$11,992		11.04	Carpet Flooring - Upper Level
	\$1,439		11.08	Hardwood Flooring Refinish - Grand Staircase
	\$51,923		11.09	Hardwood Flooring Refinish - Main & Upper Level
	\$2,102		11.10	Hardwood Flooring Refinish - Stage
	\$0		12.01	Day Lounger
	\$0		12.08	Sherry Grover - TV
	\$0		13.04	Storefront Type (Interior) - Repair/Replace
	\$0		14.02	Appliances - Microwaves
	\$6,887		20.01	Exterior Surfaces - Pressure Wash
	\$0		20.02	Interior Surfaces
	\$4,408		20.04	Metal Siding - Refinish
	\$5,166		21.01	Drinking Fountain
	\$0		21.04	Piping - Geothermal
	\$0		21.05	Sewer Mains
	\$0		21.08	Water Mains

Disbursement By Year

<i>Fiscal Year</i>	<i>Disbursement</i>	<i>Disbursement Breakdown</i>		
2023	\$13,146			
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$0	20.02	Interior Surfaces
		\$13,146	20.05	Wood Siding & Overhang - Refinish
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains
2024	\$72,089			
		\$0	03.28	Kitchen Backflow Devices - Rebuild/Replace
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$13,700	18.24	Pump, Circulation - Geothermal
		\$5,219	18.26	Pump, In-Line Water Pump
		\$5,219	18.27	Pump, In-Line Water Pump
		\$0	20.02	Interior Surfaces
		\$3,914	21.02	Duel Sump Pump
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains
		\$7,829	25.01	Keri Systems - Key Fob System Upgrades
		\$30,989	25.02	Security - Cameras Replace
		\$5,219	25.03	Security - DVR Unit Modernization/Upgrade
2025	\$7,526			
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$7,526	20.01	Exterior Surfaces - Pressure Wash
		\$0	20.02	Interior Surfaces
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains

Disbursement By Year

<i>Fiscal Year</i>	<i>Disbursement</i>	<i>Disbursement Breakdown</i>		
2026	\$14,364			
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$0	20.02	Interior Surfaces
		\$14,364	20.05	Wood Siding & Overhang - Refinish
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains
2027	\$176,970			
		\$0	01.02	Cinema Projection System
		\$0	01.03	Cinema Sound System - Retrofit
		\$0	03.01	Appliances - Bar Refrigerator (Under-counter)
		\$0	03.03	Appliances - Commercial Coffee Grinder
		\$0	03.04	Appliances - Commercial Duel Coffee Maker
		\$0	03.05	Appliances - Commercial Hot Water Dispenser
		\$0	03.07	Appliances - Freezer (Under-counter)
		\$0	03.12	Appliances - Prep Refrigerator (Moveable)
		\$0	03.14	Appliances - Refrigerator (True, Two Section)
		\$0	03.16	Appliances - Stainless Cleaning Station Single Sink with Dishwasher
		\$0	03.22	Bistro/Kitchen Plumbing - Repair Contingency
		\$0	06.02	Classroom Projector
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$3,565	10.01	Backflow for Fire System
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$1,668	11.08	Hardwood Flooring Refinish - Grand Staircase
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$27,803	15.03	Rooftop Garden - Renovate
		\$3,565	18.06	Backflow Device for Mechanical
		\$33,506	18.07	Boiler, Electric (563 MBH) - EB #1
		\$3,137	18.08	Chemical Feeder
		\$1,069	18.13	Fans, Exhaust (300 CFM) - EF #1-2

Disbursement By Year

<i>Fiscal Year</i>	<i>Disbursement</i>	<i>Disbursement Breakdown</i>		
2027	\$176,970			
		\$1,069	18.14	Fans, Exhaust (340 CFM) - EF #2-1
		\$1,069	18.15	Fans, Exhaust (380 CFM) - EF #L-1
		\$4,990	18.22	Humidifier - HUM #1
		\$9,981	18.23	Humidifier - HUM #2
		\$0	20.02	Interior Surfaces
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains
		\$81,271	26.02	Solar Panels - Replace
		\$4,277	26.03	Solar Panels Controller - Replace
2028	\$17,035			
		\$0	01.07	Kaleidescape Server
		\$0	03.23	Computer Equipment
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$0	19.03	Office - Computer Equipment
		\$8,224	20.01	Exterior Surfaces - Pressure Wash
		\$0	20.02	Interior Surfaces
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$8,811	21.06	Water Heater
		\$0	21.08	Water Mains
		\$0	22.01	Computer Equipment
		\$0	23.02	Computer Equipment
2029	\$17,965			
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$2,269	18.09	Compressors 2hp, 29 Gallon
		\$0	20.02	Interior Surfaces
		\$15,696	20.05	Wood Siding & Overhang - Refinish
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains

Disbursement By Year

<i>Fiscal Year</i>	<i>Disbursement</i>	<i>Disbursement Breakdown</i>		
2030	\$76,923			
		\$2,899	05.01	Acoustic Tile Suspended Ceiling - 5% Repair Contingency
		\$24,168	05.02	Acoustic Tile Suspended Ceiling - Refinish
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$49,856	13.07	Window Interior Sun Shades - Replace
		\$0	14.01	Appliances - Dishwashers
		\$0	14.03	Appliances - Refrigerators
		\$0	20.02	Interior Surfaces
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains
2031	\$41,080			
		\$32,094	08.01	Elevator Cab Refurbish & Door Package
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$8,986	20.01	Exterior Surfaces - Pressure Wash
		\$0	20.02	Interior Surfaces
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains
2032	\$1,022,153			
		\$0	01.06	Gypsum Board Suspended Ceiling - Refinish
		\$9,917	02.02	Bathroom Partitions
		\$1,322	02.04	Bathroom Urinal Partition
		\$0	03.02	Appliances - Beverage Cooler Boxes
		\$0	03.06	Appliances - Countertop Induction Range/Cooker
		\$0	03.08	Appliances - Holding Cabinets
		\$0	03.09	Appliances - Ice Machine (Under-counter)
		\$0	03.10	Appliances - Meat Slicer
		\$0	03.13	Appliances - Rack Style Dishwasher
		\$0	03.20	Appliances - Turbo Chef High Speed Convection Micro Oven

Disbursement By Year

<i>Fiscal Year</i>	<i>Disbursement</i>	<i>Disbursement Breakdown</i>	
2032	\$1,022,153		
		\$0	03.21 Bistro Counters and Cabinets - Refurbish
		\$0	03.24 Indoor Furnishings - Bench Seat
		\$0	03.25 Indoor Furnishings - Large Tables
		\$0	03.26 Indoor Furnishings - Small Tables
		\$0	03.27 Indoor Furnishings - Stackable Leland Chairs
		\$0	03.29 Outdoor Furnishings - Large Patio Tables
		\$0	03.30 Outdoor Furnishings - Patio Chairs
		\$0	03.31 Outdoor Furnishings - Propane Heaters
		\$0	03.32 Outdoor Furnishings - Small Patio Tables
		\$0	03.33 Outdoor Furnishings - Umbrellas
		\$0	03.34 TV Monitor
	\$10,413		04.02 Stone Veneer - 50% Repair Contingency
	\$82,045		05.03 Acoustic Tile Suspended Ceiling - Replace
	\$3,183		05.04 Gypsum Board Suspended Ceiling - 5% Repair Contingency
	\$23,156		05.05 Gypsum Board Suspended Ceiling - Refinish
	\$23,635		05.07 Gypsum Board Walls (In Galleries Only) - 25% Repair/Replace Contingency
	\$0		06.01 Chairs - Stackable Classroom
	\$8,264		07.02 Glass Storefront Entry Door Auto Openers
	\$28,924		07.03 Glass Storefront Entry Doors
	\$4,958		07.05 Pocket Doors
	\$0		08.02 Elevator System - Maintenance/Repairs
	\$0		09.01 Chairs - Stackable Fabric Covered
	\$0		09.02 Tables - Folding
	\$0		10.02 Fire System - Testing & Minor Repairs
	\$8,272		11.01 Carpet Flooring - Auditorium
	\$15,040		11.02 Carpet Flooring - Lower Level
	\$6,545		11.03 Carpet Flooring - Sherry Grover Gallery
	\$16,115		11.04 Carpet Flooring - Upper Level
	\$1,934		11.08 Hardwood Flooring Refinish - Grand Staircase
	\$69,776		11.09 Hardwood Flooring Refinish - Main & Upper Level
	\$2,825		11.10 Hardwood Flooring Refinish - Stage
	\$0		12.01 Day Lounger

Disbursement By Year

<i>Fiscal Year</i>	<i>Disbursement</i>	<i>Disbursement Breakdown</i>	
2032	\$1,022,153		
		\$0	12.04 Partition Walls
		\$0	12.07 Sherry Grover - Stackable Leland Chairs
		\$0	12.08 Sherry Grover - TV
		\$0	12.10 Stanchions
	\$45,915		13.02 Storefront Type (Exterior) - Repair
	\$0		13.04 Storefront Type (Interior) - Repair/Replace
	\$198,534		13.05 Structural Glazing Systems - Repair
	\$0		14.02 Appliances - Microwaves
	\$7,272		16.01 Recessed Fixtures
	\$22,313		18.01 A/C Units, Ceiling Mounted (Mitsubishi) - Replace
	\$4,958		18.02 A/C Units, Floor Mounted (Mitsubishi) - Replace
	\$82,640		18.03 Air Handling Unit (11,230 CFM) - AHU #3
	\$49,584		18.04 Air Handling Unit (5,175 CFM) - AHU #2
	\$22,313		18.05 Air Handling Unit (800 CFM) - AHU #1
	\$14,875		18.12 Expansion Tanks
	\$1,983		18.16 Fans, Exhaust (850 CFM) - EF #1-1
	\$7,933		18.17 Fans, Scavenger (2,000 CFM) - #SF-L-1
	\$49,584		18.18 Fluid Cooler, Closed Loop
	\$59,501		18.20 Heat Pumps - 3.5 Ton Geothermal Water to Air
	\$66,112		18.21 Heat Pumps - Main and Upper Level HVAC
	\$8,264		18.40 Variable Frequency Drive (2 HP) - VFD #1
	\$9,090		18.41 Variable Frequency Drive (20 HP) - VFD #3
		\$0	19.01 Furnishings - Business Office
		\$0	19.02 Furnishings - Marketing Office
		\$0	20.02 Interior Surfaces
	\$21,635		20.03 Louver Sun Shades - Paint (both sides)
	\$5,924		20.04 Metal Siding - Refinish
	\$17,151		20.05 Wood Siding & Overhang - Refinish
	\$6,942		21.01 Drinking Fountain
	\$0		21.04 Piping - Geothermal
	\$0		21.05 Sewer Mains
	\$3,306		21.07 Water Heater Circulation Pump 1/6 hp

Disbursement By Year

<i>Fiscal Year</i>	<i>Disbursement</i>	<i>Disbursement Breakdown</i>		
2032	\$1,022,153	\$0	21.08	Water Mains
2033	\$0	\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$0	20.02	Interior Surfaces
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains

Disbursement By Year

<i>Fiscal Year</i>	<i>Disbursement</i>	<i>Disbursement Breakdown</i>	
2034	\$69,440		
		\$0	08.02 Elevator System - Maintenance/Repairs
		\$0	10.02 Fire System - Testing & Minor Repairs
		\$0	13.04 Storefront Type (Interior) - Repair/Replace
		\$5,261	18.28 Variable Air Volume Terminal (1,240 CFM) - VAV #2-1
		\$5,261	18.29 Variable Air Volume Terminal (1,425 CFM) - VAV #2-3
		\$5,261	18.30 Variable Air Volume Terminal (1,475 CFM) - VAV #1-1
		\$6,137	18.31 Variable Air Volume Terminal (1,610 CFM) - VAV #1-6
		\$2,630	18.32 Variable Air Volume Terminal (195 CFM) - VAV #L-1
		\$7,014	18.33 Variable Air Volume Terminal (2,100 CFM) - VAV #1-2
		\$7,891	18.34 Variable Air Volume Terminal (2,180 CFM) - VAV #1-5
		\$3,507	18.35 Variable Air Volume Terminal (425 CFM) - VAV #L-2
		\$3,507	18.36 Variable Air Volume Terminal (485 CFM) - VAV #2-2
		\$3,507	18.37 Variable Air Volume Terminal (550 CFM) - VAV #1-4
		\$3,507	18.38 Variable Air Volume Terminal (660 CFM) - VAV #1-7
		\$6,137	18.39 Variable Frequency Drive (10 HP) - VFD #2
		\$9,820	20.01 Exterior Surfaces - Pressure Wash
		\$0	20.02 Interior Surfaces
		\$0	21.04 Piping - Geothermal
		\$0	21.05 Sewer Mains
		\$0	21.08 Water Mains

Disbursement By Year

<i>Fiscal Year</i>	<i>Disbursement</i>	<i>Disbursement Breakdown</i>		
2035	\$18,742			
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$0	20.02	Interior Surfaces
		\$18,742	20.05	Wood Siding & Overhang - Refinish
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains
2036	\$110,223			
		\$0	01.07	Kaleidescape Server
		\$0	03.23	Computer Equipment
		\$0	03.28	Kitchen Backflow Devices - Rebuild/Replace
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$19,533	18.24	Pump, Circulation - Geothermal
		\$3,721	18.25	Pump, Circulation Controls - Geothermal
		\$7,441	18.26	Pump, In-Line Water Pump
		\$7,441	18.27	Pump, In-Line Water Pump
		\$0	19.03	Office - Computer Equipment
		\$0	20.02	Interior Surfaces
		\$5,581	21.02	Duel Sump Pump
		\$3,721	21.03	Duel Sump Pump Controls
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains
		\$0	22.01	Computer Equipment
		\$0	23.02	Computer Equipment
		\$11,162	25.01	Keri Systems - Key Fob System Upgrades
		\$44,182	25.02	Security - Cameras Replace
		\$7,441	25.03	Security - DVR Unit Modernization/Upgrade

Disbursement By Year

<i>Fiscal Year</i>	<i>Disbursement</i>	<i>Disbursement Breakdown</i>		
2037	\$304,300			
		\$0	01.01	Accessibility Lift
		\$0	01.04	Curtains
		\$0	01.05	Curtains Power Control and Track System
		\$0	01.08	Projection Screen with Power Lift
		\$0	01.09	Seating - Theatre Style
		\$0	06.03	Classroom Projector Screen
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
	\$11,497		10.03	Fire System Panel - Upgrade/Modernize
	\$33,149		10.04	Fire System Sprinkler Heads - Replace
	\$4,763		11.05	Concrete Flooring Refinish - Auditorium
	\$42,762		11.06	Concrete Flooring Refinish - Lower Level
	\$21,056		11.07	Concrete Flooring Refinish - Main Level
	\$2,242		11.08	Hardwood Flooring Refinish - Grand Staircase
	\$24,143		11.17	Vinyl/Lino Flooring - Classroom Upper Level
	\$0		13.04	Storefront Type (Interior) - Repair/Replace
	\$4,790		17.01	Lighting - Cove Light Fixtures
	\$49,148		17.02	Lighting - Exhibit Track Fixtures
	\$39,280		17.03	Lighting - Pendant Linear Fluorescent Fixtures
	\$3,832		17.04	Lighting - Recessed 2' x 2' Fixtures (Lower Level)
	\$31,041		17.05	Lighting - Recessed Multilamp Fixtures
	\$25,867		17.06	Lighting - Recessed/Pendant Single Fixtures
	\$10,730		20.01	Exterior Surfaces - Pressure Wash
	\$0		20.02	Interior Surfaces
	\$0		21.04	Piping - Geothermal
	\$0		21.05	Sewer Mains
	\$0		21.08	Water Mains

Disbursement By Year

<i>Fiscal Year</i>	<i>Disbursement</i>	<i>Disbursement Breakdown</i>		
2038	\$50,084			
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$29,604	18.19	Generator - 14 KW
		\$0	20.02	Interior Surfaces
		\$20,480	20.05	Wood Siding & Overhang - Refinish
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains
2039	\$35,316			
		\$3,783	05.01	Acoustic Tile Suspended Ceiling - 5% Repair Contingency
		\$31,533	05.02	Acoustic Tile Suspended Ceiling - Refinish
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$0	20.02	Interior Surfaces
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains
2040	\$13,484			
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$1,759	11.16	Vinyl Flooring - Upper Level Bathroom
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$11,725	20.01	Exterior Surfaces - Pressure Wash
		\$0	20.02	Interior Surfaces
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains

Disbursement By Year

<i>Fiscal Year</i>	<i>Disbursement</i>	<i>Disbursement Breakdown</i>		
2041	\$22,379			
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$0	20.02	Interior Surfaces
		\$22,379	20.05	Wood Siding & Overhang - Refinish
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains
2042	\$922,171			
		\$0	01.02	Cinema Projection System
		\$0	01.03	Cinema Sound System - Retrofit
		\$0	03.01	Appliances - Bar Refrigerator (Under-counter)
		\$0	03.03	Appliances - Commercial Coffee Grinder
		\$0	03.04	Appliances - Commercial Duel Coffee Maker
		\$0	03.05	Appliances - Commercial Hot Water Dispenser
		\$0	03.06	Appliances - Countertop Induction Range/Cooker
		\$0	03.07	Appliances - Freezer (Under-counter)
		\$0	03.09	Appliances - Ice Machine (Under-counter)
		\$0	03.11	Appliances - Metal Grid Shelf Carts
		\$0	03.12	Appliances - Prep Refrigerator (Moveable)
		\$0	03.13	Appliances - Rack Style Dishwasher
		\$0	03.14	Appliances - Refrigerator (True, Two Section)
		\$0	03.15	Appliances - Stainless Cleaning Station Single Sink
		\$0	03.16	Appliances - Stainless Cleaning Station Single Sink with Dishwasher
		\$0	03.17	Appliances - Stainless Prep Sink, Triple Sink
		\$0	03.18	Appliances - Stainless Prep Table
		\$0	03.19	Appliances - Stainless Table
		\$0	03.22	Bistro/Kitchen Plumbing - Repair Contingency
		\$0	03.29	Outdoor Furnishings - Large Patio Tables
		\$0	03.30	Outdoor Furnishings - Patio Chairs

Disbursement By Year

<i>Fiscal Year</i>	<i>Disbursement</i>	<i>Disbursement Breakdown</i>	
2042	\$922,171		
		\$0	03.31 Outdoor Furnishings - Propane Heaters
		\$0	03.32 Outdoor Furnishings - Small Patio Tables
		\$0	03.33 Outdoor Furnishings - Umbrellas
		\$0	03.34 TV Monitor
		\$0	06.02 Classroom Projector
		\$0	06.04 Storage Cabinets
	\$10,662		07.01 Exterior Metal Doors
	\$6,664		07.05 Pocket Doors
	\$0		08.02 Elevator System - Maintenance/Repairs
	\$166,598		08.03 Elevator System - Modernize/Upgrade
	\$5,553		10.01 Backflow for Fire System
	\$0		10.02 Fire System - Testing & Minor Repairs
	\$11,118		11.01 Carpet Flooring - Auditorium
	\$20,214		11.02 Carpet Flooring - Lower Level
	\$8,796		11.03 Carpet Flooring - Sherry Grover Gallery
	\$21,658		11.04 Carpet Flooring - Upper Level
	\$2,599		11.08 Hardwood Flooring Refinish - Grand Staircase
	\$93,777		11.09 Hardwood Flooring Refinish - Main & Upper Level
	\$3,796		11.10 Hardwood Flooring Refinish - Stage
	\$0		12.01 Day Lounger
	\$0		12.02 Exhibit Display Cabinet
	\$0		12.03 Exhibit Display Pedestal
	\$0		12.05 Sherry Grover - Display Cabinets
	\$0		12.06 Sherry Grover - Display Table Case
	\$0		12.08 Sherry Grover - TV
	\$0		12.09 Small Tables
	\$0		12.11 Wood Benches
	\$0		12.12 Wood Table Sets
	\$0		13.04 Storefront Type (Interior) - Repair/Replace
	\$0		14.02 Appliances - Microwaves
	\$17,326		15.02 Rooftop Garden - Membrane
	\$43,315		15.03 Rooftop Garden - Renovate
	\$5,553		18.06 Backflow Device for Mechanical
	\$52,201		18.07 Boiler, Electric (563 MBH) - EB #1
	\$4,887		18.08 Chemical Feeder
	\$1,666		18.13 Fans, Exhaust (300 CFM) - EF #1-2

Disbursement By Year

<i>Fiscal Year</i>	<i>Disbursement</i>	<i>Disbursement Breakdown</i>		
2042	\$922,171			
		\$1,666	18.14	Fans, Exhaust (340 CFM) - EF #2-1
		\$1,666	18.15	Fans, Exhaust (380 CFM) - EF #L-1
		\$7,775	18.22	Humidifier - HUM #1
		\$15,549	18.23	Humidifier - HUM #2
		\$0	20.02	Interior Surfaces
		\$7,961	20.04	Metal Siding - Refinish
		\$9,329	21.01	Drinking Fountain
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains
		\$0	22.02	Desk
		\$0	23.01	Cabinets
		\$0	23.03	Display Pedestal Cabinets
		\$0	23.04	Display Tables
		\$3,998	24.01	Downspouts
		\$11,939	24.02	Roof Deck - Guard Rail
		\$5,664	24.03	Roof Deck - Paver System
		\$3,998	24.04	Roof Hatch
		\$167,930	24.05	Single Ply Membrane (PVC) - Replace
		\$38,384	24.06	Skylights
		\$36,651	26.01	Solar Panel Mounting Brackets
		\$126,614	26.02	Solar Panels - Replace
		\$6,664	26.03	Solar Panels Controller - Replace
2043	\$76,072			
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$10,296	18.10	Dampers, Fire /Smoke
		\$17,502	18.11	Dampers, Motorized Control
		\$21,735	18.42	Water Storage Tank
		\$12,812	20.01	Exterior Surfaces - Pressure Wash
		\$0	20.02	Interior Surfaces
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$13,727	21.06	Water Heater
		\$0	21.08	Water Mains

Disbursement By Year

<i>Fiscal Year</i>	<i>Disbursement</i>	<i>Disbursement Breakdown</i>		
2044	\$24,454	\$0	01.07	Kaleidescape Server
		\$0	03.23	Computer Equipment
		\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$0	19.03	Office - Computer Equipment
		\$0	20.02	Interior Surfaces
		\$24,454	20.05	Wood Siding & Overhang - Refinish
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains
		\$0	22.01	Computer Equipment
		\$0	23.02	Computer Equipment
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2045	\$0	\$0	08.02	Elevator System - Maintenance/Repairs
		\$0	10.02	Fire System - Testing & Minor Repairs
		\$0	13.04	Storefront Type (Interior) - Repair/Replace
		\$0	20.02	Interior Surfaces
		\$0	21.04	Piping - Geothermal
		\$0	21.05	Sewer Mains
		\$0	21.08	Water Mains
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Grand Total:	\$3,273,677			

Reserve Balance Distribution

<p><i>Note- This distribution is based on the disbursement by year in ascending order.</i></p>	<p>\$99,160 : FY Start Balance \$99,160 : Distributed Funds</p>
	<p>\$0 : Remaining Funds</p>

<i>Reserve Component</i>	<i>Distribution</i>	<i>Percentage</i>
01 Auditorium		
01.01 Accessibility Lift		
01.02 Cinema Projection System		
01.03 Cinema Sound System - Retrofit		
01.04 Curtains		
01.05 Curtains Power Control and Track System		
01.06 Gypsum Board Suspended Ceiling - Refinish		
01.07 Kaleidescape Server		
01.08 Projection Screen with Power Lift		
01.09 Seating - Theatre Style		
02 Bathroom Fixtures		
02.01 Bathroom Countertops		
02.02 Bathroom Partitions		
02.03 Bathroom Sinks		
02.04 Bathroom Urinal Partition		
02.05 Bathroom Urinals		
02.06 Bathroom Water Closets		
03 Bistro		
03.01 Appliances - Bar Refrigerator (Under-counter)		
03.02 Appliances - Beverage Cooler Boxes		
03.03 Appliances - Commercial Coffee Grinder		
03.04 Appliances - Commercial Duel Coffee Maker		
03.05 Appliances - Commercial Hot Water Dispenser		
03.06 Appliances - Countertop Induction Range/Cooker		
03.07 Appliances - Freezer (Under-counter)		
03.08 Appliances - Holding Cabinets		
03.09 Appliances - Ice Machine (Under-counter)		
03.10 Appliances - Meat Slicer		
03.11 Appliances - Metal Grid Shelf Carts		
03.12 Appliances - Prep Refrigerator (Moveable)		
03.13 Appliances - Rack Style Dishwasher		
03.14 Appliances - Refrigerator (True, Two Section)		
03.15 Appliances - Stainless Cleaning Station Single Sink		
03.16 Appliances - Stainless Cleaning Station Single		

Reserve Balance Distribution

<i>Note- This distribution is based on the disbursement by year in ascending order.</i>	\$99,160 : FY Start Balance
	\$99,160 : Distributed Funds
	\$0 : Remaining Funds

<i>Reserve Component</i>	<i>Distribution</i>	<i>Percentage</i>
03 Bistro		
Sink with Dishwasher		
03.17	Appliances - Stainless Prep Sink, Triple Sink	
03.18	Appliances - Stainless Prep Table	
03.19	Appliances - Stainless Table	
03.20	Appliances - Turbo Chef High Speed Convection Micro Oven	
03.21	Bistro Counters and Cabinets - Refurbish	
03.22	Bistro/Kitchen Plumbing - Repair Contingency	
03.23	Computer Equipment	
03.24	Indoor Furnishings - Bench Seat	
03.25	Indoor Furnishings - Large Tables	
03.26	Indoor Furnishings - Small Tables	
03.27	Indoor Furnishings - Stackable Leland Chairs	
03.28	Kitchen Backflow Devices - Rebuild/Replace	
03.29	Outdoor Furnishings - Large Patio Tables	
03.30	Outdoor Furnishings - Patio Chairs	
03.31	Outdoor Furnishings - Propane Heaters	
03.32	Outdoor Furnishings - Small Patio Tables	
03.33	Outdoor Furnishings - Umbrellas	
03.34	TV Monitor	
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04 Building Exterior		
04.01	Metal Siding - Replace	
04.02	Stone Veneer - 50% Repair Contingency	
04.03	Tigerwood Rainscreen Siding - Replace	
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05 Ceiling & Wall Finishes		
05.01	Acoustic Tile Suspended Ceiling - 5% Repair Contingency	\$1,861 1.9%
05.02	Acoustic Tile Suspended Ceiling - Refinish	\$15,512 15.6%
05.03	Acoustic Tile Suspended Ceiling - Replace	
05.04	Gypsum Board Suspended Ceiling - 5% Repair Contingency	
05.05	Gypsum Board Suspended Ceiling - Refinish	
05.06	Gypsum Board Suspended Ceiling - Replace	
05.07	Gypsum Board Walls (In Galleries Only) - 25% Repair/Replace Contingency	
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06 Classroom		

Reserve Balance Distribution

<i>Note- This distribution is based on the disbursement by year in ascending order.</i>	\$99,160 : FY Start Balance
	\$99,160 : Distributed Funds
	\$0 : Remaining Funds

<i>Reserve Component</i>	<i>Distribution</i>	<i>Percentage</i>
06 Classroom		
06.01 Chairs - Stackable Classroom		
06.02 Classroom Projector		
06.03 Classroom Projector Screen		
06.04 Storage Cabinets		
07 Doors		
07.01 Exterior Metal Doors		
07.02 Glass Storefront Entry Door Auto Openers		
07.03 Glass Storefront Entry Doors		
07.04 Interior Doors		
07.05 Pocket Doors	\$3,000	3.0%
08 Elevator		
08.01 Elevator Cab Refurbish & Door Package		
08.02 Elevator System - Maintenance/Repairs		
08.03 Elevator System - Modernize/Upgrade		
09 Event Equipment		
09.01 Chairs - Stackable Fabric Covered		
09.02 Tables - Folding		
10 Fire Systems		
10.01 Backflow for Fire System		
10.02 Fire System - Testing & Minor Repairs		
10.03 Fire System Panel - Upgrade/Modernize		
10.04 Fire System Sprinkler Heads - Replace		
11 Floor Finishes		
11.01 Carpet Flooring - Auditorium	\$5,005	5.0%
11.02 Carpet Flooring - Lower Level	\$9,100	9.2%
11.03 Carpet Flooring - Sherry Grover Gallery	\$3,960	4.0%
11.04 Carpet Flooring - Upper Level	\$9,750	9.8%
11.05 Concrete Flooring Refinish - Auditorium		
11.06 Concrete Flooring Refinish - Lower Level		
11.07 Concrete Flooring Refinish - Main Level		
11.08 Hardwood Flooring Refinish - Grand Staircase	\$2,340	2.4%
11.09 Hardwood Flooring Refinish - Main & Upper Level	\$16,678	16.8%
11.10 Hardwood Flooring Refinish - Stage		
11.11 Hardwood Flooring Replace - Grand Staircase		

Reserve Balance Distribution

<i>Note- This distribution is based on the disbursement by year in ascending order.</i>	\$99,160 : FY Start Balance
	\$99,160 : Distributed Funds
	\$0 : Remaining Funds

<i>Reserve Component</i>	<i>Distribution</i>	<i>Percentage</i>
11 Floor Finishes		
11.12 Hardwood Flooring Replace - Main & Upper Level		
11.13 Hardwood Flooring Replace - Stage		
11.14 Tile Flooring - Main Level Bathrooms		
11.15 Tile Flooring - Upper Level Bathrooms		
11.16 Vinyl Flooring - Upper Level Bathroom		
11.17 Vinyl/Lino Flooring - Classroom Upper Level		
12 Gallery - Furnishings		
12.01 Day Lounger		
12.02 Exhibit Display Cabinet		
12.03 Exhibit Display Pedestal		
12.04 Partition Walls		
12.05 Sherry Grover - Display Cabinets		
12.06 Sherry Grover - Display Table Case		
12.07 Sherry Grover - Stackable Leland Chairs		
12.08 Sherry Grover - TV		
12.09 Small Tables		
12.10 Stanchions		
12.11 Wood Benches		
12.12 Wood Table Sets		
13 Glazing Systems		
13.01 Louver Sun Shade System - Replace		
13.02 Storefront Type (Exterior) - Repair		
13.03 Storefront Type (Exterior) - Replace		
13.04 Storefront Type (Interior) - Repair/Replace		
13.05 Structural Glazing Systems - Repair		
13.06 Structural Glazing Systems - Replace		
13.07 Window Interior Sun Shades - Replace		
14 Kitchenette		
14.01 Appliances - Dishwashers		
14.02 Appliances - Microwaves		
14.03 Appliances - Refrigerators		
14.04 Appliances - Sinks		
14.05 Cabinets & Countertops - Refurbish		
15 Landscaping & Irrigation		

Reserve Balance Distribution

<i>Note- This distribution is based on the disbursement by year in ascending order.</i>	\$99,160 : FY Start Balance
	\$99,160 : Distributed Funds
	\$0 : Remaining Funds

<i>Reserve Component</i>	<i>Distribution</i>	<i>Percentage</i>
<hr/>		
15 Landscaping & Irrigation		
15.01 Greenscreen Metal Vine Wall		
15.02 Rooftop Garden - Membrane		
15.03 Rooftop Garden - Renovate		
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16 Lighting - Exterior		
16.01 Recessed Fixtures		
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17 Lighting - Interior		
17.01 Lighting - Cove Light Fixtures		
17.02 Lighting - Exhibit Track Fixtures		
17.03 Lighting - Pendant Linear Fluorescent Fixtures		
17.04 Lighting - Recessed 2' x 2' Fixtures (Lower Level)		
17.05 Lighting - Recessed Multilamp Fixtures		
17.06 Lighting - Recessed/Pendant Single Fixtures		
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18 Mechanical		
18.01 A/C Units, Ceiling Mounted (Mitsubishi) - Replace		
18.02 A/C Units, Floor Mounted (Mitsubishi) - Replace		
18.03 Air Handling Unit (11,230 CFM) - AHU #3		
18.04 Air Handling Unit (5,175 CFM) - AHU #2		
18.05 Air Handling Unit (800 CFM) - AHU #1		
18.06 Backflow Device for Mechanical		
18.07 Boiler, Electric (563 MBH) - EB #1		
18.08 Chemical Feeder		
18.09 Compressors 2hp, 29 Gallon		
18.10 Dampers, Fire /Smoke		
18.11 Dampers, Motorized Control		
18.12 Expansion Tanks		
18.13 Fans, Exhaust (300 CFM) - EF #1-2		
18.14 Fans, Exhaust (340 CFM) - EF #2-1		
18.15 Fans, Exhaust (380 CFM) - EF #L-1		
18.16 Fans, Exhaust (850 CFM) - EF #1-1		
18.17 Fans, Scavenger (2,000 CFM) - #SF-L-1		
18.18 Fluid Cooler, Closed Loop		
18.19 Generator - 14 KW		
18.20 Heat Pumps - 3.5 Ton Geothermal Water to Air		
18.21 Heat Pumps - Main and Upper Level HVAC		
18.22 Humidifier - HUM #1		

Reserve Balance Distribution

<i>Note- This distribution is based on the disbursement by year in ascending order.</i>	\$99,160 : FY Start Balance
	\$99,160 : Distributed Funds
	\$0 : Remaining Funds

<i>Reserve Component</i>	<i>Distribution</i>	<i>Percentage</i>
18 Mechanical		
18.23 Humidifier - HUM #2		
18.24 Pump, Circulation - Geothermal		
18.25 Pump, Circulation Controls - Geothermal		
18.26 Pump, In-Line Water Pump		
18.27 Pump, In-Line Water Pump		
18.28 Variable Air Volume Terminal (1,240 CFM) - VAV #2-1		
18.29 Variable Air Volume Terminal (1,425 CFM) - VAV #2-3		
18.30 Variable Air Volume Terminal (1,475 CFM) - VAV #1-1		
18.31 Variable Air Volume Terminal (1,610 CFM) - VAV #1-6		
18.32 Variable Air Volume Terminal (195 CFM) - VAV #L-1		
18.33 Variable Air Volume Terminal (2,100 CFM) - VAV #1-2		
18.34 Variable Air Volume Terminal (2,180 CFM) - VAV #1-5		
18.35 Variable Air Volume Terminal (425 CFM) - VAV #L-2		
18.36 Variable Air Volume Terminal (485 CFM) - VAV #2-2		
18.37 Variable Air Volume Terminal (550 CFM) - VAV #1-4		
18.38 Variable Air Volume Terminal (660 CFM) - VAV #1-7		
18.39 Variable Frequency Drive (10 HP) - VFD #2		
18.40 Variable Frequency Drive (2 HP) - VFD #1		
18.41 Variable Frequency Drive (20 HP) - VFD #3		
18.42 Water Storage Tank		
19 Office		
19.01 Furnishings - Business Office		
19.02 Furnishings - Marketing Office		
19.03 Office - Computer Equipment		
20 Painting & Staining		
20.01 Exterior Surfaces - Pressure Wash	\$11,200	11.3%

Reserve Balance Distribution

<i>Note- This distribution is based on the disbursement by year in ascending order.</i>	\$99,160 : FY Start Balance \$99,160 : Distributed Funds
	\$0 : Remaining Funds

<i>Reserve Component</i>	<i>Distribution</i>	<i>Percentage</i>
20 Painting & Staining		
20.02 Interior Surfaces		
20.03 Louver Sun Shades - Paint (both sides)		
20.04 Metal Siding - Refinish		
20.05 Wood Siding & Overhang - Refinish	\$20,754	20.9%
<hr/>		
21 Plumbing		
21.01 Drinking Fountain		
21.02 Duel Sump Pump		
21.03 Duel Sump Pump Controls		
21.04 Piping - Geothermal		
21.05 Sewer Mains		
21.06 Water Heater		
21.07 Water Heater Circulation Pump 1/6 hp		
21.08 Water Mains		
<hr/>		
22 Reception		
22.01 Computer Equipment		
22.02 Desk		
<hr/>		
23 Retail Store		
23.01 Cabinets		
23.02 Computer Equipment		
23.03 Display Pedestal Cabinets		
23.04 Display Tables		
<hr/>		
24 Roofing		
24.01 Downspouts		
24.02 Roof Deck - Guard Rail		
24.03 Roof Deck - Paver System		
24.04 Roof Hatch		
24.05 Single Ply Membrane (PVC) - Replace		
24.06 Skylights		
<hr/>		
25 Security		
25.01 Keri Systems - Key Fob System Upgrades		
25.02 Security - Cameras Replace		
25.03 Security - DVR Unit Modernization/Upgrade		
<hr/>		
26 Solar System		
26.01 Solar Panel Mounting Brackets		

Reserve Balance Distribution

<i>Note- This distribution is based on the disbursement by year in ascending order.</i>	<p style="text-align: right;">\$99,160 : FY Start Balance</p> <p style="text-align: right;">\$99,160 : Distributed Funds</p> <hr/> <p style="text-align: right;">\$0 : Remaining Funds</p>
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<i>Reserve Component</i>	<i>Distribution</i>	<i>Percentage</i>
26 Solar System		
26.02 Solar Panels - Replace		
26.03 Solar Panels Controller - Replace		

Allocation Breakdown

<i>Reserve Component</i>		<i>Reserve Allocation (per year)</i>	<i>Reserve Allocation (per month)</i>	<i>Reserve Allocation (per unit per month)</i>	<i>Allocation %</i>
01	Auditorium	\$0.00	\$0.00	\$0.00	0.00%
01.01	Accessibility Lift	\$0.00	\$0.00	\$0.00	0.00%
01.02	Cinema Projection System	\$0.00	\$0.00	\$0.00	0.00%
01.03	Cinema Sound System - Retrofit	\$0.00	\$0.00	\$0.00	0.00%
01.04	Curtains	\$0.00	\$0.00	\$0.00	0.00%
01.05	Curtains Power Control and Track System	\$0.00	\$0.00	\$0.00	0.00%
01.06	Gypsum Board Suspended Ceiling - Refinish	\$0.00	\$0.00	\$0.00	0.00%
01.07	Kaleidescape Server	\$0.00	\$0.00	\$0.00	0.00%
01.08	Projection Screen with Power Lift	\$0.00	\$0.00	\$0.00	0.00%
01.09	Seating - Theatre Style	\$0.00	\$0.00	\$0.00	0.00%
02	Bathroom Fixtures	\$1,274.87	\$106.23	\$106.23	1.00%
02.01	Bathroom Countertops	\$196.43	\$16.37	\$16.37	0.15%
02.02	Bathroom Partitions	\$404.41	\$33.70	\$33.70	0.32%
02.03	Bathroom Sinks	\$202.21	\$16.85	\$16.85	0.16%
02.04	Bathroom Urinal Partition	\$53.92	\$4.49	\$4.49	0.04%
02.05	Bathroom Urinals	\$161.77	\$13.48	\$13.48	0.13%
02.06	Bathroom Water Closets	\$256.13	\$21.34	\$21.34	0.20%
03	Bistro	\$0.00	\$0.00	\$0.00	0.00%
03.01	Appliances - Bar Refrigerator (Under-counter)	\$0.00	\$0.00	\$0.00	0.00%
03.02	Appliances - Beverage Cooler Boxes	\$0.00	\$0.00	\$0.00	0.00%
03.03	Appliances - Commercial Coffee Grinder	\$0.00	\$0.00	\$0.00	0.00%
03.04	Appliances - Commercial Duel Coffee Maker	\$0.00	\$0.00	\$0.00	0.00%
03.05	Appliances - Commercial Hot Water Dispenser	\$0.00	\$0.00	\$0.00	0.00%
03.06	Appliances - Countertop Induction Range/Cooker	\$0.00	\$0.00	\$0.00	0.00%
03.07	Appliances - Freezer (Under-counter)	\$0.00	\$0.00	\$0.00	0.00%

Allocation Breakdown

<i>Reserve Component</i>		<i>Reserve Allocation (per year)</i>	<i>Reserve Allocation (per month)</i>	<i>Reserve Allocation (per unit per month)</i>	<i>Allocation %</i>
03	Bistro	\$0.00	\$0.00	\$0.00	0.00%
03.08	Appliances - Holding Cabinets	\$0.00	\$0.00	\$0.00	0.00%
03.09	Appliances - Ice Machine (Under-counter)	\$0.00	\$0.00	\$0.00	0.00%
03.10	Appliances - Meat Slicer	\$0.00	\$0.00	\$0.00	0.00%
03.11	Appliances - Metal Grid Shelf Carts	\$0.00	\$0.00	\$0.00	0.00%
03.12	Appliances - Prep Refrigerator (Moveable)	\$0.00	\$0.00	\$0.00	0.00%
03.13	Appliances - Rack Style Dishwasher	\$0.00	\$0.00	\$0.00	0.00%
03.14	Appliances - Refrigerator (True, Two Section)	\$0.00	\$0.00	\$0.00	0.00%
03.15	Appliances - Stainless Cleaning Station Single Sink	\$0.00	\$0.00	\$0.00	0.00%
03.16	Appliances - Stainless Cleaning Station Single Sink with Dishwasher	\$0.00	\$0.00	\$0.00	0.00%
03.17	Appliances - Stainless Prep Sink, Triple Sink	\$0.00	\$0.00	\$0.00	0.00%
03.18	Appliances - Stainless Prep Table	\$0.00	\$0.00	\$0.00	0.00%
03.19	Appliances - Stainless Table	\$0.00	\$0.00	\$0.00	0.00%
03.20	Appliances - Turbo Chef High Speed Convection Micro Oven	\$0.00	\$0.00	\$0.00	0.00%
03.21	Bistro Counters and Cabinets - Refurbish	\$0.00	\$0.00	\$0.00	0.00%
03.22	Bistro/Kitchen Plumbing - Repair Contingency	\$0.00	\$0.00	\$0.00	0.00%
03.23	Computer Equipment	\$0.00	\$0.00	\$0.00	0.00%
03.24	Indoor Furnishings - Bench Seat	\$0.00	\$0.00	\$0.00	0.00%
03.25	Indoor Furnishings - Large Tables	\$0.00	\$0.00	\$0.00	0.00%
03.26	Indoor Furnishings - Small Tables	\$0.00	\$0.00	\$0.00	0.00%
03.27	Indoor Furnishings - Stackable Leland Chairs	\$0.00	\$0.00	\$0.00	0.00%
03.28	Kitchen Backflow Devices - Rebuild/Replace	\$0.00	\$0.00	\$0.00	0.00%
03.29	Outdoor Furnishings - Large Patio Tables	\$0.00	\$0.00	\$0.00	0.00%

Allocation Breakdown

<i>Reserve Component</i>		<i>Reserve Allocation (per year)</i>	<i>Reserve Allocation (per month)</i>	<i>Reserve Allocation (per unit per month)</i>	<i>Allocation %</i>
03	Bistro	\$0.00	\$0.00	\$0.00	0.00%
03.30	Outdoor Furnishings - Patio Chairs	\$0.00	\$0.00	\$0.00	0.00%
03.31	Outdoor Furnishings - Propane Heaters	\$0.00	\$0.00	\$0.00	0.00%
03.32	Outdoor Furnishings - Small Patio Tables	\$0.00	\$0.00	\$0.00	0.00%
03.33	Outdoor Furnishings - Umbrellas	\$0.00	\$0.00	\$0.00	0.00%
03.34	TV Monitor	\$0.00	\$0.00	\$0.00	0.00%
04	Building Exterior	\$2,637.38	\$219.79	\$219.79	2.07%
04.01	Metal Siding - Replace	\$414.12	\$34.51	\$34.51	0.33%
04.02	Stone Veneer - 50% Repair Contingency	\$424.63	\$35.39	\$35.39	0.33%
04.03	Tigerwood Rainscreen Siding - Replace	\$1,798.63	\$149.89	\$149.89	1.41%
05	Ceiling & Wall Finishes	\$9,402.47	\$783.54	\$783.54	7.39%
05.01	Acoustic Tile Suspended Ceiling - 5% Repair Contingency	\$278.75	\$23.23	\$23.23	0.22%
05.02	Acoustic Tile Suspended Ceiling - Refinish	\$2,323.43	\$193.62	\$193.62	1.83%
05.03	Acoustic Tile Suspended Ceiling - Replace	\$3,345.85	\$278.82	\$278.82	2.63%
05.04	Gypsum Board Suspended Ceiling - 5% Repair Contingency	\$129.82	\$10.82	\$10.82	0.10%
05.05	Gypsum Board Suspended Ceiling - Refinish	\$944.31	\$78.69	\$78.69	0.74%
05.06	Gypsum Board Suspended Ceiling - Replace	\$1,416.46	\$118.04	\$118.04	1.11%
05.07	Gypsum Board Walls (In Galleries Only) - 25% Repair/Replace Contingency	\$963.85	\$80.32	\$80.32	0.76%
06	Classroom	\$0.00	\$0.00	\$0.00	0.00%
06.01	Chairs - Stackable Classroom	\$0.00	\$0.00	\$0.00	0.00%
06.02	Classroom Projector	\$0.00	\$0.00	\$0.00	0.00%
06.03	Classroom Projector Screen	\$0.00	\$0.00	\$0.00	0.00%
06.04	Storage Cabinets	\$0.00	\$0.00	\$0.00	0.00%

Allocation Breakdown

<i>Reserve Component</i>		<i>Reserve Allocation (per year)</i>	<i>Reserve Allocation (per month)</i>	<i>Reserve Allocation (per unit per month)</i>	<i>Allocation %</i>
07	Doors	\$2,972.44	\$247.69	\$247.69	2.34%
07.01	Exterior Metal Doors	\$215.69	\$17.97	\$17.97	0.17%
07.02	Glass Storefront Entry Door Auto Openers	\$337.01	\$28.08	\$28.08	0.26%
07.03	Glass Storefront Entry Doors	\$1,179.54	\$98.29	\$98.29	0.93%
07.04	Interior Doors	\$835.79	\$69.65	\$69.65	0.66%
07.05	Pocket Doors	\$404.41	\$33.70	\$33.70	0.32%
08	Elevator	\$4,867.94	\$405.66	\$405.66	3.83%
08.01	Elevator Cab Refurbish & Door Package	\$1,497.83	\$124.82	\$124.82	1.18%
08.02	Elevator System - Maintenance/Repairs	\$0.00	\$0.00	\$0.00	0.00%
08.03	Elevator System - Modernize/Upgrade	\$3,370.11	\$280.84	\$280.84	2.65%
09	Event Equipment	\$0.00	\$0.00	\$0.00	0.00%
09.01	Chairs - Stackable Fabric Covered	\$0.00	\$0.00	\$0.00	0.00%
09.02	Tables - Folding	\$0.00	\$0.00	\$0.00	0.00%
10	Fire Systems	\$1,481.05	\$123.42	\$123.42	1.16%
10.01	Backflow for Fire System	\$224.67	\$18.72	\$18.72	0.18%
10.02	Fire System - Testing & Minor Repairs	\$0.00	\$0.00	\$0.00	0.00%
10.03	Fire System Panel - Upgrade/Modernize	\$323.53	\$26.96	\$26.96	0.25%
10.04	Fire System Sprinkler Heads - Replace	\$932.85	\$77.74	\$77.74	0.73%
11	Floor Finishes	\$18,392.56	\$1,532.70	\$1532.70	14.46%
11.01	Carpet Flooring - Auditorium	\$674.70	\$56.22	\$56.22	0.53%
11.02	Carpet Flooring - Lower Level	\$1,226.72	\$102.23	\$102.23	0.96%
11.03	Carpet Flooring - Sherry Grover Gallery	\$533.83	\$44.49	\$44.49	0.42%
11.04	Carpet Flooring - Upper Level	\$1,314.34	\$109.53	\$109.53	1.03%
11.05	Concrete Flooring Refinish - Auditorium	\$134.05	\$11.17	\$11.17	0.11%
11.06	Concrete Flooring Refinish - Lower	\$1,203.37	\$100.28	\$100.28	0.95%

Allocation Breakdown

<i>Reserve Component</i>		<i>Reserve Allocation (per year)</i>	<i>Reserve Allocation (per month)</i>	<i>Reserve Allocation (per unit per month)</i>	<i>Allocation %</i>
11	Floor Finishes	\$18,392.56	\$1,532.70	\$1532.70	14.46%
	Level				
11.07	Concrete Flooring Refinish - Main Level	\$592.55	\$49.38	\$49.38	0.47%
11.08	Hardwood Flooring Refinish - Grand Staircase	\$315.44	\$26.29	\$26.29	0.25%
11.09	Hardwood Flooring Refinish - Main & Upper Level	\$5,691.04	\$474.25	\$474.25	4.47%
11.10	Hardwood Flooring Refinish - Stage	\$230.38	\$19.20	\$19.20	0.18%
11.11	Hardwood Flooring Replace - Grand Staircase	\$758.28	\$63.19	\$63.19	0.60%
11.12	Hardwood Flooring Replace - Main & Upper Level	\$4,377.77	\$364.81	\$364.81	3.44%
11.13	Hardwood Flooring Replace - Stage	\$177.27	\$14.77	\$14.77	0.14%
11.14	Tile Flooring - Main Level Bathrooms	\$219.06	\$18.25	\$18.25	0.17%
11.15	Tile Flooring - Upper Level Bathrooms	\$219.06	\$18.25	\$18.25	0.17%
11.16	Vinyl Flooring - Upper Level Bathroom	\$45.29	\$3.77	\$3.77	0.04%
11.17	Vinyl/Lino Flooring - Classroom Upper Level	\$679.41	\$56.62	\$56.62	0.53%
12	Gallery - Furnishings	\$0.00	\$0.00	\$0.00	0.00%
12.01	Day Lounger	\$0.00	\$0.00	\$0.00	0.00%
12.02	Exhibit Display Cabinet	\$0.00	\$0.00	\$0.00	0.00%
12.03	Exhibit Display Pedestal	\$0.00	\$0.00	\$0.00	0.00%
12.04	Partition Walls	\$0.00	\$0.00	\$0.00	0.00%
12.05	Sherry Grover - Display Cabinets	\$0.00	\$0.00	\$0.00	0.00%
12.06	Sherry Grover - Display Table Case	\$0.00	\$0.00	\$0.00	0.00%
12.07	Sherry Grover - Stackable Leland Chairs	\$0.00	\$0.00	\$0.00	0.00%
12.08	Sherry Grover - TV	\$0.00	\$0.00	\$0.00	0.00%
12.09	Small Tables	\$0.00	\$0.00	\$0.00	0.00%
12.10	Stanchions	\$0.00	\$0.00	\$0.00	0.00%
12.11	Wood Benches	\$0.00	\$0.00	\$0.00	0.00%

Allocation Breakdown

<i>Reserve Component</i>		<i>Reserve Allocation (per year)</i>	<i>Reserve Allocation (per month)</i>	<i>Reserve Allocation (per unit per month)</i>	<i>Allocation %</i>
12	Gallery - Furnishings	\$0.00	\$0.00	\$0.00	0.00%
12.12	Wood Table Sets	\$0.00	\$0.00	\$0.00	0.00%
13	Glazing Systems	\$28,209.20	\$2,350.78	\$2350.78	22.18%
13.01	Louver Sun Shade System - Replace	\$3,151.05	\$262.59	\$262.59	2.48%
13.02	Storefront Type (Exterior) - Repair	\$1,872.43	\$156.04	\$156.04	1.47%
13.03	Storefront Type (Exterior) - Replace	\$1,560.36	\$130.03	\$130.03	1.23%
13.04	Storefront Type (Interior) - Repair/Replace	\$0.00	\$0.00	\$0.00	0.00%
13.05	Structural Glazing Systems - Repair	\$8,096.35	\$674.70	\$674.70	6.37%
13.06	Structural Glazing Systems - Replace	\$11,132.49	\$927.71	\$927.71	8.75%
13.07	Window Interior Sun Shades - Replace	\$2,396.52	\$199.71	\$199.71	1.88%
14	Kitchenette	\$0.00	\$0.00	\$0.00	0.00%
14.01	Appliances - Dishwashers	\$0.00	\$0.00	\$0.00	0.00%
14.02	Appliances - Microwaves	\$0.00	\$0.00	\$0.00	0.00%
14.03	Appliances - Refrigerators	\$0.00	\$0.00	\$0.00	0.00%
14.04	Appliances - Sinks	\$0.00	\$0.00	\$0.00	0.00%
14.05	Cabinets & Countertops - Refurbish	\$0.00	\$0.00	\$0.00	0.00%
15	Landscaping & Irrigation	\$2,365.82	\$197.16	\$197.16	1.87%
15.01	Greenscreen Metal Vine Wall	\$262.87	\$21.91	\$21.91	0.21%
15.02	Rooftop Garden - Membrane	\$350.49	\$29.21	\$29.21	0.28%
15.03	Rooftop Garden - Renovate	\$1,752.46	\$146.04	\$146.04	1.38%
16	Lighting - Exterior	\$296.57	\$24.71	\$24.71	0.23%
16.01	Recessed Fixtures	\$296.57	\$24.71	\$24.71	0.23%
17	Lighting - Interior	\$4,332.60	\$361.05	\$361.05	3.41%
17.01	Lighting - Cove Light Fixtures	\$134.80	\$11.23	\$11.23	0.11%
17.02	Lighting - Exhibit Track Fixtures	\$1,383.09	\$115.26	\$115.26	1.09%
17.03	Lighting - Pendant Linear Fluorescent Fixtures	\$1,105.40	\$92.12	\$92.12	0.87%
17.04	Lighting - Recessed 2' x 2' Fixtures (Lower Level)	\$107.84	\$8.99	\$8.99	0.08%

Allocation Breakdown

<i>Reserve Component</i>		<i>Reserve Allocation (per year)</i>	<i>Reserve Allocation (per month)</i>	<i>Reserve Allocation (per unit per month)</i>	<i>Allocation %</i>
17	Lighting - Interior	\$4,332.60	\$361.05	\$361.05	3.41%
17.05	Lighting - Recessed Multilamp Fixtures	\$873.53	\$72.79	\$72.79	0.69%
17.06	Lighting - Recessed/Pendant Single Fixtures	\$727.94	\$60.66	\$60.66	0.57%
18	Mechanical	\$26,114.47	\$2,176.20	\$2176.20	20.54%
18.01	A/C Units, Ceiling Mounted (Mitsubishi) - Replace	\$909.93	\$75.83	\$75.83	0.72%
18.02	A/C Units, Floor Mounted (Mitsubishi) - Replace	\$202.21	\$16.85	\$16.85	0.16%
18.03	Air Handling Unit (11,230 CFM) - AHU #3	\$3,370.11	\$280.84	\$280.84	2.65%
18.04	Air Handling Unit (5,175 CFM) - AHU #2	\$2,022.07	\$168.51	\$168.51	1.59%
18.05	Air Handling Unit (800 CFM) - AHU #1	\$909.93	\$75.83	\$75.83	0.72%
18.06	Backflow Device for Mechanical	\$224.67	\$18.72	\$18.72	0.18%
18.07	Boiler, Electric (563 MBH) - EB #1	\$2,111.94	\$175.99	\$175.99	1.66%
18.08	Chemical Feeder	\$197.71	\$16.48	\$16.48	0.16%
18.09	Compressors 2hp, 29 Gallon	\$101.10	\$8.43	\$8.43	0.08%
18.10	Dampers, Fire /Smoke	\$202.21	\$16.85	\$16.85	0.16%
18.11	Dampers, Motorized Control	\$343.75	\$28.65	\$28.65	0.27%
18.12	Expansion Tanks	\$606.62	\$50.55	\$50.55	0.48%
18.13	Fans, Exhaust (300 CFM) - EF #1-2	\$67.40	\$5.62	\$5.62	0.05%
18.14	Fans, Exhaust (340 CFM) - EF #2-1	\$67.40	\$5.62	\$5.62	0.05%
18.15	Fans, Exhaust (380 CFM) - EF #L-1	\$67.40	\$5.62	\$5.62	0.05%
18.16	Fans, Exhaust (850 CFM) - EF #1-1	\$80.88	\$6.74	\$6.74	0.06%
18.17	Fans, Scavenger (2,000 CFM) - #SF -L-1	\$323.53	\$26.96	\$26.96	0.25%
18.18	Fluid Cooler, Closed Loop	\$2,022.07	\$168.51	\$168.51	1.59%
18.19	Generator - 14 KW	\$808.83	\$67.40	\$67.40	0.64%
18.20	Heat Pumps - 3.5 Ton Geothermal Water to Air	\$2,426.48	\$202.21	\$202.21	1.91%
18.21	Heat Pumps - Main and Upper Level HVAC	\$2,696.09	\$224.67	\$224.67	2.12%

Allocation Breakdown

<i>Reserve Component</i>		<i>Reserve Allocation (per year)</i>	<i>Reserve Allocation (per month)</i>	<i>Reserve Allocation (per unit per month)</i>	<i>Allocation %</i>
18	Mechanical	\$26,114.47	\$2,176.20	\$2176.20	20.54%
18.22	Humidifier - HUM #1	\$314.54	\$26.21	\$26.21	0.25%
18.23	Humidifier - HUM #2	\$629.09	\$52.42	\$52.42	0.49%
18.24	Pump, Circulation - Geothermal	\$1,179.54	\$98.29	\$98.29	0.93%
18.25	Pump, Circulation Controls - Geothermal	\$112.34	\$9.36	\$9.36	0.09%
18.26	Pump, In-Line Water Pump	\$449.35	\$37.45	\$37.45	0.35%
18.27	Pump, In-Line Water Pump	\$449.35	\$37.45	\$37.45	0.35%
18.28	Variable Air Volume Terminal (1,240 CFM) - VAV #2-1	\$183.82	\$15.32	\$15.32	0.14%
18.29	Variable Air Volume Terminal (1,425 CFM) - VAV #2-3	\$183.82	\$15.32	\$15.32	0.14%
18.30	Variable Air Volume Terminal (1,475 CFM) - VAV #1-1	\$183.82	\$15.32	\$15.32	0.14%
18.31	Variable Air Volume Terminal (1,610 CFM) - VAV #1-6	\$214.46	\$17.87	\$17.87	0.17%
18.32	Variable Air Volume Terminal (195 CFM) - VAV #L-1	\$91.91	\$7.66	\$7.66	0.07%
18.33	Variable Air Volume Terminal (2,100 CFM) - VAV #1-2	\$245.10	\$20.42	\$20.42	0.19%
18.34	Variable Air Volume Terminal (2,180 CFM) - VAV #1-5	\$275.74	\$22.98	\$22.98	0.22%
18.35	Variable Air Volume Terminal (425 CFM) - VAV #L-2	\$122.55	\$10.21	\$10.21	0.10%
18.36	Variable Air Volume Terminal (485 CFM) - VAV #2-2	\$122.55	\$10.21	\$10.21	0.10%
18.37	Variable Air Volume Terminal (550 CFM) - VAV #1-4	\$122.55	\$10.21	\$10.21	0.10%
18.38	Variable Air Volume Terminal (660 CFM) - VAV #1-7	\$122.55	\$10.21	\$10.21	0.10%
18.39	Variable Frequency Drive (10 HP) - VFD #2	\$214.46	\$17.87	\$17.87	0.17%
18.40	Variable Frequency Drive (2 HP) - VFD #1	\$337.01	\$28.08	\$28.08	0.26%
18.41	Variable Frequency Drive (20 HP) - VFD #3	\$370.71	\$30.89	\$30.89	0.29%
18.42	Water Storage Tank	\$426.88	\$35.57	\$35.57	0.34%

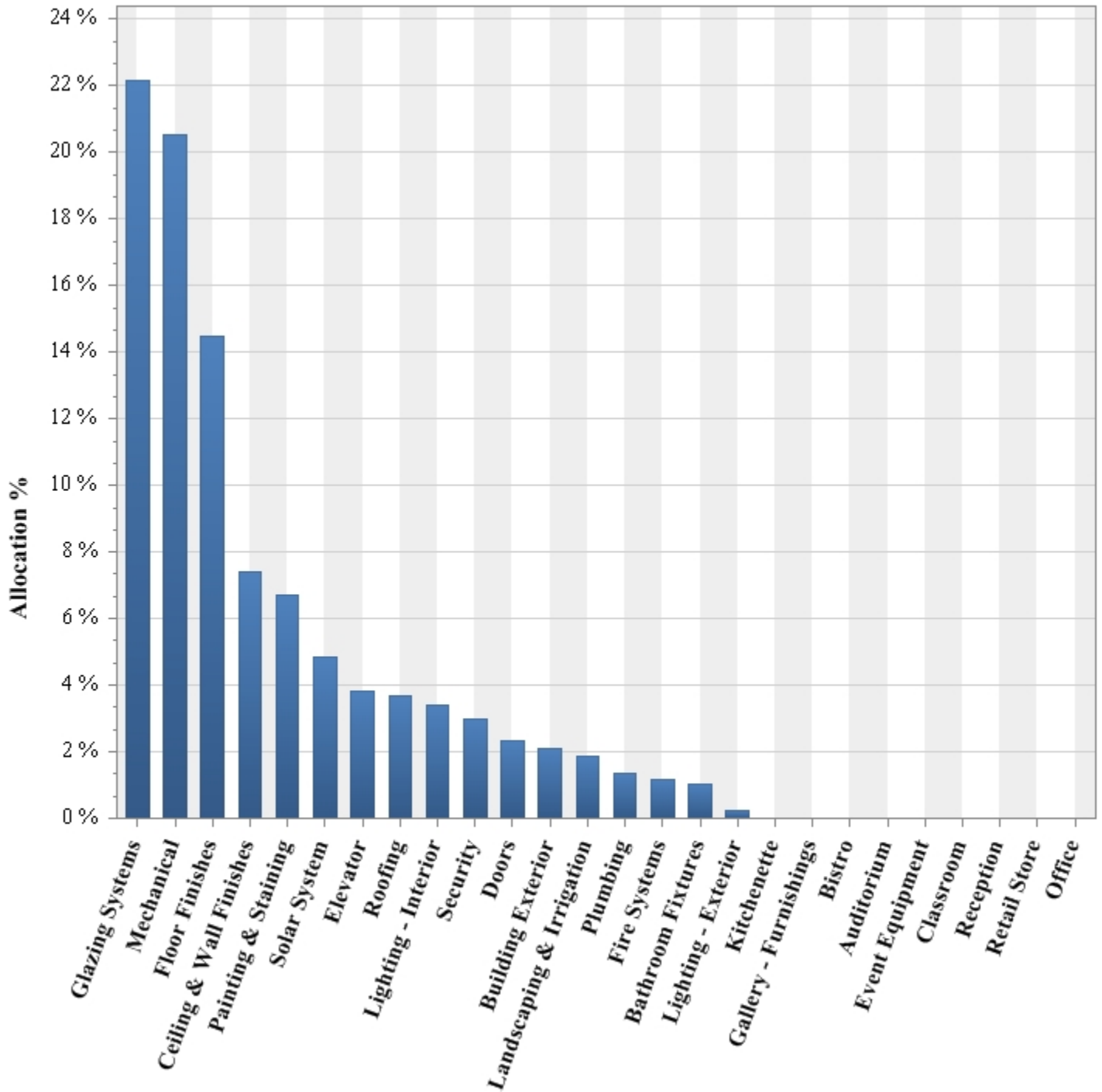
Allocation Breakdown

<i>Reserve Component</i>		<i>Reserve Allocation (per year)</i>	<i>Reserve Allocation (per month)</i>	<i>Reserve Allocation (per unit per month)</i>	<i>Allocation %</i>
19	Office	\$0.00	\$0.00	\$0.00	0.00%
19.01	Furnishings - Business Office	\$0.00	\$0.00	\$0.00	0.00%
19.02	Furnishings - Marketing Office	\$0.00	\$0.00	\$0.00	0.00%
19.03	Office - Computer Equipment	\$0.00	\$0.00	\$0.00	0.00%
20	Painting & Staining	\$8,544.67	\$712.05	\$712.05	6.72%
20.01	Exterior Surfaces - Pressure Wash	\$2,516.35	\$209.70	\$209.70	1.98%
20.02	Interior Surfaces	\$0.00	\$0.00	\$0.00	0.00%
20.03	Louver Sun Shades - Paint (both sides)	\$882.29	\$73.52	\$73.52	0.69%
20.04	Metal Siding - Refinish	\$483.14	\$40.26	\$40.26	0.38%
20.05	Wood Siding & Overhang - Refinish	\$4,662.89	\$388.57	\$388.57	3.67%
21	Plumbing	\$1,689.55	\$140.78	\$140.78	1.33%
21.01	Drinking Fountain	\$566.18	\$47.18	\$47.18	0.45%
21.02	Duel Sump Pump	\$337.01	\$28.08	\$28.08	0.26%
21.03	Duel Sump Pump Controls	\$112.34	\$9.36	\$9.36	0.09%
21.04	Piping - Geothermal	\$0.00	\$0.00	\$0.00	0.00%
21.05	Sewer Mains	\$0.00	\$0.00	\$0.00	0.00%
21.06	Water Heater	\$539.22	\$44.93	\$44.93	0.42%
21.07	Water Heater Circulation Pump 1/6 hp	\$134.80	\$11.23	\$11.23	0.11%
21.08	Water Mains	\$0.00	\$0.00	\$0.00	0.00%
22	Reception	\$0.00	\$0.00	\$0.00	0.00%
22.01	Computer Equipment	\$0.00	\$0.00	\$0.00	0.00%
22.02	Desk	\$0.00	\$0.00	\$0.00	0.00%
23	Retail Store	\$0.00	\$0.00	\$0.00	0.00%
23.01	Cabinets	\$0.00	\$0.00	\$0.00	0.00%
23.02	Computer Equipment	\$0.00	\$0.00	\$0.00	0.00%
23.03	Display Pedestal Cabinets	\$0.00	\$0.00	\$0.00	0.00%
23.04	Display Tables	\$0.00	\$0.00	\$0.00	0.00%
24	Roofing	\$4,691.40	\$390.96	\$390.96	3.68%
24.01	Downspouts	\$80.88	\$6.74	\$6.74	0.06%

Allocation Breakdown

<i>Reserve Component</i>		<i>Reserve Allocation (per year)</i>	<i>Reserve Allocation (per month)</i>	<i>Reserve Allocation (per unit per month)</i>	<i>Allocation %</i>
24	Roofing	\$4,691.40	\$390.96	\$390.96	3.68%
24.02	Roof Deck - Guard Rail	\$241.52	\$20.13	\$20.13	0.19%
24.03	Roof Deck - Paver System	\$114.58	\$9.55	\$9.55	0.09%
24.04	Roof Hatch	\$80.88	\$6.74	\$6.74	0.06%
24.05	Single Ply Membrane (PVC) - Replace	\$3,397.07	\$283.09	\$283.09	2.67%
24.06	Skylights	\$776.47	\$64.71	\$64.71	0.61%
25	Security	\$3,791.37	\$315.95	\$315.95	2.98%
25.01	Keri Systems - Key Fob System Upgrades	\$674.02	\$56.17	\$56.17	0.53%
25.02	Security - Cameras Replace	\$2,668.00	\$222.33	\$222.33	2.10%
25.03	Security - DVR Unit Modernization/Upgrade	\$449.35	\$37.45	\$37.45	0.35%
26	Solar System	\$6,133.60	\$511.14	\$511.14	4.82%
26.01	Solar Panel Mounting Brackets	\$741.42	\$61.79	\$61.79	0.58%
26.02	Solar Panels - Replace	\$5,122.57	\$426.88	\$426.88	4.03%
26.03	Solar Panels Controller - Replace	\$269.61	\$22.47	\$22.47	0.21%
Grand Total:		\$127,198	\$10,599.81	\$10599.81	100%

Category Breakdown Chart



Fully Funded Balance Breakdown - Next FY

Reserve Component	Current Cost	Useful Life	Remaining Life	Fully Funded Balance
01 Auditorium	\$0			\$0
01.01 Accessibility Lift	\$0	25	21	\$0
01.02 Cinema Projection System	\$0	15	11	\$0
01.03 Cinema Sound System - Retrofit	\$0	15	11	\$0
01.04 Curtains	\$0	25	21	\$0
01.05 Curtains Power Control and Track System	\$0	25	21	\$0
01.06 Gypsum Board Suspended Ceiling - Refinish	\$0	20	16	\$0
01.07 Kaleidescape Server	\$0	8	4	\$0
01.08 Projection Screen with Power Lift	\$0	25	21	\$0
01.09 Seating - Theatre Style	\$0	25	21	\$0
02 Bathroom Fixtures	\$28,840			\$3,896
02.01 Bathroom Countertops	\$5,253	35	31	\$600
02.02 Bathroom Partitions	\$6,180	20	16	\$1,236
02.03 Bathroom Sinks	\$5,408	35	31	\$618
02.04 Bathroom Urinal Partition	\$824	20	16	\$165
02.05 Bathroom Urinals	\$4,326	35	31	\$494
02.06 Bathroom Water Closets	\$6,850	35	31	\$783
03 Bistro	\$0			\$0
03.01 Appliances - Bar Refrigerator (Under-counter)	\$0	15	11	\$0
03.02 Appliances - Beverage Cooler Boxes	\$0	20	16	\$0
03.03 Appliances - Commercial Coffee Grinder	\$0	15	11	\$0
03.04 Appliances - Commercial Duel Coffee Maker	\$0	15	11	\$0
03.05 Appliances - Commercial Hot Water Dispenser	\$0	15	11	\$0
03.06 Appliances - Countertop Induction Range/Cooker	\$0	10	6	\$0
03.07 Appliances - Freezer (Under-counter)	\$0	15	11	\$0
03.08 Appliances - Holding Cabinets	\$0	20	16	\$0
03.09 Appliances - Ice Machine (Under-counter)	\$0	10	6	\$0
03.10 Appliances - Meat Slicer	\$0	20	16	\$0
03.11 Appliances - Metal Grid Shelf Carts	\$0	30	26	\$0
03.12 Appliances - Prep Refrigerator (Moveable)	\$0	15	11	\$0
03.13 Appliances - Rack Style Dishwasher	\$0	10	6	\$0
03.14 Appliances - Refrigerator (True, Two Section)	\$0	15	11	\$0
03.15 Appliances - Stainless Cleaning Station Single Sink	\$0	30	26	\$0
03.16 Appliances - Stainless Cleaning Station Single	\$0	15	11	\$0

Fully Funded Balance Breakdown - Next FY

Reserve Component	Current Cost	Useful Life	Remaining Life	Fully Funded Balance
03 Bistro	\$0			\$0
Sink with Dishwasher				
03.17 Appliances - Stainless Prep Sink, Triple Sink	\$0	30	26	\$0
03.18 Appliances - Stainless Prep Table	\$0	30	26	\$0
03.19 Appliances - Stainless Table	\$0	30	26	\$0
03.20 Appliances - Turbo Chef High Speed Convection Micro Oven	\$0	20	16	\$0
03.21 Bistro Counters and Cabinets - Refurbish	\$0	20	16	\$0
03.22 Bistro/Kitchen Plumbing - Repair Contingency	\$0	15	11	\$0
03.23 Computer Equipment	\$0	8	4	\$0
03.24 Indoor Furnishings - Bench Seat	\$0	20	16	\$0
03.25 Indoor Furnishings - Large Tables	\$0	20	16	\$0
03.26 Indoor Furnishings - Small Tables	\$0	20	16	\$0
03.27 Indoor Furnishings - Stackable Leland Chairs	\$0	20	16	\$0
03.28 Kitchen Backflow Devices - Rebuild/Replace	\$0	12	8	\$0
03.29 Outdoor Furnishings - Large Patio Tables	\$0	10	6	\$0
03.30 Outdoor Furnishings - Patio Chairs	\$0	10	6	\$0
03.31 Outdoor Furnishings - Propane Heaters	\$0	10	6	\$0
03.32 Outdoor Furnishings - Small Patio Tables	\$0	10	6	\$0
03.33 Outdoor Furnishings - Umbrellas	\$0	10	6	\$0
03.34 TV Monitor	\$0	10	6	\$0
04 Building Exterior	\$74,117			\$8,061
04.01 Metal Siding - Replace	\$12,657	40	36	\$1,266
04.02 Stone Veneer - 50% Repair Contingency	\$6,489	20	16	\$1,298
04.03 Tigerwood Rainscreen Siding - Replace	\$54,971	40	36	\$5,497
05 Ceiling & Wall Finishes	\$143,457			\$28,737
05.01 Acoustic Tile Suspended Ceiling - 5% Repair Contingency	\$1,917	9	5	\$852
05.02 Acoustic Tile Suspended Ceiling - Refinish	\$15,977	9	5	\$7,101
05.03 Acoustic Tile Suspended Ceiling - Replace	\$51,129	20	16	\$10,226
05.04 Gypsum Board Suspended Ceiling - 5% Repair Contingency	\$1,984	20	16	\$397
05.05 Gypsum Board Suspended Ceiling - Refinish	\$14,430	20	16	\$2,886
05.06 Gypsum Board Suspended Ceiling - Replace	\$43,291	40	36	\$4,329
05.07 Gypsum Board Walls (In Galleries Only) - 25% Repair/Replace Contingency	\$14,729	20	16	\$2,946
06 Classroom	\$0			\$0
06.01 Chairs - Stackable Classroom	\$0	20	16	\$0
06.02 Classroom Projector	\$0	15	11	\$0

Fully Funded Balance Breakdown - Next FY

Reserve Component	Current Cost	Useful Life	Remaining Life	Fully Funded Balance
06 Classroom	\$0			\$0
06.03 Classroom Projector Screen	\$0	25	21	\$0
06.04 Storage Cabinets	\$0	30	26	\$0
07 Doors	\$56,753			\$9,085
07.01 Exterior Metal Doors	\$4,944	30	26	\$659
07.02 Glass Storefront Entry Door Auto Openers	\$5,150	20	16	\$1,030
07.03 Glass Storefront Entry Doors	\$18,025	20	16	\$3,605
07.04 Interior Doors	\$25,544	40	36	\$2,554
07.05 Pocket Doors	\$3,090	10	6	\$1,236
08 Elevator	\$97,850			\$13,733
08.01 Elevator Cab Refurbish & Door Package	\$20,600	18	15	\$3,433
08.02 Elevator System - Maintenance/Repairs	\$0	1	0	\$0
08.03 Elevator System - Modernize/Upgrade	\$77,250	30	26	\$10,300
09 Event Equipment	\$0			\$0
09.01 Chairs - Stackable Fabric Covered	\$0	20	16	\$0
09.02 Tables - Folding	\$0	20	16	\$0
10 Fire Systems	\$26,574			\$4,527
10.01 Backflow for Fire System	\$2,575	15	11	\$687
10.02 Fire System - Testing & Minor Repairs	\$0	1	0	\$0
10.03 Fire System Panel - Upgrade/Modernize	\$6,180	25	21	\$989
10.04 Fire System Sprinkler Heads - Replace	\$17,819	25	21	\$2,851
11 Floor Finishes	\$301,587			\$56,109
11.01 Carpet Flooring - Auditorium	\$5,155	10	6	\$2,062
11.02 Carpet Flooring - Lower Level	\$9,373	10	6	\$3,749
11.03 Carpet Flooring - Sherry Grover Gallery	\$4,079	10	6	\$1,632
11.04 Carpet Flooring - Upper Level	\$10,043	10	6	\$4,017
11.05 Concrete Flooring Refinish - Auditorium	\$2,561	25	21	\$410
11.06 Concrete Flooring Refinish - Lower Level	\$22,987	25	21	\$3,678
11.07 Concrete Flooring Refinish - Main Level	\$11,319	25	21	\$1,811
11.08 Hardwood Flooring Refinish - Grand Staircase	\$1,205	5	1	\$964
11.09 Hardwood Flooring Refinish - Main & Upper Level	\$43,484	10	6	\$17,393
11.10 Hardwood Flooring Refinish - Stage	\$1,760	10	6	\$704
11.11 Hardwood Flooring Replace - Grand Staircase	\$23,175	40	36	\$2,318
11.12 Hardwood Flooring Replace - Main & Upper Level	\$133,797	40	36	\$13,380
11.13 Hardwood Flooring Replace - Stage	\$5,418	40	36	\$542
11.14 Tile Flooring - Main Level Bathrooms	\$6,695	40	36	\$670

Fully Funded Balance Breakdown - Next FY

<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Fully Funded Balance</i>
11 Floor Finishes	\$301,587			\$56,109
11.15 Tile Flooring - Upper Level Bathrooms	\$6,695	40	36	\$670
11.16 Vinyl Flooring - Upper Level Bathroom	\$865	25	24	\$35
11.17 Vinyl/Lino Flooring - Classroom Upper Level	\$12,978	25	21	\$2,076
12 Gallery - Furnishings	\$0			\$0
12.01 Day Lounger	\$0	10	6	\$0
12.02 Exhibit Display Cabinet	\$0	30	26	\$0
12.03 Exhibit Display Pedestal	\$0	30	26	\$0
12.04 Partition Walls	\$0	20	16	\$0
12.05 Sherry Grover - Display Cabinets	\$0	30	26	\$0
12.06 Sherry Grover - Display Table Case	\$0	30	26	\$0
12.07 Sherry Grover - Stackable Leland Chairs	\$0	20	16	\$0
12.08 Sherry Grover - TV	\$0	10	6	\$0
12.09 Small Tables	\$0	30	26	\$0
12.10 Stanchions	\$0	20	16	\$0
12.11 Wood Benches	\$0	30	26	\$0
12.12 Wood Table Sets	\$0	30	26	\$0
13 Glazing Systems	\$669,531			\$86,215
13.01 Louver Sun Shade System - Replace	\$96,305	40	36	\$9,631
13.02 Storefront Type (Exterior) - Repair	\$28,613	20	16	\$5,723
13.03 Storefront Type (Exterior) - Replace	\$47,689	40	36	\$4,769
13.04 Storefront Type (Interior) - Repair/Replace	\$0	1	0	\$0
13.05 Structural Glazing Systems - Repair	\$123,724	20	16	\$24,745
13.06 Structural Glazing Systems - Replace	\$340,240	40	36	\$34,024
13.07 Window Interior Sun Shades - Replace	\$32,960	18	14	\$7,324
14 Kitchenette	\$0			\$0
14.01 Appliances - Dishwashers	\$0	18	14	\$0
14.02 Appliances - Microwaves	\$0	10	6	\$0
14.03 Appliances - Refrigerators	\$0	18	14	\$0
14.04 Appliances - Sinks	\$0	35	31	\$0
14.05 Cabinets & Countertops - Refurbish	\$0	35	31	\$0
15 Landscaping & Irrigation	\$36,153			\$7,231
15.01 Greenscreen Metal Vine Wall	\$8,034	40	36	\$803
15.02 Rooftop Garden - Membrane	\$8,034	30	26	\$1,071
15.03 Rooftop Garden - Renovate	\$20,085	15	11	\$5,356
16 Lighting - Exterior	\$4,532			\$906
16.01 Recessed Fixtures	\$4,532	20	16	\$906

Fully Funded Balance Breakdown - Next FY

<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Fully Funded Balance</i>
17 Lighting - Interior	\$82,761			\$13,242
17.01 Lighting - Cove Light Fixtures	\$2,575	25	21	\$412
17.02 Lighting - Exhibit Track Fixtures	\$26,420	25	21	\$4,227
17.03 Lighting - Pendant Linear Fluorescent Fixtures	\$21,115	25	21	\$3,378
17.04 Lighting - Recessed 2' x 2' Fixtures (Lower Level)	\$2,060	25	21	\$330
17.05 Lighting - Recessed Multilamp Fixtures	\$16,686	25	21	\$2,670
17.06 Lighting - Recessed/Pendant Single Fixtures	\$13,905	25	21	\$2,225
18 Mechanical	\$386,353			\$78,684
18.01 A/C Units, Ceiling Mounted (Mitsubishi) - Replace	\$13,905	20	16	\$2,781
18.02 A/C Units, Floor Mounted (Mitsubishi) - Replace	\$3,090	20	16	\$618
18.03 Air Handling Unit (11,230 CFM) - AHU #3	\$51,500	20	16	\$10,300
18.04 Air Handling Unit (5,175 CFM) - AHU #2	\$30,900	20	16	\$6,180
18.05 Air Handling Unit (800 CFM) - AHU #1	\$13,905	20	16	\$2,781
18.06 Backflow Device for Mechanical	\$2,575	15	11	\$687
18.07 Boiler, Electric (563 MBH) - EB #1	\$24,205	15	11	\$6,455
18.08 Chemical Feeder	\$2,266	15	11	\$604
18.09 Compressors 2hp, 29 Gallon	\$1,545	20	13	\$541
18.10 Dampers, Fire /Smoke	\$4,635	30	27	\$464
18.11 Dampers, Motorized Control	\$7,880	30	27	\$788
18.12 Expansion Tanks	\$9,270	20	16	\$1,854
18.13 Fans, Exhaust (300 CFM) - EF #1-2	\$773	15	11	\$206
18.14 Fans, Exhaust (340 CFM) - EF #2-1	\$773	15	11	\$206
18.15 Fans, Exhaust (380 CFM) - EF #L-1	\$773	15	11	\$206
18.16 Fans, Exhaust (850 CFM) - EF #1-1	\$1,236	20	16	\$247
18.17 Fans, Scavenger (2,000 CFM) - #SF-L-1	\$4,944	20	16	\$989
18.18 Fluid Cooler, Closed Loop	\$30,900	20	16	\$6,180
18.19 Generator - 14 KW	\$15,450	25	22	\$1,854
18.20 Heat Pumps - 3.5 Ton Geothermal Water to Air	\$37,080	20	16	\$7,416
18.21 Heat Pumps - Main and Upper Level HVAC	\$41,200	20	16	\$8,240
18.22 Humidifier - HUM #1	\$3,605	15	11	\$961
18.23 Humidifier - HUM #2	\$7,210	15	11	\$1,923
18.24 Pump, Circulation - Geothermal	\$10,815	12	8	\$3,605
18.25 Pump, Circulation Controls - Geothermal	\$2,060	24	20	\$343
18.26 Pump, In-Line Water Pump	\$4,120	12	8	\$1,373
18.27 Pump, In-Line Water Pump	\$4,120	12	8	\$1,373
18.28 Variable Air Volume Terminal (1,240 CFM) - VAV #2-1	\$3,090	22	18	\$562

Fully Funded Balance Breakdown - Next FY

<i>Reserve Component</i>		<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Fully Funded Balance</i>
18	Mechanical	\$386,353			\$78,684
18.29	Variable Air Volume Terminal (1,425 CFM) - VAV #2-3	\$3,090	22	18	\$562
18.30	Variable Air Volume Terminal (1,475 CFM) - VAV #1-1	\$3,090	22	18	\$562
18.31	Variable Air Volume Terminal (1,610 CFM) - VAV #1-6	\$3,605	22	18	\$655
18.32	Variable Air Volume Terminal (195 CFM) - VAV #L-1	\$1,545	22	18	\$281
18.33	Variable Air Volume Terminal (2,100 CFM) - VAV #1-2	\$4,120	22	18	\$749
18.34	Variable Air Volume Terminal (2,180 CFM) - VAV #1-5	\$4,635	22	18	\$843
18.35	Variable Air Volume Terminal (425 CFM) - VAV #L-2	\$2,060	22	18	\$375
18.36	Variable Air Volume Terminal (485 CFM) - VAV #2-2	\$2,060	22	18	\$375
18.37	Variable Air Volume Terminal (550 CFM) - VAV #1-4	\$2,060	22	18	\$375
18.38	Variable Air Volume Terminal (660 CFM) - VAV #1-7	\$2,060	22	18	\$375
18.39	Variable Frequency Drive (10 HP) - VFD #2	\$3,605	22	18	\$655
18.40	Variable Frequency Drive (2 HP) - VFD #1	\$5,150	20	16	\$1,030
18.41	Variable Frequency Drive (20 HP) - VFD #3	\$5,665	20	16	\$1,133
18.42	Water Storage Tank	\$9,785	30	27	\$979
19	Office	\$0			\$0
19.01	Furnishings - Business Office	\$0	20	16	\$0
19.02	Furnishings - Marketing Office	\$0	20	16	\$0
19.03	Office - Computer Equipment	\$0	8	4	\$0
20	Painting & Staining	\$33,631			\$17,067
20.01	Exterior Surfaces - Pressure Wash	\$5,768	3	0	\$5,768
20.02	Interior Surfaces	\$0	1	0	\$0
20.03	Louver Sun Shades - Paint (both sides)	\$13,483	20	16	\$2,697
20.04	Metal Siding - Refinish	\$3,692	10	6	\$1,477
20.05	Wood Siding & Overhang - Refinish	\$10,688	3	1	\$7,126
21	Plumbing	\$17,716			\$4,752
21.01	Drinking Fountain	\$4,326	10	6	\$1,730
21.02	Duel Sump Pump	\$3,090	12	8	\$1,030
21.03	Duel Sump Pump Controls	\$2,060	24	20	\$343

Fully Funded Balance Breakdown - Next FY

<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Fully Funded Balance</i>
21 Plumbing	\$17,716			\$4,752
21.04 Piping - Geothermal	\$0	1	0	\$0
21.05 Sewer Mains	\$0	1	0	\$0
21.06 Water Heater	\$6,180	15	12	\$1,236
21.07 Water Heater Circulation Pump 1/6 hp	\$2,060	20	16	\$412
21.08 Water Mains	\$0	1	0	\$0
22 Reception	\$0			\$0
22.01 Computer Equipment	\$0	8	4	\$0
22.02 Desk	\$0	30	26	\$0
23 Retail Store	\$0			\$0
23.01 Cabinets	\$0	30	26	\$0
23.02 Computer Equipment	\$0	8	4	\$0
23.03 Display Pedestal Cabinets	\$0	30	26	\$0
23.04 Display Tables	\$0	30	26	\$0
24 Roofing	\$107,537			\$14,338
24.01 Downspouts	\$1,854	30	26	\$247
24.02 Roof Deck - Guard Rail	\$5,536	30	26	\$738
24.03 Roof Deck - Paver System	\$2,627	30	26	\$350
24.04 Roof Hatch	\$1,854	30	26	\$247
24.05 Single Ply Membrane (PVC) - Replace	\$77,868	30	26	\$10,382
24.06 Skylights	\$17,798	30	26	\$2,373
25 Security	\$34,763			\$11,588
25.01 Keri Systems - Key Fob System Upgrades	\$6,180	12	8	\$2,060
25.02 Security - Cameras Replace	\$24,463	12	8	\$8,154
25.03 Security - DVR Unit Modernization/Upgrade	\$4,120	12	8	\$1,373
26 Solar System	\$78,795			\$18,746
26.01 Solar Panel Mounting Brackets	\$16,995	30	26	\$2,266
26.02 Solar Panels - Replace	\$58,710	15	11	\$15,656
26.03 Solar Panels Controller - Replace	\$3,090	15	11	\$824
Grand Total:	\$2,180,949			\$376,915

Category Summary - Next FY

<i>Category</i>	<i>Current Cost</i>	<i>Useful Life (Min - Max)</i>	<i>Remaining Life (Min - Max)</i>	<i>Fully Funded Balance</i>
01 Auditorium	\$0	8 - 25	4 - 21	\$0
02 Bathroom Fixtures	\$28,840	20 - 35	16 - 31	\$3,896
03 Bistro	\$0	8 - 30	4 - 26	\$0
04 Building Exterior	\$74,117	20 - 40	16 - 36	\$8,061
05 Ceiling & Wall Finishes	\$143,457	9 - 40	5 - 36	\$28,737
06 Classroom	\$0	15 - 30	11 - 26	\$0
07 Doors	\$56,753	10 - 40	6 - 36	\$9,085
08 Elevator	\$97,850	1 - 30	0 - 26	\$13,733
09 Event Equipment	\$0	20 - 20	16 - 16	\$0
10 Fire Systems	\$26,574	1 - 25	0 - 21	\$4,527
11 Floor Finishes	\$301,587	5 - 40	1 - 36	\$56,109
12 Gallery - Furnishings	\$0	10 - 30	6 - 26	\$0
13 Glazing Systems	\$669,531	1 - 40	0 - 36	\$86,215
14 Kitchenette	\$0	10 - 35	6 - 31	\$0
15 Landscaping & Irrigation	\$36,153	15 - 40	11 - 36	\$7,231

16	Lighting - Exterior	\$4,532	20 - 20	16 - 16	\$906
17	Lighting - Interior	\$82,761	25 - 25	21 - 21	\$13,242
18	Mechanical	\$386,353	12 - 30	8 - 27	\$78,684
19	Office	\$0	8 - 20	4 - 16	\$0
20	Painting & Staining	\$33,631	1 - 20	0 - 16	\$17,067
21	Plumbing	\$17,716	1 - 24	0 - 20	\$4,752
22	Reception	\$0	8 - 30	4 - 26	\$0
23	Retail Store	\$0	8 - 30	4 - 26	\$0
24	Roofing	\$107,537	30 - 30	26 - 26	\$14,338
25	Security	\$34,763	12 - 12	8 - 8	\$11,588
26	Solar System	\$78,795	15 - 30	11 - 26	\$18,746

Grand Total: \$2,180,949

\$376,915

Component Details

<i>Reserve Component</i>	<i>Quantity</i>	<i>Unit of Measure</i>	<i>Unit Cost</i>	<i>Source Code</i>	<i>Rplc %</i>	<i>Cont %</i>	<i>Extended Cost</i>
01 Auditorium							
01.01 Accessibility Lift UL: 25 RL: 22	1	each	\$10,000.00	7	0%	0%	\$0
01.02 Cinema Projection System UL: 15 RL: 12	1	ls	\$35,000.00	7	0%	0%	\$0
01.03 Cinema Sound System - Retrofit UL: 15 RL: 12	1	ls	\$15,000.00	7	0%	0%	\$0
01.04 Curtains UL: 25 RL: 22	928	sq ft	\$8.00	7	0%	0%	\$0
01.05 Curtains Power Control and Track System UL: 25 RL: 22	1	ls	\$7,600.00	7	0%	0%	\$0
01.06 Gypsum Board Suspended Ceiling - Refinish UL: 20 RL: 17	7,005	sq ft	\$2.00	7	0%	0%	\$0
01.07 Kaleidescape Server UL: 8 RL: 5	1	each	\$6,000.00	7	0%	0%	\$0
01.08 Projection Screen with Power Lift UL: 25 RL: 22	180	sq ft	\$20.00	7	0%	0%	\$0
01.09 Seating - Theatre Style UL: 25 RL: 22	58	each	\$400.00	7	0%	0%	\$0
02 Bathroom Fixtures							
02.01 Bathroom Countertops UL: 35 RL: 32	34	lin ft	\$150.00	7	100%	0%	\$5,100
02.02 Bathroom Partitions UL: 20 RL: 17	4	each	\$1,500.00	7	100%	0%	\$6,000
02.03 Bathroom Sinks UL: 35 RL: 32	7	each	\$750.00	7	100%	0%	\$5,250
02.04 Bathroom Urinal Partition UL: 20 RL: 17	1	each	\$800.00	7	100%	0%	\$800
02.05 Bathroom Urinals UL: 35 RL: 32	4	each	\$1,050.00	7	100%	0%	\$4,200
02.06 Bathroom Water Closets UL: 35 RL: 32	7	each	\$950.00	7	100%	0%	\$6,650
03 Bistro							

Component Details

<i>Reserve Component</i>	<i>Quantity</i>	<i>Unit of Measure</i>	<i>Unit Cost</i>	<i>Source Code</i>	<i>Rplc %</i>	<i>Cont %</i>	<i>Extended Cost</i>
03 Bistro							
03.01 Appliances - Bar Refrigerator (Under-counter) UL: 15 RL: 12	1	each	\$2,000.00	7	0%	0%	\$0
03.02 Appliances - Beverage Cooler Boxes UL: 20 RL: 17	2	each	\$500.00	7	0%	0%	\$0
03.03 Appliances - Commercial Coffee Grinder UL: 15 RL: 12	1	each	\$850.00	7	0%	0%	\$0
03.04 Appliances - Commercial Duel Coffee Maker UL: 15 RL: 12	1	each	\$1,500.00	7	0%	0%	\$0
03.05 Appliances - Commercial Hot Water Dispenser UL: 15 RL: 12	1	each	\$650.00	7	0%	0%	\$0
03.06 Appliances - Countertop Induction Range/Cooker UL: 10 RL: 7	1	each	\$750.00	7	0%	0%	\$0
03.07 Appliances - Freezer (Under-counter) UL: 15 RL: 12	1	each	\$2,500.00	7	0%	0%	\$0
03.08 Appliances - Holding Cabinets UL: 20 RL: 17	2	each	\$5,000.00	7	0%	0%	\$0
03.09 Appliances - Ice Machine (Under-counter) UL: 10 RL: 7	1	each	\$2,500.00	7	0%	0%	\$0
03.10 Appliances - Meat Slicer UL: 20 RL: 17	1	each	\$1,200.00	7	0%	0%	\$0
03.11 Appliances - Metal Grid Shelf Carts UL: 30 RL: 27	5	each	\$600.00	7	0%	0%	\$0
03.12 Appliances - Prep Refrigerator (Moveable) UL: 15 RL: 12	1	each	\$2,000.00	7	0%	0%	\$0
03.13 Appliances - Rack Style Dishwasher UL: 10 RL: 7	1	each	\$4,500.00	7	0%	0%	\$0
03.14 Appliances - Refrigerator (True, Two Section) UL: 15 RL: 12	1	each	\$5,500.00	7	0%	0%	\$0

Component Details

<i>Reserve Component</i>	<i>Quantity</i>	<i>Unit of Measure</i>	<i>Unit Cost</i>	<i>Source Code</i>	<i>Rplc %</i>	<i>Cont %</i>	<i>Extended Cost</i>
03 Bistro							
03.15 Appliances - Stainless Cleaning Station Single Sink UL: 30 RL: 27	1	each	\$1,750.00	7	0%	0%	\$0
03.16 Appliances - Stainless Cleaning Station Single Sink with Dishwasher UL: 15 RL: 12	1	each	\$3,500.00	7	0%	0%	\$0
03.17 Appliances - Stainless Prep Sink, Triple Sink UL: 30 RL: 27	1	each	\$4,500.00	7	0%	0%	\$0
03.18 Appliances - Stainless Prep Table UL: 30 RL: 27	1	each	\$1,500.00	7	0%	0%	\$0
03.19 Appliances - Stainless Table UL: 30 RL: 27	1	each	\$1,000.00	7	0%	0%	\$0
03.20 Appliances - Turbo Chef High Speed Convection Micro Oven UL: 20 RL: 17	1	each	\$10,000.00	7	0%	0%	\$0
03.21 Bistro Counters and Cabinets - Refurbish UL: 20 RL: 17 Refurbish Cabinets, replace hardware, and replace/refurbish countertops.	1	ls	\$25,000.00	7	0%	0%	\$0
03.22 Bistro/Kitchen Plumbing - Repair Contingency UL: 15 RL: 12 Contingency included for plumbing upgrades due to potential code changes as well as repairs when equipment is replaced.	1	ls	\$5,000.00	7	0%	0%	\$0
03.23 Computer Equipment UL: 8 RL: 5	1	ls	\$1,500.00	7	0%	0%	\$0
03.24 Indoor Furnishings - Bench Seat UL: 20 RL: 17	1	each	\$2,500.00	7	0%	0%	\$0
03.25 Indoor Furnishings - Large Tables UL: 20 RL: 17	4	each	\$650.00	7	0%	0%	\$0
03.26 Indoor Furnishings - Small Tables UL: 20 RL: 17	3	each	\$550.00	7	0%	0%	\$0
03.27 Indoor Furnishings - Stackable Leland Chairs UL: 20 RL: 17	20	each	\$600.00	13	0%	0%	\$0

Component Details

<i>Reserve Component</i>	<i>Quantity</i>	<i>Unit of Measure</i>	<i>Unit Cost</i>	<i>Source Code</i>	<i>Rplc %</i>	<i>Cont %</i>	<i>Extended Cost</i>
03 Bistro							
03.28 Kitchen Backflow Devices - Rebuild/Replace UL: 12 RL: 9	2	each	\$500.00	7	0%	0%	\$0
03.29 Outdoor Furnishings - Large Patio Tables UL: 10 RL: 7	4	each	\$250.00	7	0%	0%	\$0
03.30 Outdoor Furnishings - Patio Chairs UL: 10 RL: 7	34	each	\$150.00	7	0%	0%	\$0
03.31 Outdoor Furnishings - Propane Heaters UL: 10 RL: 7	2	each	\$550.00	7	0%	0%	\$0
03.32 Outdoor Furnishings - Small Patio Tables UL: 10 RL: 7	6	each	\$150.00	7	0%	0%	\$0
03.33 Outdoor Furnishings - Umbrellas UL: 10 RL: 7	3	each	\$250.00	7	0%	0%	\$0
03.34 TV Monitor UL: 10 RL: 7	1	each	\$800.00	7	0%	0%	\$0
04 Building Exterior							
04.01 Metal Siding - Replace UL: 40 RL: 37	1,024	sq ft	\$12.00	7	100%	0%	\$12,288
04.02 Stone Veneer - 50% Repair Contingency UL: 20 RL: 17	1,400	sq ft	\$9.00	7	50%	0%	\$6,300
04.03 Tigerwood Rainscreen Siding - Replace UL: 40 RL: 37	2,965	sq ft	\$18.00	7	100%	0%	\$53,370
05 Ceiling & Wall Finishes							
05.01 Acoustic Tile Suspended Ceiling - 5% Repair Contingency UL: 9 RL: 6	6,205	sq ft	\$6.00	7	5%	0%	\$1,861
05.02 Acoustic Tile Suspended Ceiling - Refinish UL: 9 RL: 6 Includes preparation of surfaces and roll brush one coat paint.	6,205	sq ft	\$2.50	7	100%	0%	\$15,512

Component Details

<i>Reserve Component</i>	<i>Quantity</i>	<i>Unit of Measure</i>	<i>Unit Cost</i>	<i>Source Code</i>	<i>Rplc %</i>	<i>Cont %</i>	<i>Extended Cost</i>
05 Ceiling & Wall Finishes							
05.03 Acoustic Tile Suspended Ceiling - Replace UL: 20 RL: 17 Cost includes ceiling grid replacement.	6,205	sq ft	\$8.00	7	100%	0%	\$49,640
05.04 Gypsum Board Suspended Ceiling - 5% Repair Contingency UL: 20 RL: 17	7,005	sq ft	\$5.50	7	5%	0%	\$1,926
05.05 Gypsum Board Suspended Ceiling - Refinish UL: 20 RL: 17 Includes preparation of surfaces and roll brush one coat paint.	7,005	sq ft	\$2.00	7	100%	0%	\$14,010
05.06 Gypsum Board Suspended Ceiling - Replace UL: 40 RL: 37 Cost includes ceiling grid replacement.	7,005	sq ft	\$6.00	7	100%	0%	\$42,030
05.07 Gypsum Board Walls (In Galleries Only) - 25% Repair/Replace Contingency UL: 20 RL: 17 Includes replacement of 5/8" plywood backing.	5,720	sq ft	\$10.00	7	25%	0%	\$14,300
06 Classroom							
06.01 Chairs - Stackable Classroom UL: 20 RL: 17	50	each	\$85.00	7	0%	0%	\$0
06.02 Classroom Projector UL: 15 RL: 12	2	each	\$750.00	7	0%	0%	\$0
06.03 Classroom Projector Screen UL: 25 RL: 22	2	each	\$1,000.00	7	0%	0%	\$0
06.04 Storage Cabinets UL: 30 RL: 27	3	each	\$850.00	7	0%	0%	\$0
07 Doors							
07.01 Exterior Metal Doors UL: 30 RL: 27	4	each	\$1,200.00	7	100%	0%	\$4,800
07.02 Glass Storefront Entry Door Auto Openers UL: 20 RL: 17	2	each	\$2,500.00	7	100%	0%	\$5,000
07.03 Glass Storefront Entry Doors UL: 20 RL: 17	5	each	\$3,500.00	7	100%	0%	\$17,500

Component Details

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07 Doors							
07.04 Interior Doors UL: 40 RL: 37 Varying sizes and finishes. An average per unit cost has been used for budgeting purposes.	31	each	\$800.00	7	100%	0%	\$24,800
07.05 Pocket Doors UL: 10 RL: 7	2	each	\$1,500.00	7	100%	0%	\$3,000
08 Elevator							
08.01 Elevator Cab Refurbish & Door Package UL: 18 RL: 16	1	ls	\$20,000.00	7	100%	0%	\$20,000
08.02 Elevator System - Maintenance/Repairs UL: 1 RL: 1 Annual inspections and repairs are typically considered maintenance and operating expenses.	1	ls	\$0.00	7	0%	0%	\$0
08.03 Elevator System - Modernize/Upgrade UL: 30 RL: 27 Includes upgrades to the hydraulic unit, jack, and controller.	1	ls	\$75,000.00	7	100%	0%	\$75,000
09 Event Equipment							
09.01 Chairs - Stackable Fabric Covered UL: 20 RL: 17	90	each	\$150.00	7	0%	0%	\$0
09.02 Tables - Folding UL: 20 RL: 17	30	each	\$200.00	7	0%	0%	\$0
10 Fire Systems							
10.01 Backflow for Fire System UL: 15 RL: 12	1	each	\$2,500.00	7	100%	0%	\$2,500
10.02 Fire System - Testing & Minor Repairs UL: 1 RL: 1 Annual inspections and repairs are typically considered maintenance and operating expenses.	1	ls	\$0.00	7	0%	0%	\$0
10.03 Fire System Panel - Upgrade/Modernize UL: 25 RL: 22	1	each	\$6,000.00	7	100%	0%	\$6,000
10.04 Fire System Sprinkler Heads - Replace UL: 25 RL: 22	173	each	\$100.00	7	100%	0%	\$17,300
11 Floor Finishes							

Component Details

<i>Reserve Component</i>	<i>Quantity</i>	<i>Unit of Measure</i>	<i>Unit Cost</i>	<i>Source Code</i>	<i>Rplc %</i>	<i>Cont %</i>	<i>Extended Cost</i>
11 Floor Finishes							
11.01 Carpet Flooring - Auditorium UL: 10 RL: 7	77	sq yd	\$65.00	7	100%	0%	\$5,005
11.02 Carpet Flooring - Lower Level UL: 10 RL: 7	140	sq yd	\$65.00	7	100%	0%	\$9,100
11.03 Carpet Flooring - Sherry Grover Gallery UL: 10 RL: 7	44	sq yd	\$90.00	7	100%	0%	\$3,960
11.04 Carpet Flooring - Upper Level UL: 10 RL: 7	150	sq yd	\$65.00	7	100%	0%	\$9,750
11.05 Concrete Flooring Refinish - Auditorium UL: 25 RL: 22	440	sq ft	\$5.65	7	100%	0%	\$2,486
11.06 Concrete Flooring Refinish - Lower Level UL: 25 RL: 22 Includes local repair and a 1" topping as needed.	3,950	sq ft	\$5.65	7	100%	0%	\$22,317
11.07 Concrete Flooring Refinish - Main Level UL: 25 RL: 22 Includes local repair and a 1" topping as needed.	1,945	sq ft	\$5.65	7	100%	0%	\$10,989
11.08 Hardwood Flooring Refinish - Grand Staircase UL: 5 RL: 2	180	sq ft	\$6.50	7	100%	0%	\$1,170
11.09 Hardwood Flooring Refinish - Main & Upper Level UL: 10 RL: 7 Cost includes sand and refinish, 2 coats	6,495	sq ft	\$6.50	7	100%	0%	\$42,217
11.10 Hardwood Flooring Refinish - Stage UL: 10 RL: 7 Cost includes sand and refinish, 2 coats	263	sq ft	\$6.50	7	100%	0%	\$1,709
11.11 Hardwood Flooring Replace - Grand Staircase UL: 40 RL: 37	180	sq ft	\$125.00	7	100%	0%	\$22,500
11.12 Hardwood Flooring Replace - Main & Upper Level UL: 40 RL: 37	6,495	sq ft	\$20.00	7	100%	0%	\$129,900

Component Details

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11 Floor Finishes							
11.13 Hardwood Flooring Replace - Stage UL: 40 RL: 37	263	sq ft	\$20.00	7	100%	0%	\$5,260
11.14 Tile Flooring - Main Level Bathrooms UL: 40 RL: 37	260	sq ft	\$25.00	7	100%	0%	\$6,500
11.15 Tile Flooring - Upper Level Bathrooms UL: 40 RL: 37	260	sq ft	\$25.00	7	100%	0%	\$6,500
11.16 Vinyl Flooring - Upper Level Bathroom UL: 25 RL: 0 Flooring is bubbling up due to poor installation.	60	sq ft	\$14.00	7	100%	0%	\$840
11.17 Vinyl/Lino Flooring - Classroom Upper Level UL: 25 RL: 22	105	sq yd	\$120.00	7	100%	0%	\$12,600
12 Gallery - Furnishings							
12.01 Day Lounger UL: 10 RL: 7	1	each	\$1,500.00	7	0%	0%	\$0
12.02 Exhibit Display Cabinet UL: 30 RL: 27	11	each	\$2,500.00	7	0%	0%	\$0
12.03 Exhibit Display Pedestal UL: 30 RL: 27	21	each	\$550.00	7	0%	0%	\$0
12.04 Partition Walls UL: 20 RL: 17	7	each	\$1,500.00	7	0%	0%	\$0
12.05 Sherry Grover - Display Cabinets UL: 30 RL: 27	67	lin ft	\$450.00	7	0%	0%	\$0
12.06 Sherry Grover - Display Table Case UL: 30 RL: 27	15	lin ft	\$450.00	7	0%	0%	\$0
12.07 Sherry Grover - Stackable Leland Chairs UL: 20 RL: 17	30	each	\$600.00	13	0%	0%	\$0
12.08 Sherry Grover - TV UL: 10 RL: 7	1	each	\$800.00	7	0%	0%	\$0
12.09 Small Tables UL: 30 RL: 27	2	each	\$500.00	7	0%	0%	\$0

Component Details

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12 Gallery - Furnishings							
12.10 Stanchions UL: 20 RL: 17	6	each	\$100.00	7	0%	0%	\$0
12.11 Wood Benches UL: 30 RL: 27	2	each	\$800.00	7	0%	0%	\$0
12.12 Wood Table Sets UL: 30 RL: 27	2	each	\$2,500.00	7	0%	0%	\$0
13 Glazing Systems							
13.01 Louver Sun Shade System - Replace UL: 40 RL: 37	1,870	sq ft	\$50.00	7	100%	0%	\$93,500
13.02 Storefront Type (Exterior) - Repair UL: 20 RL: 17	926	sq ft	\$30.00	7	100%	0%	\$27,780
13.03 Storefront Type (Exterior) - Replace UL: 40 RL: 37	926	sq ft	\$50.00	7	100%	0%	\$46,300
13.04 Storefront Type (Interior) - Repair/Replace UL: 1 RL: 1 Annual inspections and repairs are typically considered maintenance and operating expenses.	1	ls	\$0.00	7	0%	0%	\$0
13.05 Structural Glazing Systems - Repair UL: 20 RL: 17 Reseal and repair locally as-needed.	3,003	sq ft	\$40.00	7	100%	0%	\$120,120
13.06 Structural Glazing Systems - Replace UL: 40 RL: 37	3,003	sq ft	\$110.00	7	100%	0%	\$330,330
13.07 Window Interior Sun Shades - Replace UL: 18 RL: 15	8	each	\$4,000.00	7	100%	0%	\$32,000
14 Kitchenette							
14.01 Appliances - Dishwashers UL: 18 RL: 15	3	each	\$1,150.00	7	0%	0%	\$0
14.02 Appliances - Microwaves UL: 10 RL: 7	3	each	\$350.00	7	0%	0%	\$0
14.03 Appliances - Refrigerators UL: 18 RL: 15	3	each	\$1,800.00	7	0%	0%	\$0
14.04 Appliances - Sinks UL: 35 RL: 32	3	each	\$750.00	7	0%	0%	\$0

Component Details

<i>Reserve Component</i>	<i>Quantity</i>	<i>Unit of Measure</i>	<i>Unit Cost</i>	<i>Source Code</i>	<i>Rplc %</i>	<i>Cont %</i>	<i>Extended Cost</i>
14 Kitchenette							
14.05 Cabinets & Countertops - Refurbish UL: 35 RL: 32	3	ls	\$7,500.00	7	0%	0%	\$0
15 Landscaping & Irrigation							
15.01 Greenscreen Metal Vine Wall UL: 40 RL: 37	390	sq ft	\$20.00	7	100%	0%	\$7,800
15.02 Rooftop Garden - Membrane UL: 30 RL: 27	650	sq ft	\$12.00	7	100%	0%	\$7,800
15.03 Rooftop Garden - Renovate UL: 15 RL: 12	650	sq ft	\$30.00	7	100%	0%	\$19,500
16 Lighting - Exterior							
16.01 Recessed Fixtures UL: 20 RL: 17	22	each	\$200.00	7	100%	0%	\$4,400
17 Lighting - Interior							
17.01 Lighting - Cove Light Fixtures UL: 25 RL: 22	10	each	\$250.00	7	100%	0%	\$2,500
17.02 Lighting - Exhibit Track Fixtures UL: 25 RL: 22	171	each	\$150.00	7	100%	0%	\$25,650
17.03 Lighting - Pendant Linear Fluorescent Fixtures UL: 25 RL: 22	82	each	\$250.00	7	100%	0%	\$20,500
17.04 Lighting - Recessed 2' x 2' Fixtures (Lower Level) UL: 25 RL: 22	8	each	\$250.00	7	100%	0%	\$2,000
17.05 Lighting - Recessed Multilamp Fixtures UL: 25 RL: 22	36	each	\$450.00	7	100%	0%	\$16,200
17.06 Lighting - Recessed/Pendant Single Fixtures UL: 25 RL: 22	90	each	\$150.00	7	100%	0%	\$13,500
18 Mechanical							
18.01 A/C Units, Ceiling Mounted (Mitsubishi) - Replace UL: 20 RL: 17	3	each	\$4,500.00	7	100%	0%	\$13,500
18.02 A/C Units, Floor Mounted (Mitsubishi) - Replace UL: 20 RL: 17	1	each	\$3,000.00	7	100%	0%	\$3,000

Component Details

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18 Mechanical							
18.03 Air Handling Unit (11,230 CFM) - AHU #3 UL: 20 RL: 17	1	each	\$50,000.00	7	100%	0%	\$50,000
18.04 Air Handling Unit (5,175 CFM) - AHU #2 UL: 20 RL: 17	1	each	\$30,000.00	7	100%	0%	\$30,000
18.05 Air Handling Unit (800 CFM) - AHU #1 UL: 20 RL: 17	1	each	\$13,500.00	7	100%	0%	\$13,500
18.06 Backflow Device for Mechanical UL: 15 RL: 12	1	each	\$2,500.00	7	100%	0%	\$2,500
18.07 Boiler, Electric (563 MBH) - EB #1 UL: 15 RL: 12	1	each	\$23,500.00	7	100%	0%	\$23,500
18.08 Chemical Feeder UL: 15 RL: 12	1	each	\$2,200.00	7	100%	0%	\$2,200
18.09 Compressors 2hp, 29 Gallon UL: 20 RL: 14	2	each	\$750.00	7	100%	0%	\$1,500
18.10 Dampers, Fire /Smoke UL: 30 RL: 28 9 total fire/smoke dampers. Variable in size. An average per unit cost has been used for budgeting purposes.	9	each	\$500.00	7	100%	0%	\$4,500
18.11 Dampers, Motorized Control UL: 30 RL: 28	9	each	\$850.00	7	100%	0%	\$7,650
18.12 Expansion Tanks UL: 20 RL: 17	3	each	\$3,000.00	7	100%	0%	\$9,000
18.13 Fans, Exhaust (300 CFM) - EF #1-2 UL: 15 RL: 12	1	each	\$750.00	7	100%	0%	\$750
18.14 Fans, Exhaust (340 CFM) - EF #2-1 UL: 15 RL: 12	1	each	\$750.00	7	100%	0%	\$750
18.15 Fans, Exhaust (380 CFM) - EF #L-1 UL: 15 RL: 12	1	each	\$750.00	7	100%	0%	\$750
18.16 Fans, Exhaust (850 CFM) - EF #1-1 UL: 20 RL: 17	1	each	\$1,200.00	7	100%	0%	\$1,200
18.17 Fans, Scavenger (2,000 CFM) - #SF-L-1 UL: 20 RL: 17	1	each	\$4,800.00	7	100%	0%	\$4,800

Component Details

<i>Reserve Component</i>	<i>Quantity</i>	<i>Unit of Measure</i>	<i>Unit Cost</i>	<i>Source Code</i>	<i>Rplc %</i>	<i>Cont %</i>	<i>Extended Cost</i>
18 Mechanical							
18.18 Fluid Cooler, Closed Loop UL: 20 RL: 17	1	each	\$30,000.00	7	100%	0%	\$30,000
18.19 Generator - 14 KW UL: 25 RL: 23	1	each	\$15,000.00	7	100%	0%	\$15,000
18.20 Heat Pumps - 3.5 Ton Geothermal Water to Air UL: 20 RL: 17	3	each	\$12,000.00	7	100%	0%	\$36,000
18.21 Heat Pumps - Main and Upper Level HVAC UL: 20 RL: 17	4	each	\$10,000.00	7	100%	0%	\$40,000
18.22 Humidifier - HUM #1 UL: 15 RL: 12	1	each	\$3,500.00	7	100%	0%	\$3,500
18.23 Humidifier - HUM #2 UL: 15 RL: 12	2	each	\$3,500.00	7	100%	0%	\$7,000
18.24 Pump, Circulation - Geothermal UL: 12 RL: 9	1	each	\$10,500.00	7	100%	0%	\$10,500
18.25 Pump, Circulation Controls - Geothermal UL: 24 RL: 21	1	each	\$2,000.00	7	100%	0%	\$2,000
18.26 Pump, In-Line Water Pump UL: 12 RL: 9	1	each	\$4,000.00	7	100%	0%	\$4,000
18.27 Pump, In-Line Water Pump UL: 12 RL: 9	1	each	\$4,000.00	7	100%	0%	\$4,000
18.28 Variable Air Volume Terminal (1,240 CFM) - VAV #2-1 UL: 22 RL: 19	1	each	\$3,000.00	7	100%	0%	\$3,000
18.29 Variable Air Volume Terminal (1,425 CFM) - VAV #2-3 UL: 22 RL: 19	1	each	\$3,000.00	7	100%	0%	\$3,000
18.30 Variable Air Volume Terminal (1,475 CFM) - VAV #1-1 UL: 22 RL: 19	1	each	\$3,000.00	7	100%	0%	\$3,000
18.31 Variable Air Volume Terminal (1,610 CFM) - VAV #1-6 UL: 22 RL: 19	1	each	\$3,500.00	7	100%	0%	\$3,500

Component Details

<i>Reserve Component</i>	<i>Quantity</i>	<i>Unit of Measure</i>	<i>Unit Cost</i>	<i>Source Code</i>	<i>Rplc %</i>	<i>Cont %</i>	<i>Extended Cost</i>
18 Mechanical							
18.32 Variable Air Volume Terminal (195 CFM) - VAV #L-1 UL: 22 RL: 19	1	each	\$1,500.00	7	100%	0%	\$1,500
18.33 Variable Air Volume Terminal (2,100 CFM) - VAV #1-2 UL: 22 RL: 19	1	each	\$4,000.00	7	100%	0%	\$4,000
18.34 Variable Air Volume Terminal (2,180 CFM) - VAV #1-5 UL: 22 RL: 19	1	each	\$4,500.00	7	100%	0%	\$4,500
18.35 Variable Air Volume Terminal (425 CFM) - VAV #L-2 UL: 22 RL: 19	1	each	\$2,000.00	7	100%	0%	\$2,000
18.36 Variable Air Volume Terminal (485 CFM) - VAV #2-2 UL: 22 RL: 19	1	each	\$2,000.00	7	100%	0%	\$2,000
18.37 Variable Air Volume Terminal (550 CFM) - VAV #1-4 UL: 22 RL: 19	1	each	\$2,000.00	7	100%	0%	\$2,000
18.38 Variable Air Volume Terminal (660 CFM) - VAV #1-7 UL: 22 RL: 19	1	each	\$2,000.00	7	100%	0%	\$2,000
18.39 Variable Frequency Drive (10 HP) - VFD #2 UL: 22 RL: 19	1	each	\$3,500.00	7	100%	0%	\$3,500
18.40 Variable Frequency Drive (2 HP) - VFD #1 UL: 20 RL: 17	2	each	\$2,500.00	7	100%	0%	\$5,000
18.41 Variable Frequency Drive (20 HP) - VFD #3 UL: 20 RL: 17	1	each	\$5,500.00	7	100%	0%	\$5,500
18.42 Water Storage Tank UL: 30 RL: 28	1	each	\$9,500.00	7	100%	0%	\$9,500
19 Office							
19.01 Furnishings - Business Office UL: 20 RL: 17 Includes 2 desks, 1 file cabinet, and 1 bookcase.	1	ls	\$3,000.00	7	0%	0%	\$0

Component Details

<i>Reserve Component</i>	<i>Quantity</i>	<i>Unit of Measure</i>	<i>Unit Cost</i>	<i>Source Code</i>	<i>Rplc %</i>	<i>Cont %</i>	<i>Extended Cost</i>	
19 Office								
19.02	Furnishings - Marketing Office UL: 20 RL: 17 Includes 3 desks, 2 file cabinets, and 3 bookshelves.	1	ls	\$5,500.00	7	0%	0%	\$0
19.03	Office - Computer Equipment UL: 8 RL: 5	5	each	\$1,500.00	7	0%	0%	\$0
20 Painting & Staining								
20.01	Exterior Surfaces - Pressure Wash UL: 3 RL: 1	11,200	sq ft	\$0.50	7	100%	0%	\$5,600
20.02	Interior Surfaces UL: 1 RL: 1 Per Client request interior painting has been excluded from this study as it is paid from the maintenance/operating account.	1	ls	\$0.00	7	0%	0%	\$0
20.03	Louver Sun Shades - Paint (both sides) UL: 20 RL: 17	3,740	sq ft	\$3.50	7	100%	0%	\$13,090
20.04	Metal Siding - Refinish UL: 10 RL: 7	1,024	sq ft	\$3.50	7	100%	0%	\$3,584
20.05	Wood Siding & Overhang - Refinish UL: 3 RL: 2	2,965	sq ft	\$3.50	7	100%	0%	\$10,377
21 Plumbing								
21.01	Drinking Fountain UL: 10 RL: 7	3	each	\$1,400.00	7	100%	0%	\$4,200
21.02	Duel Sump Pump UL: 12 RL: 9	2	each	\$1,500.00	7	100%	0%	\$3,000
21.03	Duel Sump Pump Controls UL: 24 RL: 21	1	each	\$2,000.00	7	100%	0%	\$2,000
21.04	Piping - Geothermal UL: 1 RL: 1 Annual inspections and repairs are typically considered maintenance and operating expenses. Geothermal piping will typically have a useful life equal to the life of the building.	1	ls	\$0.00	7	0%	0%	\$0
21.05	Sewer Mains UL: 1 RL: 1 Annual inspections and repairs are typically considered maintenance and operating expenses. Sewer Mains typically have a useful life equal to the life of the building.	1	ls	\$0.00	7	0%	0%	\$0
21.06	Water Heater UL: 15 RL: 13	1	each	\$6,000.00	7	100%	0%	\$6,000

Component Details

<i>Reserve Component</i>	<i>Quantity</i>	<i>Unit of Measure</i>	<i>Unit Cost</i>	<i>Source Code</i>	<i>Rplc %</i>	<i>Cont %</i>	<i>Extended Cost</i>
21 Plumbing							
21.07 Water Heater Circulation Pump 1/6 hp UL: 20 RL: 17	1	each	\$2,000.00	7	100%	0%	\$2,000
21.08 Water Mains UL: 1 RL: 1 Annual inspections and repairs are typically considered maintenance and operating expenses.	1	ls	\$0.00	7	0%	0%	\$0
22 Reception							
22.01 Computer Equipment UL: 8 RL: 5	2	each	\$1,500.00	7	0%	0%	\$0
22.02 Desk UL: 30 RL: 27	1	each	\$10,000.00	7	0%	0%	\$0
23 Retail Store							
23.01 Cabinets UL: 30 RL: 27	1	ls	\$6,500.00	7	0%	0%	\$0
23.02 Computer Equipment UL: 8 RL: 5	2	each	\$1,500.00	7	0%	0%	\$0
23.03 Display Pedestal Cabinets UL: 30 RL: 27	11	each	\$2,500.00	7	0%	0%	\$0
23.04 Display Tables UL: 30 RL: 27	3	each	\$500.00	7	0%	0%	\$0
24 Roofing							
24.01 Downspouts UL: 30 RL: 27	120	lin ft	\$15.00	7	100%	0%	\$1,800
24.02 Roof Deck - Guard Rail UL: 30 RL: 27	43	lin ft	\$125.00	7	100%	0%	\$5,375
24.03 Roof Deck - Paver System UL: 30 RL: 27	170	sq ft	\$15.00	7	100%	0%	\$2,550
24.04 Roof Hatch UL: 30 RL: 27	1	each	\$1,800.00	7	100%	0%	\$1,800
24.05 Single Ply Membrane (PVC) - Replace UL: 30 RL: 27	7,560	sq ft	\$10.00	7	100%	0%	\$75,600
24.06 Skylights UL: 30 RL: 27	144	sq ft	\$120.00	7	100%	0%	\$17,280
25 Security							

Component Details

<i>Reserve Component</i>	<i>Quantity</i>	<i>Unit of Measure</i>	<i>Unit Cost</i>	<i>Source Code</i>	<i>Rplc %</i>	<i>Cont %</i>	<i>Extended Cost</i>
25 Security							
25.01 Keri Systems - Key Fob System Upgrades UL: 12 RL: 9 Includes system software updates and fob replacement.	1	ls	\$6,000.00	7	100%	0%	\$6,000
25.02 Security - Cameras Replace UL: 12 RL: 9	19	each	\$1,250.00	7	100%	0%	\$23,750
25.03 Security - DVR Unit Modernization/Upgrade UL: 12 RL: 9	1	ls	\$4,000.00	7	100%	0%	\$4,000
26 Solar System							
26.01 Solar Panel Mounting Brackets UL: 30 RL: 27	30	each	\$550.00	7	100%	0%	\$16,500
26.02 Solar Panels - Replace UL: 15 RL: 12	60	each	\$950.00	7	100%	0%	\$57,000
26.03 Solar Panels Controller - Replace UL: 15 RL: 12	3,000	each	\$1.00	7	100%	0%	\$3,000

Grand Total: 204

Field Report

**Note- Field observations are normally based on an inspection of all accessible reserve components under consideration. Roofing system observations (if applicable) are normally based on a minimum inspection of at least 15% of the total number of units within the complex. Level 1 Reserve Studies normally provide for reserve component identification, quantification and specification via actual field observations and/or measurements. Recommend that association management institute a log book to record "Reserve Fund Disbursements" to facilitate future reserve studies. The log should include copy of all contracts/invoices.*

COAT/PAINT/STAIN

Metal- Visible rust must be completely removed/converted on metal substrates (e.g. wrought iron) & then primed prior to high quality coating application to afford protection from the elements. High gloss is recommended for maximum durability.

Stucco- The term stucco is widely used to describe the cement plaster used for coating exterior surfaces of buildings. Three-coat work (scratch- 3/8" thick, brown- 3/8" thick, and finish- 3/8" thick) is normally applied over metal reinforced wood-frame structures. The finish coat (decorative surface) is integrally colored & frequently applied over metal reinforced wood-frame structures. The finish coat (decorative surface) is integrally colored & frequently textured.

Minimal care will keep a stucco surface attractive for many years. Cracks should be filled with a stucco patching compound to match the existing finish coat. This product is available in many colors at most building supply centers. Periodic pressure cleaning will keep the stucco clean & the finish coat bright for many years. In time, however, the stucco will eventually require recoat, paint or fog-coat application.

Wood- Deteriorated or damaged wood must be removed/replaced & then primed prior to high quality coating application to afford protection from the elements.

**Note- Ninety percent (90%) of failures are due to either moisture related problems or inadequate preparation of the surface.*

**Note- Touch-up applications are recommended between useful life expectancies of the component.*

DECK COMPOUND

All deck coatings require periodic maintenance. The time interval depends on coating life, traffic patterns & exposure to the elements. The deck surface must be inspected/repaired/sealed under an annual maintenance program to prevent water infiltration.

DRAINAGE SYSTEMS

Drainage systems & flood control basins should be inspected, repaired, and cleared of debris (in the spring & fall) under a semi-annual maintenance program.

EQUIPMENT

Unable to verify proper operation of all items. If properly maintained per manufacturer's recommendations and/or industry standards, these components should obtain useful life expectancy.

FENCING

Various fencing materials exists on the market today & include: aluminum, block, chain link, vinyl, wood, wood-crete & wrought iron. Wood fence is by far the most common fencing material & wood fence posts are especially vulnerable to rapid deterioration unless elevated to eliminate earth-to-wood contact.

Field Report

PAVEMENT

Weather, traffic & time work to erode the asphalt pavement. The sun dries out the natural oils, while the unprotected surface is left to oxidize. The brittle blacktop surface cracks, allowing moisture penetration (the primary cause of pavement failure). A surface seal (sealcoat) fills in minor cracks & depressions that lead to larger ones. It also penetrates & resaturates the dried out surface with natural oils & solids to create a protective shield that guards the pavement from weathering & further deterioration. A sealcoat can substantially increase the pavements useful life expectancy. When the sealcoat starts to change from a deep black to a dull gray, it generally indicates that it's time to re-coat. Cracks in concrete driveway/curbs/gutters/sidewalks must be filled under an annual maintenance program to deter further deterioration due to erosion or sectional replaced with a base/pavement designed to prevent recurrence.

POOL/SPA

Coping- Coping (cast stone) is used to top off the side of a pool/spa & finish the edge to the adjacent decking. Coping is subject to deterioration over a period of years & can be retarded by periodically treating the cast stone with a silicone-based compound.

Coping/Deck Joint- A major cause of tile/coping problems may be the sealed joint between the coping & deck. If this is not watertight, water runs under the coping & behind the tile causing coping/tile movement & damage. Sealant (e.g. Deck-O-Seal) should be periodically installed to prevent problems.

Deck- Recommend filling of cracks to prevent further deterioration due to erosion or sectional replacement with a base/pavement designed to prevent recurrence.

Equipment- Unable to verify proper operation of all items. If properly maintained, these items should obtain useful life. Pool/spa filter elements should be inspected/cleaned at least once a year under an annual maintenance program. Recommend replacement of the pool/spa filter pump timer (when it fails) with a timer that has an additional heater circuit designed to turn off gas fired heater approximately 25 minutes before the filter pump turns off, eliminating the problem of pounding/knocking due to overheated water & reducing scale/lime deposits which decrease the useful life of heater. Pump/motor assemblies should be periodically cleared of debris to allow for heat dissipation.

Furniture- Recommend replacement (when necessary) during the fall/winter months to take advantage of year end close-out deals.

Plaster- Although plaster finishes have lasted 20 years, the life of the finish depends upon the quality of the original work & careful control of the water chemistry. The pool/spa water should be emptied & refilled periodically (as determined by water analysis) to ensure/extend the useful life of the plaster. The water should also be clear (not turbid), colorless, and low in scale-forming chemicals.

Tile- Many concrete pools/spas include a tile trim (or border) around the perimeter or a tile-trimmed gutter. Although tile is almost indestructible, problems are almost invariably associated with grouting. Unless water chemistry is watched carefully, the grout between the tile (& coping) slowly erodes. The scum that forms on the tile at the waterline is a combination of oil & dust. There are special tile cleaners available that can be applied with a brush. Remove light scale deposits from the tile with solution of muriatic acid (1 part acid to 6 parts water; prevent possible injury by consulting with proper authorities/experts prior to mixing any solutions). Proper maintenance will prevent any problems occurring.

**Note- In a spa, the maximum recommended temperature is 104° Fahrenheit. In a pool, the ideal range for water temperature is 78°-82° Fahrenheit.*

**Note-Recommend that association management institute a log book to record "Pool/Spa Maintenance & Repairs" to facilitate future reserve studies.*

Field Report

ROOFS

Built-up Roofing (BUR)- Commonly used on flat or very-low slope roofs where a completely impervious membrane is required. A properly maintained BUR will normally have a service life of from 10 to 20 years. Deterioration occurs due to ultraviolet rays from the sun which oxidize & shrink the coating. As the coatings shrink & pull back from the edges of the roof, the underlying roofing felt is exposed & begins to rot. The sun also bakes out the roofing oils, which cause a pliable roof to turn hard & brittle.

Composition Shingle- Easy to maintain/repair & normally designed to last a minimum of 15 to 20 years.

Metal- A properly constructed metal roof generally requires little maintenance (however, prime/paint may be required periodically), is fireproof & normally will have a service life of 50+ years.

Tile- A properly constructed concrete or clay tile roof generally requires little maintenance, is fireproof & normally will have a service life of 50+ years.

Wood Shake/Shingle- Fire hazard with a normal service life of about 20 to 25 years. Recommend reroofing with an alternative roofing material (i.e. composition shingle, aluminum shingle, tile, etc.) to reduce/eliminate the fire hazard & funding requirement for this component.

Flashing- Flashing is used to protect seams or joints from water seepage. It is installed at the junction formed by the roof & a vertical wall, along roof rakes & eaves, along ridges, in roof valleys, around chimneys, vent pipes & stacks, at intersections of different roof planes, and at other points on the roof where water from rain could penetrate the roof & enter the structure. Leaks frequently occur at the joint where a minor roof intersects with a major roof or where the roof deck meets a vertical wall.

Gutters/Downspouts/Drain Inlets- Inspect gutters/downspouts/drain inlets (in the fall- after the leaves fall & before the rains begin) under an annual maintenance program. Clean out debris that may prevent adequate drainage. Flush with a garden hose & check for leaks.

*Note- Recommend roof surface be inspected/repared by qualified personnel under an annual maintenance program.

*Note- Recommend that association management institute a log book to record "Roof Maintenance & Repairs" to facilitate future reserve studies.

SLOPE STABILIZATION/EROSION CONTROL

Surface Saturation- Heavy rains can cause street flooding and minor mudslides, while longer-term problems occur when the soil gets oversaturated. The following may serve as a general guideline:

- 1) When rainfall is less than 6 inches, there tend to be few problems.
- 2) With more than 6 inches of rain, soil begins to saturate and can absorb less water. Small mudslides with a few feet of soil erosion can occur.
- 3) With more than 10 inches of rain, more serious problems begin. These include large mudslides during storms and, later in the year, the chance of massive mudslides, as water undermines bedrock layers of compacted earth.

Drainage- Concrete bench drains (V-ditches) are designed to channel water off the slope and down to the storm drain or natural drainage channel. These drains must be kept free of debris to allow for proper drainage. Baffles are railroad ties or timber partly buried in the hillside that work best on slight to medium slopes, slowing the flow of water runoff and giving it more time to soak into the ground. Riprap stones or concrete rubble cover the slope to slow the flow of water runoff.

*Note- Contact your local Fire Department's Forestry Division and/or a local University to obtain additional information on erosion control and fire safe planting for your area. Many internet websites offer valuable information on preventing accelerated soil erosion & minimizing sedimentation.

Field Report

WOOD DESTROYING ORGANISMS

The association is normally responsible for the repair & maintenance of the common area occasioned by the presence of wood destroying organisms (e.g. termites) unless the governing documents indicate otherwise. Reserves to fund this item may be considered optional, because when & where an infestation will occur & the severity of the infestation is difficult to predict. Therefore, annual inspections by qualified personnel are recommended to discover any infestation in its early stages before it becomes a serious problem. Any visible areas of earth-to-wood contact must be eliminated.

Washington State Required Disclosure - RCW 64.34.382

This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component.

The parameters and assumptions under which this study was completed, is based on information provided by the association/client, its representatives, its management company (as applicable), its contractors, other contractors, specialists and independent consultants, the State Department of Real Estate (or other state agency, as applicable), the Community Associations Institute (CAI), construction pricing and estimating manuals, and the preparer's own experience gained in the preparation of reserve study reports.

The reserve funding program reflects assumptions about future events. Some may not materialize, and unanticipated events/circumstances may develop. Therefore, the actual component cost and/or remaining life of a reserve component may vary from the reserve funding program. The preparer of this report does not express an opinion on the probability that actual item cost and/or remaining life may or may not approximate the reserve funding program.

It is assumed, unless otherwise indicated to the preparer, that all reserve items have been constructed properly, and that each estimated useful life will approximate that of the norm per industry standards and manufacturers specifications. Arbitrary estimates may have been used on reserve components with an indeterminable but potential liability to the association. The decision for the inclusion of these reserve components, and other assets considered or not, is ultimately left to the association/client.

The remaining life of the reserve components does not have a variance factor for unusual weather or natural disasters. It is assumed that a reasonable schedule of maintenance/repair will be conducted. The level of maintenance/repair any particular component receives may serve to prolong or shorten that components useful life. The actual life of any given component may vary due to quality of construction, original design, workmanship, intensity of use, maintenance/repair, and unusual weather. This study only addresses the maintenance and replacement of those reserve components listed, the associated costs/lives, and a reserve funding program.

Various percentage rate factors are generally used in the Cash Flow Analysis. A low-conservative net effective interest rate is normally used to compensate for any applicable federal and state taxes imposed. The annual inflation rate is normally determined using the national "CPIU", the Consumer Price Index for all urban consumers in the United States. Because it is difficult to accurately predict these factors over time, it is vital to update them annually.

Life-of-the-project items (e.g. building foundation/structure, concrete pavement, utilities, etc.) are generally excluded from this report. However, if the association has reason to expect the component to wear out or fail before the project does and if, due to the age of the units, the item may wear out within thirty (30) years, then that item should be included as a reserve component. Generally excluded are minor expenses which may be funded by a contingency and/or general maintenance/repair fund. Also excluded are expenses incurred due to natural disasters, accidents, or other occurrences, which are more properly insured for.

Calculations

1) Allocation % =

Reserve Allocation (Component Method) / Total Reserve Allocation (Component Method) x 100

2) Current Cost =

Extended Cost (for a component without subcomponents)

-or-

Sum of subcomponent Extended Costs (for a component with subcomponents)

3) Extended Cost =

Quantity x Unit Cost x Replacement % x (1+Contingency Rate)

4) Fully Funded Balance =

Current Cost / Useful Life x (Useful Life - Remaining Life)

5) FY End Balance (same as Next FY Start Balance) =

Initial or current fiscal year-

Current Reserve Balance + Interest Earned + Reserve Allocation to Fund + Special Assessment to Fund + Funds Due from Operating - Approved Funds to Disburse - Disbursements

Subsequent fiscal years-

FY Start Balance + Interest Earned + (Reserve Allocation (from previous year) x (1 + Reserve Allocation Rate)) - Disbursements

6) Interest Earned=

Initial fiscal year-

Current Reserve Balance x (Interest Rate (net effective)/12 x Number of funding months remaining in current fiscal year)

Subsequent fiscal years-

FY Start Balance x Interest Rate (net effective)

7) Percent Funded =

(FY Start Balance / Fully Funded Balance) x 100

8) Reserve Allocation (Component Method) =

Current Cost / Useful Life

Definitions

Abbreviations

bldgs = <i>buildings</i>	lf or lin ft = <i>lineal feet</i>	sy or sq yd = <i>square yard</i>
ea = <i>each</i>	RL = <i>remaining life</i>	UL = <i>useful life</i>
FY = <i>fiscal year</i>	sf or sq ft = <i>square feet</i> (100 sq ft = 1 square)	% = <i>percent</i>

1) Age

The approximate age of the complex. This parameter is provided for information only.

2) Allocation %

A percentage of the total Reserve Allocation. See Calculations- APPENDIX B.

3) Allocation Increase Rate

Expressed as a percentage rate that reflects the increase of a given year's Reserve Allocation over the previous year's Reserve Allocation and utilized only in the Cash Flow Analysis.

4) Base Year

The year in which the governing documents were recorded and/or the buildings constructed (average year may be used for phases built over a period of time), and utilized to determine the approximate complex age. This parameter is provided for information only.

5) Common Interest Development (CID)

Defined by shared property and restrictions in the deed on use of the property. A CID is governed by a mandatory Association of homeowners which administers the property and enforces its restrictions. The Association Board is responsible for repairing, replacing, or maintaining the common areas, other than the exclusive use common areas, and the owner of each separate interest is responsible for maintaining that separate interest and any exclusive use common area appurtenant to the separate interest. The following are two typical CID subdivision types:

- A) Condominium- In general, the recorded owner has title to the unit (or airspace). They are typically responsible for the interior of their individual unit/garage, all utilities that service their unit and any exclusive use common area associated with their unit (e.g. balcony, doors/windows, patio yard, etc.).
- B) Planned Development- In general, the recorded owner has title to the lot. They are typically responsible for the maintenance and repair of any structure or improvement located on their respective lot.

Note- CIDs & subdivision types are general and may not apply or may vary, based on your local.

6) Component Inventory

The task of selecting and quantifying reserve items. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of established association precedents, and discussion with appropriate association representatives.

7) Condition Assessment

The task of evaluating the current condition of the component based on observed or reported characteristics and normally documented in the field report for a Level 1 or Level 2 Reserve Study.

Definitions

8) Contingency Rate

Expressed as a percentage rate that reflects a factor added to the unit cost to prepare for an event that is liable to occur, but not with certainty.

9) Current Cost

The current fiscal year's estimated cost to maintain, replace, repair, or restore a reserve component to its original functional condition. Sources utilized to obtain estimates may include: the association, its contractors, other contractors, specialists and independent consultants, the State department of Real Estate (or other state department as applicable), construction pricing and estimating manuals, and the preparer's own experience and/or database of costs formulated in the preparation of other reserve study reports. See Calculations- APPENDIX B.

10) Disbursement

The funds expected to be paid or expended from the Reserve Balance.

11) Extended Cost

See Calculations- APPENDIX B.

12) Fiscal Year (FY)

A 12-month period for which an organization plans the use of its funds. There are two distinct types:

- A) *Calendar Fiscal Year (ends December 31)*
- B) *Non-Calendar Fiscal Year (does not end December 31)*

13) Full Funded Balance (FFB)

Total Accrued Depreciation. An indicator against which the FY Start Balance can be compared. The balance that is in direct proportion to the fraction of life "used up" of the cost. See Calculations- APPENDIX B.

14) Funding Goal

Independent of methodology utilized, the following represents the basic categories of funding plan goals:

- A) *Baseline Funding*- Maintaining a Net Reserve Balance at or near zero.
- B) *Full Funding*- Maintaining a Reserve Balance at or near Percent Funded of 100%.
- C) *Statutory Funding*- Maintaining a specified Reserve Balance/Percent Funded per statutes.
- D) *Threshold Funding*- Establishing and maintaining a set Net Reserve Balance or Percent Funded.

15) Funding Method (or Funding Plan)

An association's plan to provide income to the reserve fund to offset expected disbursements from that fund. The following represents two (2) basic methodologies used to fund reserves:

- A) *Cash Flow Method*- A method of developing a reserve funding plan where allocations to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.
- B) *Component Method*- A method of developing a reserve funding plan where the total reserve allocation is based on the sum of allocations for individual components.

Definitions

16) **Funding Plan**

The combined Funding Method & Funding Goal.

17) **FY End Balance (same as next FY Start Balance)**

The balance in reserves at end of applicable fiscal year. See Calculations- Appendix B.

18) **FY Start Balance (same as prior year FY End Balance)**

The balance in reserves at start of applicable fiscal year.

19) **Inflation Rate**

Expressed as a percentage rate that reflects the increase of this year's costs over the previous year's costs. Also known as a 'cost increase factor'.

20) **Interest Earned**

The annual earning of reserve funds that have been deposited in certificates of deposit (CDs), money market accounts or other investment vehicles. See Calculations- Appendix B.

21) **Interest Rate**

The ratio of the gain received from an investment and the investment over a period of time (usually one year), prior to any federal or state imposed taxes.

22) **Interest Rate (net effective)**

The ratio of the gain received from an investment and the investment over a period of time (usually one year), after any federal or state imposed taxes.

23) **Levels of Service**

A) **Level 1 Reserve Study (Full or Comprehensive)**- A Reserve Study in which the following five Reserve Study tasks are performed:

- a) Component Inventory
- b) Condition Assessment (based upon on-site visual observations)
- c) Life and Valuation Estimates
- d) Fund Status
- e) Funding Plan

B) **Level 2 Reserve Study (Update, With-Site-Visit/On-Site Review)**- A Reserve Study update in which the following five tasks are performed:

- a) Component Inventory
- b) Condition Assessment (based upon on-site visual observations)
- c) Life and Valuation Estimates
- d) Fund Status
- e) Funding Plan

**Note- Updates are reliant on the validity of prior Reserve Studies.*

Definitions

C) Level 3 Reserve Study (Update, No-Site-Visit/Off-Site Review)- A Reserve Study update with no on-site visual observations in which the following three tasks are performed:

- a) Life and Valuation Estimates
- b) Fund Status
- c) Funding Plan

**Note- Updates are reliant on the validity of prior Reserve Studies.*

24) Percent Funded

A comparison of the Fully Funded Balance to the FY Start Balance expressed as a percentage, and used to provide a 'general indication' of reserve strength. See Calculations- APPENDIX B.

25) Quantity

The number or amount of a particular reserve component or subcomponent.

26) Remaining Life (RL)

The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the current fiscal year (but have not been approved) have a remaining life of "zero".

27) Replacement %

A percentage of the total replacement for a particular reserve component or subcomponent. This parameter is normally 100%.

28) Reserve Allocation

The amount to be annually budgeted towards reserves based on a Funding Plan.

29) Reserve Component (or subcomponent)

The individual line items in the reserve study, developed or updated in the physical analysis that form the building blocks of the reserve study. They typically are:

- A) association responsibility,
- B) with limited useful life expectancies,
- C) predictable remaining useful life expectancies,
- D) above a minimum threshold cost,
- E) and, as required by statutes.

30) Restoration

Defined as *to bring back to an unimpaired or improved condition*. General types follow:

- A) Building- In general, funding utilized to defray the cost (in whole or part) of major building components that are not necessarily included as line items and may include termite treatment.
- B) Irrigation System- In general, funding utilized to defray the cost (in whole or part) of sectional irrigation system areas including modernization to improve water management.
- C) Landscape- In general, funding utilized to defray the cost (in whole or part) of sectional landscape areas including modernization to improve water conservation & drainage.

Definitions

31) Risk Factor

The associated risk of the availability of reserves to fund expenditures by interpreting the Percent Funded parameter as follows:

- A) 70% and above- *LOW*
- B) 31% to 69%- *MODERATE*
- C) 30% and below- *HIGH*

32) Source Code

The source of information utilized to obtain cost and/or life estimates.

- 0- Actual Cost
- 1- Arbitrary Estimate
- 2- Architect/Engineer
- 3- Association
- 4- Bid/Proposal
- 5- Builder/Developer
- 6- Contractor
- 7- Cost Estimating Manual
- 8- Industry Standard
- 9- Manufacturer
- 10- Prior Reserve Study
- 11- Reserve Study Firm
- 12- Specialist/Expert
- 13- Vendor/Rep

33) Unit Cost

The current fiscal year's estimated cost to maintain, replace, repair, or restore an individual "unit of measure" of a reserve component or subcomponent to its original functional condition.

34) Unit of Measure

A system of units used in measuring a reserve component or subcomponent (i.e. each, lineal feet, square feet, etc.).

35) Useful Life (UL)

Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve item can be expected to serve its intended function if properly constructed and maintained in its present application or installation.