# PROPERTY EVALUATION AND RESERVE FUND STUDY

# LAKE TOWER CONDOMINIUMS

SOMEWHERE, USA

Prepared for: LAKE TOWER CONDOMINIUM ASSOCIATION, INC. Somewhere, USA 75203

Date of Investigation:March 2, 2010Investigators:Tim Freeman &

March 2, 2010 Tim Freeman & David H. Dotson, P.E.

March 2010

#### CONTENTS

1.1       PROPERTY PROFILE.         1.2       GENERAL CONDITION         2.0       PURPOSE & SCOPE         2.1       PURPOSE         2.2       SCOPE & METHODOLOGY         2.3       SOURCES OF INFORMATION         2.4       STANDARDS OF REFERENCE         3.0       DESCRIPTION         4.0       SITE IMPROVEMENTS         4.1       TOPOGRAPHY         4.2       STORM DRAINAGE         4.3       PAVING & CURBING         4.4       FLATWORK         4.5       LANDSCAPING & APPURTENANCES         5.0       BUILDINGS         5.1       SUBSTRUCTURE         5.2       SUPERSTRUCTURE         5.3       VENTLATION         5.4       ROOFING SYSTEM         5.5       FAÇADE ELEMENTS         5.6       INTERIOR ELEMENTS         5.7       HVAC         5.8       ELECTRICAL SYSTEMS         5.9       PLUMBING SYSTEMS         5.10       POOL         6.0       MISCELLANEOUS AMENITIES         7.0       RESERVE FUND PROJECTIONS         8.0       CONCLUSION         9.0       LIMITATIONS	
1.2       GENERAL CONDITION         2.0       PURPOSE & SCOPE         2.1       PURPOSE         2.2       SCOPE & METHODOLOGY         2.3       SOURCES OF INFORMATION         2.4       STANDARDS OF REFERENCE         3.0       DESCRIPTION         4.0       SITE IMPROVEMENTS         4.1       TOPOGRAPHY         4.2       STORM DRAINAGE         4.3       PAVING & CURBING         4.4       FLATWORK         4.5       LANDSCAPING & APPURTENANCES         5.0       BUILDINGS         5.1       SUBSTRUCTURE         5.2       SUPERSTRUCTURE         5.3       VENTLATION         5.4       ROOFING SYSTEM         5.5       FAÇADE ELEMENTS         5.4       ROOFING SYSTEM         5.5       FAÇADE ELEMENTS         5.6       INTERIOR ELEMENTS         5.7       HVAC         5.8       ELECTRICAL SYSTEMS         5.9       PLUMBING SYSTEMS         5.10       POOL         6.0       MISCELLANEOUS AMENITIES         7.0       RESERVE FUND PROJECTIONS         8.0       CONCLUSION         8.0       CONCL	]
2.0       PURPOSE & SCOPE         2.1       PURPOSE         2.2       SCOPE & METHODOLOGY         2.3       SOURCES OF INFORMATION         2.4       STANDARDS OF REFERENCE         3.0       DESCRIPTION         4.0       SITE IMPROVEMENTS         4.1       TOPOGRAPHY         4.2       STORM DRAINAGE         4.3       PAVING & CURBING         4.4       FLATWORK         4.5       LANDSCAPING & APPURTENANCES         5.0       BUILDINGS         5.1       SUBSTRUCTURE         5.2       SUPERSTRUCTURE         5.3       VENTILATION         5.4       ROOFING SYSTEM         5.5       FAÇADE ELEMENTS         5.6       INTERIOR ELEMENTS         5.7       HVAC         5.8       ELECTRICAL SYSTEMS         5.9       PLUMBING SYSTEMS         5.10       POOL         6.0       MISCELLANEOUS AMENITIES         7.0       RESERVE FUND PROJECTIONS         8.0       CONCLUSION         9.0       LIMITATIONS	2
2.1       Purpose         2.2       Scope & Methodology         2.3       Sources of Information         2.4       Standards of Reference         3.0       DESCRIPTION         4.0       SITE IMPROVEMENTS         4.1       TOPOGRAPHY         4.2       Storm Drainage         4.3       Paving & Curbing         4.4       FLatwork         4.5       Landscaping & Appurtenances         5.0       BUILDINGS         5.1       Substructure         5.2       Superstructure         5.3       Ventilation         5.4       Roofing System         5.5       Façade Elements         5.6       Interior Elements         5.7       HVAC         5.8       Electrical Systems         5.9       Plumbing Systems         5.10       Pool         6.0       MISCELLANEOUS AMENITIES         7.0       RESERVE FUND PROJECTIONS         8.0       CONCLUSION         9.0       LIMITATIONS	
2.2       SCOPE & METHODOLOGY         2.3       SOURCES OF INFORMATION         2.4       STANDARDS OF REFERENCE         3.0       DESCRIPTION         4.0       SITE IMPROVEMENTS         4.1       TOPOGRAPHY         4.2       STORM DRAINAGE         4.3       PAVING & CURBING         4.4       FLATWORK         4.5       LANDSCAPING & APPURTENANCES         5.0       BUILDINGS         5.1       SUBSTRUCTURE         5.2       SUPERSTRUCTURE         5.3       VENTILATION         5.4       ROOFING SYSTEM         5.5       FAÇADE ELEMENTS         5.6       INTERIOR ELEMENTS         5.7       HVAC         5.8       ELECTRICAL SYSTEMS         5.9       PLUMBING SYSTEMS         5.10       POOL         6.0       MISCELLANEOUS AMENITIES         7.0       RESERVE FUND PROJECTIONS         8.0       CONCLUSION         9.0       LIMITATIONS	
2.3       SOURCES OF INFORMATION         2.4       STANDARDS OF REFERENCE         3.0       DESCRIPTION         4.0       SITE IMPROVEMENTS         4.1       TOPOGRAPHY         4.2       STORM DRAINAGE         4.3       PAVING & CURBING         4.4       FLATWORK         4.5       LANDSCAPING & APPURTENANCES         5.0       BUILDINGS         5.1       SUBSTRUCTURE         5.2       SUPERSTRUCTURE         5.3       VENTILATION         5.4       ROOFING SYSTEM         5.5       FAÇADE ELEMENTS         5.6       INTERIOR ELEMENTS         5.7       HVAC         5.8       ELECTRICAL SYSTEMS         5.9       PLUMBING SYSTEMS         5.10       POOL         6.0       MISCELLANEOUS AMENITIES         7.0       RESERVE FUND PROJECTIONS         8.0       CONCLUSION         8.0       CONCLUSION	
2.4       STANDARDS OF REFERENCE.         3.0       DESCRIPTION         4.0       SITE IMPROVEMENTS         4.1       TOPOGRAPHY         4.2       STORM DRAINAGE         4.3       PAVING & CURBING         4.4       FLATWORK         4.5       LANDSCAPING & APPURTENANCES         5.0       BUILDINGS         5.1       SUBSTRUCTURE.         5.2       SUPERSTRUCTURE         5.3       VENTILATION         5.4       ROOFING SYSTEM         5.5       FAÇADE ELEMENTS         5.6       INTERIOR ELEMENTS         5.7       HVAC         5.8       ELECTRICAL SYSTEMS         5.9       PLUMBING SYSTEMS         5.10       POOL         6.0       MISCELLANEOUS AMENITIES         7.0       RESERVE FUND PROJECTIONS         8.0       CONCLUSION         9.0       LIMITATIONS	3
3.0       DESCRIPTION         4.0       SITE IMPROVEMENTS         4.1       TOPOGRAPHY         4.2       STORM DRAINAGE         4.3       PAVING & CURBING         4.4       FLATWORK         4.5       LANDSCAPING & APPURTENANCES         5.0       BUILDINGS         5.1       SUBSTRUCTURE         5.2       SUPERSTRUCTURE         5.3       VENTILATION         5.4       ROOFING SYSTEM         5.5       FAÇADE ELEMENTS         5.6       INTERIOR ELEMENTS         5.7       HVAC         5.8       ELECTRICAL SYSTEMS         5.9       PLUMBING SYSTEMS         5.10       POOL         6.0       MISCELLANEOUS AMENITIES         7.0       RESERVE FUND PROJECTIONS         8.0       CONCLUSION         9.0       LIMITATIONS	3
4.0       SITE IMPROVEMENTS         4.1       TOPOGRAPHY         4.2       STORM DRAINAGE         4.3       PAVING & CURBING         4.4       FLATWORK         4.5       LANDSCAPING & APPURTENANCES         5.0       BUILDINGS         5.1       SUBSTRUCTURE         5.2       SUPERSTRUCTURE         5.3       VENTILATION         5.4       ROOFING SYSTEM         5.5       FAÇADE ELEMENTS         5.6       INTERIOR ELEMENTS         5.7       HVAC         5.8       ELECTRICAL SYSTEMS         5.9       PLUMBING SYSTEMS         5.10       POOL         6.0       MISCELLANEOUS AMENITIES         7.0       RESERVE FUND PROJECTIONS         8.0       CONCLUSION         9.0       LIMITATIONS	4
4.1       TOPOGRAPHY	5
<ul> <li>4.1 TOPOURATHT</li> <li>4.2 STORM DRAINAGE</li> <li>4.3 PAVING &amp; CURBING</li> <li>4.4 FLATWORK</li> <li>4.4 FLATWORK</li> <li>4.5 LANDSCAPING &amp; APPURTENANCES</li> <li>5.0 BUILDINGS</li> <li>5.1 SUBSTRUCTURE</li> <li>5.2 SUPERSTRUCTURE</li> <li>5.3 VENTILATION</li> <li>5.4 ROOFING SYSTEM</li> <li>5.5 FAÇADE ELEMENTS</li> <li>5.6 INTERIOR ELEMENTS</li> <li>5.7 HVAC</li> <li>5.8 ELECTRICAL SYSTEMS</li> <li>5.9 PLUMBING SYSTEMS</li> <li>5.10 POOL</li> <li>6.0 MISCELLANEOUS AMENITIES</li> <li>7.0 RESERVE FUND PROJECTIONS</li> <li>8.0 CONCLUSION</li> </ul>	
<ul> <li>4.2 STORM DRAINAGE</li> <li>4.3 PAVING &amp; CURBING</li></ul>	
<ul> <li>1.3 FAVING &amp; CONDINUMENT OF CONDINUMENT OF CONDINUMENT OF CONDINUMENT OF CONDINUMENT OF CONDINUMENT OF CONCLUSION.</li> <li>1.4 FLATWORK.</li> <li>1.5 SUBSTRUCTURE.</li> <li>5.2 SUPERSTRUCTURE.</li> <li>5.3 VENTILATION.</li> <li>5.4 ROOFING SYSTEM</li> <li>5.5 FAÇADE ELEMENTS.</li> <li>5.6 INTERIOR ELEMENTS.</li> <li>5.7 HVAC.</li> <li>5.8 ELECTRICAL SYSTEMS.</li> <li>5.9 PLUMBING SYSTEMS.</li> <li>5.10 POOL.</li> <li>6.0 MISCELLANEOUS AMENITIES.</li> <li>7.0 RESERVE FUND PROJECTIONS</li> <li>8.0 CONCLUSION.</li> <li>9.0 LIMITATIONS.</li> </ul>	
<ul> <li>4.5 LANDSCAPING &amp; APPURTENANCES</li></ul>	
5.0       BUILDINGS         5.1       SUBSTRUCTURE         5.2       SUPERSTRUCTURE         5.3       VENTILATION         5.4       ROOFING SYSTEM         5.5       FAÇADE ELEMENTS         5.6       INTERIOR ELEMENTS         5.7       HVAC         5.8       ELECTRICAL SYSTEMS         5.9       PLUMBING SYSTEMS         5.10       POOL         6.0       MISCELLANEOUS AMENITIES         7.0       RESERVE FUND PROJECTIONS         8.0       CONCLUSION	
5.1       SUBSTRUCTURE	
5.1       SUBSTRUCTURE	
<ul> <li>5.2 SUPERSTRUCTURE</li></ul>	8
5.5       VENTILATION         5.4       ROOFING SYSTEM         5.5       FAÇADE ELEMENTS         5.6       INTERIOR ELEMENTS         5.7       HVAC         5.8       ELECTRICAL SYSTEMS         5.9       PLUMBING SYSTEMS         5.10       POOL         6.0       MISCELLANEOUS AMENITIES         7.0       RESERVE FUND PROJECTIONS         8.0       CONCLUSION         9.0       LIMITATIONS	
<ul> <li>5.4 ROOPING STSTEM</li> <li>5.5 FAÇADE ELEMENTS</li> <li>5.6 INTERIOR ELEMENTS</li> <li>5.7 HVAC</li> <li>5.8 ELECTRICAL SYSTEMS</li> <li>5.9 PLUMBING SYSTEMS</li> <li>5.10 POOL</li> <li>6.0 MISCELLANEOUS AMENITIES</li> <li>7.0 RESERVE FUND PROJECTIONS</li> <li>8.0 CONCLUSION</li> <li>9.0 LIMITATIONS</li> </ul>	
<ul> <li>5.5 FAÇADE ELEMENTS</li></ul>	
5.0       INTERIOR ELEMENTS         5.7       HVAC         5.8       ELECTRICAL SYSTEMS         5.9       PLUMBING SYSTEMS         5.10       POOL         6.0       MISCELLANEOUS AMENITIES         7.0       RESERVE FUND PROJECTIONS         8.0       CONCLUSION         9.0       LIMITATIONS	11
<ul> <li>5.8 ELECTRICAL SYSTEMS</li> <li>5.9 PLUMBING SYSTEMS</li> <li>5.10 POOL</li> <li>6.0 MISCELLANEOUS AMENITIES</li> <li>7.0 RESERVE FUND PROJECTIONS</li> <li>8.0 CONCLUSION</li> <li>9.0 LIMITATIONS</li> </ul>	11 11
<ul> <li>5.0 ELLETRICAL DISTEMS</li> <li>5.9 PLUMBING SYSTEMS</li> <li>5.10 POOL</li> <li>6.0 MISCELLANEOUS AMENITIES</li> <li>7.0 RESERVE FUND PROJECTIONS</li> <li>8.0 CONCLUSION</li> <li>9.0 LIMITATIONS</li> </ul>	
<ul> <li>5.10 Pool</li> <li>6.0 MISCELLANEOUS AMENITIES</li> <li>7.0 RESERVE FUND PROJECTIONS</li> <li>8.0 CONCLUSION</li> <li>9.0 LIMITATIONS</li> </ul>	
<ul> <li>6.0 MISCELLANEOUS AMENITIES</li> <li>7.0 RESERVE FUND PROJECTIONS</li> <li>8.0 CONCLUSION</li> <li>9.0 LIMITATIONS</li> </ul>	
<ul> <li>7.0 RESERVE FUND PROJECTIONS</li> <li>8.0 CONCLUSION</li> <li>9.0 LIMITATIONS</li> </ul>	
<ul> <li>8.0 CONCLUSION</li> <li>9.0 LIMITATIONS</li> </ul>	14
<ul><li>8.0 CONCLUSION</li><li>9.0 LIMITATIONS</li></ul>	13
9.0 LIMITATIONS	
APPENDIX A: RESERVE FUND PROJECTIONS	
APPENDIX B: PHOTOGRAPHS	

The LAKE TOWER CONDOMINIUM ASSOCIATION authorized Criterium Engineers to conduct a Property Evaluation and Reserve Fund Study for the property located the corner of XXXX in Somewhere, USA. Studies of this nature are important to ensure a community has sufficient funds for long-term, periodic capital expenditure requirements. Anticipating large expenditures over an extended period of time through a structured analysis and scheduling process assists the Association in meeting financial requirements without increasing the service fees above permitted maximums, borrowing the funds, or levying special financial assessments to the home owners.

Typically, a Community Association has two broad cash requirements: the general operating reserves and the capital repair and replacement reserves. In this report, we will focus on those items falling under the capital repair and replacement reserve criteria.

This report is structured to analyze components of the community for which the Association is responsible and to assess a useful expected life and useful remaining life for those components. The anticipated scheduled repair or replacement of the component and the anticipated expense for the activity are then analyzed in conjunction with the current capital reserves funding program for the community. Funding program recommendations are made with the objective of limiting substantial cash excesses while minimizing financial burdens that can result from significant cash inadequacies.

This report is intended to be used as a tool to determine reserve fund allocation requirements for the community, to manage future Association obligations, and to inform the community of future financial needs in general.

The report that follows has been prepared from the perspective of what an owner or manager of this property would benefit from knowing. Some items, beyond those of immediate concern, may be discussed. Therefore, the report needs to be read in its entirety in order to fully understand all of the information that has been obtained. This investigation was performed on March 2, 2010 by Tim Freeman and David H. Dotson, P.E. of Criterium Engineers on behalf of the LAKE TOWER CONDOMINIUM ASSOCIATION. The report that follows is based on that investigation.

City & State:
Location:
Lot Size:
Area of Building (Typical):
Number of Stories:
Number of Tenant Spaces:
Number of Buildings:
Year Built:
Building Code:
Zoned:
Exterior:

Somewhere, USA XXXX 1.125 Acres Unknown 12 54 1 Unknown / Renovated in 2006 IBC Multi-family Brick Veneer / Stucco / Cast-stone Accents

**Built-up-roofing (modified** 

#### 1.1 Property Profile

Lake Cliff Tower Condominiums Somewhere, USA Page 1 Roof: Criterium Engineers

	bitumen) / Sloped Clay Barrel
	Tile
Plumbing:	City water and sewage service.
	PVC waste and copper water supply piping.
HVAC:	Split System HVAC Units at
	Lobby / Central Chiller & Boiler
	System for Corridors & Units
Electric:	120/240 Volt Service
Vertical Transportation:	Three (3) A/C Geared Machine
-	Elevators (2 - 25hp / 1 -35hp)
Fire Protection:	Full coverage fire sprinkler system / Fire Extinguishers /
	Strobes / Alarms / Smoke
	Detectors
ADA Compliance:	Generally compliant
Regulatory Compliance:	No Issues Noted
Budget:	\$12,113 Balance; \$1,000 Monthly
-	Contribution

The property is in good condition. In this section of the report, we will address those issues that, in our opinion, will require immediate repair or replacement. For a more detailed discussion of all of our findings and any other material deficiencies that will require repair or replacement, refer to the appropriate section of this report.

Based on our observations, immediate material deficiencies include storm water drainage along the southeast corner of the building washing out soils around railroad tie retaining walls in the area.

There are, of course, other anticipated capital expenditures to be expected over the next twenty years. Those items that will require attention are discussed in detail in this report and can be found in their appropriate sections.

The purpose of this study is to determine a capital needs plan and a reserve fund analysis. It is intended to be used as a tool for the Condominium Association in determining the allocation requirements into the reserve fund in order to meet future anticipated capital expenditures for the community.

This report forecasts obligations for the community twenty years into the future. It should be noted that events may occur that could have an effect on the underlying component or system useful life assumptions used in this study. Likewise, inevitable market fluctuations can have an impact on component or system replacement and repair costs. As a result, a study such as this should be updated from time to time, usually on a three to five year cycle, in order to reflect the most accurate needs and obligations of the community.

### 1.2 General Condition

- 2.0 PURPOSE & SCOPE
- 2.1 Purpose

#### 2.2 Scope & Methodology

2.3 Sources of Information

2.4 Standards of Reference

Lake Cliff Tower Condominiums Somewhere, USA Page 3 This study has been performed according to the scope as generally defined by the LAKE TOWER CONDOMINIUM ASSOCIATION. The findings and recommendations are based on interviews with the community's management personnel, a review of available documents, and an investigation of the property and site. The investigation involved, in particular, a visual inspection of the buildings, roofing, mechanical systems, interior corridors, pool area, and other common amenities.

The report contains the following:

- A description of the overall condition of building components and systems and common areas that are the responsibility of the association, and conditions that may limit the expected useful life of the buildings, facilities, and their components.
- Information about significant deficiencies, deferred maintenance items, and material code violations based on a visual survey of the buildings, facilities and grounds.
- A reserve fund analysis including a component inventory, anticipated remaining component useful life, anticipated component repair or replacement costs, and forecasted fund levels as a result of those anticipated costs.

The statements in this report are opinions about the present condition of the subject community. They are based on visual evidence available during a diligent investigation of all reasonably accessible areas falling under the responsibility of the association. We did not remove any surface materials, perform any destructive testing, or move any furnishings. This study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope than this effort. For additional limitations, see Section 11.0.

The following people were interviewed during our study:

Mr. Patrick XXXXXX, XYZ Management

The following documents were made available to us and reviewed:

- Current reserve balance and monthly contribution
  - Construction As-built Drawings and Documents

For your reference, the following definitions may be helpful:

*Excellent:* Component or system is in "as new" condition, requiring no rehabilitation and should perform in accordance with expected performance.

*Good:* Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.

*Fair:* Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted practice, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.

*Poor:* Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

*Adequate:* A component or system is of a capacity that is defined as enough for what is required, sufficient, suitable, and/or conforms to standard construction practices.

All ratings are determined by comparison to other buildings of similar age and construction type. Further, some details of workmanship and materials will be examined more closely in higher quality buildings where such details typically become more relevant.

All directions (left, right, rear, etc.), when used, are taken from the viewpoint of an observer standing in front of a building, or component, and facing it.

*Repair/Replacement Reserves* - Non-routine maintenance items that will require significant expenditure over the life of the property. Included are items that will reach the end of their estimated useful life during the course of this forecast, or, in the opinion of the investigator, will require attention during that time.

A Property Evaluation and Reserve Fund Study for LAKE TOWER located at XXXXX in Somewhere, USA was requested and authorized by Mr. Patrick Muscanere of Worth Ross Management Company on behalf of the LAKE TOWER CONDOMINIUM ASSOCIATION. Tim Freeman and David Dotson, P.E. of Criterium Engineers performed the site investigation on multiple dates starting on March 2, 2010. The study that follows is based on that investigation and has been prepared from the perspective of what a property owner and a community association would benefit from knowing regarding those components of the community that fall under the responsibility of the association.

This study needs to be read in its entirety to understand fully all of the information that we have obtained.

The property included in this study consists of 54 luxury condominium units in a twelve (12) story high-rise tower with penthouse levels at the basement level and 11<sup>th</sup> floor. A designated parking area for residents is located at the north side of the property with carport structures at parking spaces; no parking garage is present at the property. The property also includes a common pool area and outdoor patio, and a basement level with a theatre, wine room, pool table and kitchen. The building was originally constructed in the 1930's for use as a hotel/residences; it was, at some *Criterium Engineers* 

### 3.0 DESCRIPTION

Lake Cliff Tower Condominiums Somewhere, USA Page 4 point, converted to a nursing facility until it was renovated for its current use as condominium residences in 2006.

The property is served by the following utilities and providers:

COMMUNITY UTILITY PROVIDERS			
Potable Water	Municipal		
Sewer	Municipal		
Storm Sewer	Municipal		
Electricity	Con Edison		
Gas	Atmos Energy		
Phone	CBeyond Communication		
Cable / Internet	Time Warner		
Trash	Allied Waste		

**Table 3: Utility Providers** 

4.0 SITE IMPROVEMENTS

- 4.1 Topography
  - Description

#### **Observations & Comments**

4.2 Storm Drainage Description



**Observations & Comments** 

Topography is generally sloped slightly from south to north and more distinctively from west to east.

No Issues Observed.

Site storm water drainage is handled over the surface to adjacent streets and property to the east.

Storm water drainage pumps are located underground to help convey drainage.

Storm water drainage at the flat roofs on the high-rise tower and adjacent to the outdoor patio along with drainage at the outdoor patio is handled with interior roof and deck drains that are connected to the municipal storm water sewer system.

Surface catch basins are located at landscaped areas that convey storm water drainage to the municipal system also.

A sump pump in a catch basin pit is located at the bottom of the ramp to the LL level (mechanical basement) to discharge any water that may pass the overhead doors at entry to the ramp from the resident parking.

All drainage on the property appeared adequate with no issues noted.

Overhaul / replacement of the sump pump in the LL basement should be expected in approximately sixteen (16) years.

#### 4.3 Paving & Curbing

Description

**Observations & Comments** 

Lake Cliff Tower Condominiums Somewhere, USA Page 6

COMMUNITY PAVING & CURBING		
Type of Paving	Concrete Cast-in -place / Pavestone Pavers	
Type of Curbing	Concrete Cast-in -place	
Parking Spaces/Unit	1.167 covered spaces per unit – 63 restricted and covered total (includes 2 handicap)	

#### **Table 4: Parking Area**

Entry drives at the front and west of the building are primarily constructed of cast-in-place concrete with pavestone pavers at the entries off of Colorado Blvd and Zang Blvd.

Designated resident parking at the north side of the property is also constructed of cast-in-place concrete. The southeast portion of this parking area consists of an elevated reinforced concrete slab supported by steel grid beams and round concrete columns that allows for the extension of the parking area over a significant drop in grade towards the east/southeast.

There are two (2) entrances to guest / visitor parking spaces off of XXXX Blvd and one entrance off of YYYY Blvd. A gated entrance to the designated resident parking is accessed from the west drive near the entrance off of Zang Blvd. The entry gate consists of a rolling wrought iron gate with Elite,  $\frac{1}{2}$  hp chain pull equipment.

Sixty-three (63) parking spaces (including 2 handicap spaces) are designated for resident use inside the gated parking area at the north side of the property, and all spaces are covered with light gauge steel carport structures. Twenty-five (25) parking spaces (including 2 handicap spaces) for visitor / guest parking and overflow resident parking are located at the front and west drives.

Access to resident elevators is provided via the service elevator at the SB level from the resident parking lot.

Striped spaces will require periodic re-striping on an approximate four (4) year cycle. The striping is in good condition with some signs of wear at this time and will likely require re-striping in about two (2) years.

Pavement and curbing is in good condition at this time. Periodic repairs and sectional replacement should be anticipated. Expansion and control joints in the concrete pavement have been sealed to prevent excess storm water penetration below the surface which could cause differential movement in the soils below and lead to premature failure to sections of pavement. We recommend that re-sealing of these joints and sealing of any cracks in the concrete pavement be planned for every four (4) to five (5) years.

Gate equipment is in good condition at this time. Periodic maintenance repairs will be required and likely covered under the operating budget; replacement will be required in approximately four (4) years as part of an eight (8) year frequency.

4.4	Flatwork	
	Description	Sidewalks run along the front and west perimeter of building and at the rear adjacent to the resident parking as well as along visitor parking at the front entry drive. All flatwork is cast-in-place concrete.
	<b>Observations &amp; Comments</b>	Walkways are in good condition with no issues noted.
		Joints between the sidewalks and building and/or curbs have been sealed to prevent excess storm water penetration which could lead to differential settlement/heaving of concrete sidewalk sections in relation to their adjacent materials. These joints should be planned for re-sealing approximately every five (5) to six (6) years.
		Walkways will require periodic repairs and sectional replacement over time due to the expansive nature of soils in this area; however, with proper maintenance and repairs over time, full replacement should not be realized within the next thirty (30) years.
4.5	Landscaping & Appurtenances Description	The property front entrance and front perimeter of the building are extensively and attractively landscaped.
		An irrigation system is present at all landscaped areas.
		There is a common area with grass at the east/southeast portion of the property.
		Stone retaining walls $(2 - 3' \text{ tall})$ are located at the west side of the building and at the common area next to the visitor parking at the south side of the property. Railroad tie retaining walls are located in tiers at the southeast corner of the building to control the grade along the building exterior. There is also a concrete retaining wall (original with skim coat) under the wrought iron fencing along the east side of the entry drive off of Colorado Blvd.
	C /	Wrought iron fencing is located at the north and east perimeters of the property and encloses the common area at the southeast. Wrought iron fencing at the north perimeter along Zang Blvd. is spaced between brick pilasters. The entry /exit gate for resident parking is wrought iron spaced between stone pilasters. Wrought iron fencing is also located around the pool area and at the east side of the outdoor patio.
		Custom wrought iron guard rail with plexi-glass inserts is located along the top of concrete walls at the pool area and outdoor patio area.
		Eight (8) foot tall cedar fencing encloses the cooling tower and emergency generator located in the middle of the resident parking lot.

Lake Cliff Tower Condominiums Somewhere, USA Page 7

March 2010

Site lighting consists of ornamental pole mounted lights along the drives and a combination of high pressure sodium and commercial grade fluorescent flood lights at carport structures. Stone pilasters at the entry/exit gate to resident parking has ornamental fluorescent fixtures, the same light fixtures are located on each side of the building front entrance. There are five (5) commercial grade fluorescent flood lights at the north

wall of the building lighting the pool and outdoor patio area.

#### **Observations & Comments**

5.0 BUILDINGS

- 5.1 Substructure
  - Description

**Observations & Comments** 

Landscaping is in good condition - Routine maintenance and replacement always required. It is typically assumed that this routine maintenance is covered under a property's Operating Budget.

Irrigation system appears to be in good condition; however, it was not tested at the time of inspection.

Stone retaining walls are in good condition with no issues noted. Periodic repairs will likely be required.

The concrete retaining wall under the fencing at the east side of the entry drive off of Colorado Blvd. appears to be older than the renovation date of 2006; it appears that a skim coat was applied to the surface to cover any visible cracking. Due to the visible indications of older aged concrete retaining walls, we recommend planning for an accelerated frequency of repairs to the wall.

Wrought iron fencing and guardrails will require periodic cleaning, priming and painting approximately every six (6) years. Painting of the wrought iron guardrails at the pool and outdoor patio area will likely cost more per linear foot than painting the wrought iron fencing due to the plexi-glass inserts that need to be worked around. Brick and stone pilasters will require periodic repairs over time.

Replacement of floodlights at carports and north building exterior wall should be anticipated in approximately eight (8) years.

We were not able to gather information regarding the main building substructure from the renovation construction drawings. We suspect that, given the age of the building and construction of the superstructure, the substructure likely consists of reinforced concrete piers beneath concrete column locations and elevator shafts and a reinforced concrete slab-ongrade at the LL basement level.

Concrete columns at the elevated parking lot section are supported by individual straight shaft concrete piers.

The reinforced concrete stem wall below the pool area was constructed as part of the renovation and is supported by concrete piers.

No issues observed

5.2 Superstructure Description	<ul> <li>Details of the existing superstructure were not available in the renovation structural drawings; however, we were able to determine, through visual observation, that the main superstructure of the building consists of elevated reinforced cast-in-place concrete slabs and beams supported by cast-in-place reinforced concrete columns.</li> <li>Construction of the exterior walls could not be determined from the renovation construction drawings or visual observations. Given the age of the building, exterior wall construction could consist of unit masonry.</li> <li>Construction of sloped roof framing at penthouses could not be determined from the construction drawings either.</li> <li>The superstructure of the elevated parking lot section consists of exterior grade steel beams and girders supported by reinforced concrete columns.</li> <li>Carport structures consist of light gauge steel framing with corrugated metal roofs.</li> </ul>
<b>Observations &amp; Comments</b>	No visible indications of structural issues. We noted some concrete repairs to underside of elevated concrete slabs were done at the time of renovation and a repair made to a cracked concrete beam at Unit PV1 using a steel beam and columns.
5.3 Ventilation Description	Stairwell pressurization fans are located at stairwells and an exhaust fan is present at the LL basement level.
<b>Observations &amp; Comments</b>	No issues noted with the system.
5.4 Roofing System Description	There are portions of flat roofs at the top of the structure that are covered by penthouse patio tiles and are the responsibility of the penthouse owners. The remaining flat roofs are the responsibility of the Condominium Association. Flat roofs consist of built-up-roofing with a modified bitumen cap sheet. Parapet walls are typically capped with cast-stone.
	A section of flat roof next to the outdoor patio consists of built-up-roofing with stone ballast.
	Roofing at portions of top of the building and at penthouses consists of Spanish clay barrel tile.
	Roof drainage and drainage at penthouse patios is typically handled with interior roof drains that are connected to the municipal storm water drainage system.
<b>Observations &amp; Comments</b>	Roofing is in good condition overall. The roof at the top of the building is accessed from the east side stairwell.
Lake Cliff Tower Condominiums Somewhere, USA Page 9	Criterium Engineers March 2010

5.5 Façade Elements Description

**Observations & Comments** 

Lake Cliff Tower Condominiums Somewhere, USA Page 10 The condominium is only responsible for flat roofs that are outside of penthouse patio areas. Replacement costs for flat roofs at the top of the building will be higher than that of the flat roof next to the outdoor patio due to the height of the roof and transfer of materials to that area.

Replacement of flat roofs should be planned for approximately eighteen (18) to twenty (20) years from now.

Spanish clay tile roofs will require periodic repairs and isolated tile replacements but should be expected to last for the next forty (40) years without replacement.

Drainage of storm water over roof surface appears to be adequate.

Exterior façade consists of brick veneer and cementituous stucco with some cast-stone accents. Most of the exterior façade is original to the structure.

There is a small amount of EIFS (Exterior Insulated Finishing System) located at the rear entry of the building from the resident parking lot.

Windows typically consist of double hung vinyl framed insulated windows. There are still original wood windows at the west side stairwell that were not replaced during the renovation.

Entry doors to the lobby at the front and rear and at the SB level from the resident parking lot are aluminum storefront doors. Four (4) glazed solid core wood French doors are located at the south wall of the lobby – these doors are not functional.

There are two (2) metal overhead roll-up doors that provide access to the LL basement level ramp from the resident parking lot. Hollow core metal doors are located at the roof access from the stairwell and elevator equipment room from the roof.

The exterior façade is generally in good condition – no issues were noted.

The EIFS at the rear entry to the SB level from the resident parking lot may require repainting approximately every eighteen (18) years and should be planned for.

Caulking repairs / touch-ups at exterior façade joints will be required periodically and should be planned for approximately every twelve (12) years.

Window sealants will likely require some general repairs and touch-ups towards the end of the twenty (20) year period.

Replacement of the original wood windows at the west side stairwell should be planned for approximately ten (10) years with similar vinyl windows to match the others.

Storefront doors are of good quality and are in good condition.

5.6 Interior Elements

Description



Lake Cliff Tower Condominiums Somewhere, USA Page 11 Replacement of the wood French doors at the south wall of the lobby should be anticipated for approximately ten (10) years.

Metal overhead roll-up doors should last approximately eighteen (18) years depending on amount of use.

We recommend planning for replacement of hollow core metal doors at roof access and elevator equipment room in approximately four (4) years.

#### TYPICAL INTERIOR FINISHES

Walls	Flat Finish Painted Drywall
Floors	Concrete / Carpet / Tile
Ceilings	Flat Finish Painted Drywall / Exposed Underside of Conc. Slabs
Doors	Solid-core wood / Solid Core Metal

**Table 7: Interior Finish Summary Table** 

The lobby located at the 1<sup>st</sup> floor is finished with high quality finishes and includes a reception area, management office, unisex restroom, lounge area and resident mailboxes. Lobby is equipped with high quality furniture and paintings supplied during development of the property. There is also a unisex restroom at the rear entry from the resident parking lot at the SB level.

Lobby finishes include: marble tile flooring and flat finish painted drywall at the walls and ceilings. Architectural grade accent lights are present at lobby art work along with architectural grade fluorescent fixtures at the walls and track lighting at the ceilings. The reception area consists of built-in wood cabinetry / desk with marble counter tops.

Corridors are typically finished with flat finish painted drywall at the walls and small portions of drop down ceilings; the other portions of the corridors do not have ceilings and are open to the underside of concrete slabs with exposed plumbing and fire sprinkler pipes. Each corridor has a near full length rug on top of the exposed concrete slab. Unit entry doors are solid core wood and are finished around with high quality wood finishes. Each entry is equipped with an architectural grade wall sconce. Lighting at corridors typically consists of recessed can lights at drop-down ceilings, suspended architectural grade fluorescent fixtures and two (2) wall sconces at resident elevators.

The common area basement is typically finished with carpet flooring and flat finish painted drywall at the walls; there are no ceilings (open to underside of slab).

Doors to electrical closest and trash chutes at each floor are solid core wood – doors to stairwells at each floor are solid core metal. Doors to common area spaces are typically solid core wood.

Finishes were in good to excellent condition at the time of inspection.

Painting of common area walls and ceilings can be expected periodically and should be planned for accordingly.

Carpet replacement at the common area basement will likely be required every sixteen years.

Replacement of rugs at corridors should be planned for approximately every fifteen (15) years.

Solid core wood and metal doors are of good quality and should last at least twenty-five (25) years on average. Some doors may accidentally become damaged by residents and will likely be covered out of the operating budget.

Common area light fixtures should be planned for replacement / upgrade approximately every eighteen (18) to twenty (20) years.

#### HVAC SYSTEMS

Manufacturer	Baltimore Aircoil Company
Type of A/C System	Central Chiller System – Hydronic 2-pipe
Capacity	Unknown
Type of Heat	Central Boiler System – Hydronic 2-pipe
Distribution	Ductwork

#### **Table 5: HVAC System Summary**

The main heating and cooling system for the building common areas and resident units is a central chiller system accompanied by a central boiler system. A cooling tower manufactured by the Baltimore Aircoil Company is located in a fenced area at the resident parking lot, it delivers chilled water from there to the LL basement level where two (2) booster pumps are located to supply the water to fan coil units at each of the twelve floors - hot water boilers are connected to the system to provide hot water for the heating system. Corridors and each unit are equipped with fan coil units that distribute conditioned air to the spaces.

The wine room at the common area basement is equipped with a 3-ton splitsystem with the compressor unit located at the east perimeter of the building.

An exhaust fan is located at the LL basement level.

The overall HVAC system seamed to be functioning adequately at the time of our inspection.

The chill water booster pumps should be planned for replacement in approximately fourteen (14) years.

Replacement of the lobby HVAC systems and the wine room split-system can be expected approximately every twelve (12) years.

Replacement of fan coil units each corridor should be planned for replacement approximately every ten (10) years.

Criterium Engineers



**Observations & Comments** 

Lake Cliff Tower Condominiums Somewhere USA Page 12

#### 5.8 Electrical Systems

Description

**Observations & Comments** 

5.9 Plumbing Systems Description

Lake Cliff Tower Condominiums Somewhere, USA Page 13 Periodic repairs to the cooling tower will be required.

#### **BUILDING ELECTRICAL SYSTEMS**

Amperage	2500A
Voltage/Phase	277/480V
Service Entrance	Underground
Branch Wiring	Copper

#### Table 6: Electrical System Summary

Electrical power is supplied underground to this building by TXU Electric.

The underground supply serves the building through a pad-mounted transformer that feeds 2500 Amp switchgear located in the LL basement level mechanical room. Power is then distributed from this point to various common area electrical panels and electrical panels at each unit. There are electrical closets located on the east end of each floor. Units appear to not be individually metered.

Site lighting and common area lighting has been described in previous sections of this report.

The building is equipped with three (3) elevators that are powered by A/C Geared Machines (25hp & 35hp). Equipment is located above elevators at roof access area – each set of elevator equipment is accompanied with designated electrical panels and step down transformers.

An emergency diesel generator is located next to the cooling tower inside the fenced area in the middle of the resident parking lot.

The visible portions of the electrical system are generally in good condition. Periodic repairs and replacement should be planned.

Elevators and equipment are in good condition overall. An overhaul of elevator equipment may be required near the end of the twenty year period.

Water and sewer service is provided by the City of Dallas. Water distribution piping is copper. Sewage collection piping is PVC.

Hot water for common areas is supplied by central hot water boiler.

Domestic water is supplied throughout the buildings by a Tiger Flow, two (2) pump system (15 hp pump motors). Domestic water pump system is accompanied by an expansion tank located in the same mechanical room at the LL basement level.

Unisex restrooms are located at the lobby and common area at the rear entry from the resident parking lot. Each restroom contains a toilet, floating vanity with marble top and mirror.

A full coverage fire sprinkler system services the building. Two (2) 6" risers are located in the mechanical room at the LL basement level. The system is equipped with a 40 hp jockey pump – the fire pump controller and power transfer switch is located on the east wall of the same mechanical room. The system also contains a pipe that supplies water to hose connections at each corridor. The system was installed in 2006 as part of the renovation.

The building is also equipped with a fire alarm system with audible local alarms and strobes, fire extinguishers at corridors and common areas, and illuminated exit signs at corridors and common areas. The Silent Knight fire alarm control panel is located in a closet behind the reception desk.

Hot water was adequate at restrooms.

Replacement of domestic water pump system should be planned for in approximately sixteen (16) to eighteen (18) years. Expansion tank can be expected to last approximately six (6) more years.

Fire pump will require periodic repairs to ensure proper operation if needed – overhaul / replacement of the pump should be expected in approximately twenty (20) years.

The fire sprinkler system, fire extinguishers and fire alarm system are all current on their annual inspections – no issues have been reported with the system.

A 525 square foot pool at the north side of the building is surfaced with gunite pool surfacing and has stone coping at the edge. A water feature is present over the east end of the pool. Pool apron/decking is cast-in-place stained concrete. Coping joints are sealed with Seal-O-Deck.

Pool equipment is located in a mechanical room below the pool, accessed from the resident parking lot and consists of one (pump) and one filter.

Pool furniture consists of three (3) chaises, one (1) round table and four (4) chairs all of good quality materials.

Also present at the north side of the building, adjacent to the pool area, is an outdoor patio area with furnishings that consists of a wicker lounge set, wrought iron lounge set and stone fire pit with gas coals. The surface of the outdoor patio consists of pavestone tiles on pedestals to allow for storm water drainage beneath. The outdoor patio is landscaped with potted plants and small trees. A barbeque pit is present at the outdoor patio area.

The pool and outdoor patio area is accessible from the resident parking lot, the lobby or by mechanical combo lock at a pedestrian gate from the west side drive.

Re-surfacing of the pool will be required approximately every eight (8) years (4 years of useful life remaining).

The coping joint is sealed with Seal-O-Deck that generally requires resealing every four (4) years and will likely require re-sealing in 2011. *Criterium Engineers* 

# **Observations & Comments**

5.10 Pool Description

**Observations & Comments** 

Lake Cliff Tower Condominiums Somewhere, USA Page 14

	Pool furnishings are of good quality and can be expected to last another three (3) to four (4) years.
	The pool equipment was in good functioning condition at the time of our inspection. Periodic repairs to the pool pump may be required – replacement can be expected approximately every eight (8) years. Replacement of this type of filter is typically required every ten (10) years.
	The stained concrete apron around the pool will require re-staining approximately every ten (10) years. Decking is in good condition overall.
	Outdoor patio furniture is of high quality and in good condition. The barbeque grill will require replacement periodically.
CELLANEOUS AMENITIES escription	A theatre is located in the common area basement that is equipped with eight (8) leather theatre chairs, a high definition screen and projector, and surround-sound system.
	Also present at the common area basement is a pool table area with a high quality pool table and wall sofa, kitchen area, and round lounge table. Two (2) wall mounted flat panel televisions are present at this area.
	A wine room is present at the common area basement that is kept cooled at a constant temperature and is equipped with a wine cabinet for each unit and high quality table for wine tasting in the room.
	All access doors throughout the building are equipped with an electronic Card Access System and a phone-link keypad entry controller limits access to lobby entrance to residences only.
bservations & Comments	Theatre furnishings and equipment are of high quality and were noted in good condition. Replacement / upgrade of the furnishings and system will likely be required within the twenty (20) year study period.
AV	Pool table and other furnishings are also of high quality and will also likely require replacement / upgrade within the twenty year study period.
$\leftarrow$	Access systems similar to the one installed in this building typically require upgrade every fifteen years.
ERVE FUND JECTIONS	See Appendix A.
CLUSION	In Summary, we consider these facilities to be in good condition when compared to others of similar age and construction type. While some components will need a regular repair and replacement program, the program can be prioritized and planned in conjunction with reserve strategies.
	We feel that the reserve financials included with this report outline possible strategies for your community to adopt given the current condition of the facilities as a whole. As time passes, it may become
er Condominiums ISA	Criterium Engineers March 20

#### 6.0 MISC De

#### Ob

### 7.0 **RESE** PROJ

### 8.0 CON

Lake Cliff Towe Somewhere, U Page 15

9.0 LIMITATIONS

necessary to re-establish financial priorities and capital expenditure schedules given any unforeseen circumstances. We recommend and encourage this activity.

The observations described in this study are valid on the date of the investigation and have been made under the conditions noted in the report. We prepared this study for the exclusive use of the LAKE TOWER CONDOMINIUM ASSOCIATION and their successors and assignees. Criterium Engineers does not intend any other individual or party to rely upon this study without our express written consent. If another individual or party relies on this study, they shall indemnify and hold Criterium–Dotson Engineers harmless for any damages, losses, or expenses they may incur as a result of its use.

This study is limited to the visual observations made during our inspection. We did not remove surface materials, conduct any destructive or invasive testing, move furnishings or equipment, or undertake any digging or excavation. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of the investigation. We did not undertake to completely assess the stability of the buildings or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment.

We do not render an opinion on uninvestigated portions of the community.

We did not perform any computations or other engineering analysis as part of this evaluation, nor did we conduct a comprehensive code compliance investigation. This study is not to be considered a warranty of condition, and no warranty is implied. The appendices are an integral part of this report and must be included in any review.

If probable costs are presented, they are probable only. The costs are based on our general knowledge of building systems and the contracting and construction industry. When appropriate, we have relied on standard sources, such as Means Building Construction Cost Data, to develop probable costs. However, for items that we have developed costs (e.g.: structural repairs), no standard guide for developing such costs exists.

We have performed no design work as part of this study, nor have we obtained competitive quotations or estimates from contractors as this also is beyond the scope of the project. The actual cost to remedy deficiencies and deferred maintenance items that we have identified may vary significantly from estimates and competitive quotations from contractors.

If you have any questions about this study or the reserve fund analysis, please feel free to contact us. Thank you for the opportunity to be of assistance to you.

**CRITERIUM ENGINEERS** 

#### INTRODUCTION

The following is a projected reserve fund analysis for non-annual items as discussed in the report. This projection takes into consideration a reasonable return on invested moneys and inflation. Please review this thoroughly and let us know of any changes that may be desired.

The intent of this reserve fund projection is to help the association develop a reserve fund to provide for anticipated repair or replacements of various system components during the next twenty years.

The capital items listed are those that are typically the responsibility of the Association and are derived from a list developed by Criterium Engineers. A copy of this list is provided in this Appendix. However, association bylaws vary and, therefore, which components are the responsibility of the individual owners and which are the responsibility of the association can vary. The association should confirm that the items listed should be financed by the association reserve fund.

This projection provides the following:

An input sheet that defines all the criteria used for the financial alternatives, including the assumed inflation rate and rate of return on deposited reserve funds.

A table that lists anticipated replacement and/or repair items complete with estimated remaining life expectancies, projected costs of replacement and/or repair, a frequency in years of when these items require replacement and/or repair, and a projection based on this frequency.

A table and graph that represent end of year balances versus capital expenditures based on your current funding program and reserve balances, and alternatives to your current program. The provided graphs illustrate what effects the funding methods will have over the presented twenty-year period versus the anticipated capital expenditures. Care should be taken in analyzing the graphs due to varying graphic scales that occur within each graph and between graphs.

Note that based on our developed list of capital items and, taking inflation into account, the current funding is NOT adequate to meet the long-term needs of the community.

The association should bear in mind that unanticipated expenditures can always arise and maintenance of a significant reserve fund balance can be viewed as a way to avoid special assessments.

We have analyzed several alternatives to your current funding program and are presenting three alternatives that we believe best addresses the needs of the Association. Our objective is to maintain positive funding levels over 20 years without building up huge reserves. At the end of 20 years, we look to maintain a balance at least equal to the average annual reserve requirement unless we are anticipating additional major expenditures following quickly after 20 years. To achieve this goal we have projected anticipated maintenance/replacement costs, interest earned on investments, an assumed inflation factor and the current September 2008 fund balance to determine that the required level of funding for capital needs. Please remember this does not include any allowance for routine maintenance and operations costs. Only capital costs are included.

With regard to the funding levels and future projected items beyond the 20-year period. There are large capital expenditures that fall outside the 20-year reserve analysis period. A Reserve Study is a working tool and a fluid document over time. In addition to changing conditions, one of the primary reasons that we recommend a reserve study be updated every 3 to 4 years is so that items that fall outside the 20-year analysis today will be pulled into the calculations and required reserve funding when they are still 20 years out, thus allowing sufficient time to accumulate funds without placing unnecessary burden on current residents.

Because of these requirements, even as we project today, we recommend planning towards the future with a healthy reserve balance as indicated in the Alternatives.

#### **EXISTING FUNDING LEVEL:**

We have assessed current Reserve as the amount funds currently designated as Reserves together with current contribution being made into the Reserve Fund account. Assuming that operating costs offset all revenues collected during the twenty-year planning period, the Associations current Capital Fund Balance is not adequate to meet the long-term Associations needs.

The following Alternatives show required funding levels over the duration based on the current balance.

#### ALTERNATIVE # 1:

Alternative 1 proposes a required initial increase in funding together with an increase in capital reserve contribution every 3 years. This alternative creates an adequate fund balance throughout the period and represents a good, solid approach.

#### ALTERNATIVE # 2:

Alternative 2 also proposes an initial increase in contribution together with an annual escalation in dues for capital reserves over the duration. This alternative creates an adequate fund balance throughout the period and also represents a solid approach.

#### ALTERNATIVE # 3;

Alternative 3 reviews maintaining minimum level funding at the current level over the duration of the funding period. This alternative requires three (3) special assessments at year 5, year 12 and year 17, but holds annual dues for capital reserve to a minimum. This alternative is not recommended but shows what the financial requirements will be without long-term planning.

Please note that the reserve fund study does not include typical annual maintenance items. Our assumption is that you already have an annual operating budget that provides for these typical, repetitive items. This includes miscellaneous repairs, lawn and grounds maintenance, routine minor painting, etc. We have focused on those significant, non-annual items where careful financial planning is important.

Finally, please note that the estimates we have developed are based on 2010 dollars. Our reserve fund study does adjust for an estimated annual inflation and a given return on investment assuming that the indicated fund balances are maintained.

**CRITERIUM ENGINEERS** 

### **Reserve Study Worksheet**



General Information:

Organization: Lake FTower Condominium Association 1

2

3	Number of Units		54	a line of the second
4	Age of Building (in years)		4	(Since Renovation)
5a	Study Period (in years)		20	
5b	Normal Fiscal Year starts:	<b>January 1, 2010</b>		
5c	Partial Fiscal Year starts:	March 1, 2010		
5d	Partial Year Length:		10 months	
6	Site Inspection Date	March 2, 2010		
7	Reserve Funds at start		\$12,113	
8	Rate of Return on invested Reserve F	Funds (%)	3.0%	
9	Inflation Rate (%)		4.0%	

10 Current Funding Levels

Existing Funding Levels					
Reserve Fund Contribution		Total/Month \$1,000	Total Annual \$10,000	Per Unit/Month S18.52	Per Unit/Year \$222.22
	Years Out		Total Annual	Per Unit	
Planned Special Assessment	0		\$0	\$0	
Balance Computed	(\$860,590)				

### 11 Alternative Reserve Fund Contribution

Iternative 1 Level Funding with Steps				The Second Second	NO. DO
Monthly Amount, (First Year) Monthly Amount, (Last Year)		Total/Month \$2,700 \$7,020	Total Annual \$32,400 \$84,240	Per Unit/Month \$50.00 \$130.00	Per Unit/Year \$600.00 \$1,560.00
Balance Required Final Year		\$53,708			
Special Assessments:	Years Out		Total/Year	Per Unit	
First Assessment	0		\$0	\$0	
Second Assessment	0		\$0	\$0	
Balance Computed	\$141,489				

Alternative 2 Escalating Funding at 5.25% pe	r Year				5.75511
		Total/Month	Total Annual	Per Unit/Month	Per Unit/Year
Monthly Amount, (First Year)		\$2,813	\$33,750	\$52.08	\$625.00
Monthly Amount, (Last Year)		\$7,436	\$89,226	\$137.70	\$1,652.34
Balance Required Final Year		\$53,708			1.1.1.1.1.1
Base Escalation %	5.25%				
Special Assessments:	Years Out		Total/Year	Per Unit	
First Assessment	0		\$0	\$0	
Second Assessment	0		\$0	\$0	
Balance Computed	\$148,812				

Alternative 3 Existing Level Funding with Spe	cial Assessments				C. Salar
		Total/Month	Total Annual	Per Unit/Month	Per Unit/Year
Monthly Amount, (First Year)		\$1,000	\$12,000	\$18.52	\$222.22
Monthly Amount, (Last Year)		\$1,000	\$12,000	\$18.52	\$222.22
Balance Required Final Year		\$53,708			
Base Escalation %	0.00%				
Special Assessments:	Years Out		Total/Year	Per Unit	
First Assessment	5	Jan 2014	\$200,000	\$3,704	
Second Assessment	12	Jan 2021	\$275,000	\$5,093	
Third Assessment	17	Jan 2026	\$315,000	\$5,833	
Balance Computed	\$1,835				

2	4
5.	\$ 200
2	dinter (
ER	um En
E	Criero
Ū	0

Itemized Worksheet

Matrix         Matrix<	Skt         Concrete Parement Repairs (Pernodic)         1	\$3,000.00 \$2,000.00 \$1,000.00 \$1,000.00 \$1,500.00 \$1,500.00 \$1,500.00 \$1,50	63 000 00							1
Constraint         1         0	Concrete Parement Repairs (Penodic)         1         101           Scal Jonies & Cracks in Concrete Parement (Periodic)         1         101           Scal Jonies & Cracks in Concrete Parement (Periodic)         1         101           Reserve Parking Spaces         Concrete Parement (Periodic)         1         101           Restrict Parking Spaces         Concrete Societies (Periodic)         1         101           Restrict Carrupted Metal Roofs @ Carports         800         101         101           Parin & Repair Nongyli Iton Fericing (Perimeter)         800         101         101           Replace Curruption Metal Roofs @ Carports         11,350         60         101           Replace Wrought Iton Fericing (Perimeter)         800         101         80         800         101           Replace Wrought Iton Fericing @ PoolPlacio Area         11,350         60         101         80         101           Replace Wrought Iton Fericing @ PoolPlacio Area         11,350         60         101         101         80         101         101         80         101         101         80         101         101         80         101         101         80         101         101         80         101         101         80         101	\$5,000.00 \$2,000.00 \$1,000.00 \$1,000.00 \$1,5	e 2 000 00							
Control         1         2         0         2         0         2         0         2         0         2         0         2         0         2         0         2         0         2         0         2         0         2         0         2         0         2         0         2         0         2         0         2         0         2         0         2         0 </td <td>Seal Jours &amp; Cracks in Concrete Procement (Periodic) 1 [6] Restrip: Parking Spaces 8 (Euch.) Bilds Exercise Stolowalk Repairs (Prandic) 550 [16] Exert Lippid Gauge Steel Frame (# Carperts Frank Lippid Gauge Steel Frame (# Carperts Frank Lippid Gauge Steel Frame (# Carperts Parin Lippid Gauge Steel Frame (# Carperts Parin &amp; Repair Nongyh Iton Fencing (Frameter) 550 [16] Rephase Wrought Iton Fencing (Frameter) 550 [11] 540 Rephase Wrought Iton Fencing (Frameter) 551 [11] 540 Rephase Wrought Iton Fencing (Frameter) 551 [11] 540 Rephase Wrought Iton Fencing (Frameter) 551 [11] 540 Rephase RK Ret Walls Repairs (Free Lists Cent Bilds; Rephase RK Ret Walls Repairs (Free [12] 550 [11] 540 Rephase RK Ret Walls Repairs (Free [13] 550 [11] 540 Rephase RK Ret Walls Repairs (Free [13] 550 [11] 540 Rephase RK Ret Walls Repairs (Free [13] 550 [11] 540 Rephase RK Ret Walls Repairs (Free [13] 550 [11] 540 Rephase RK Ret Walls Repairs (Free [13] 550 [11] 540 Rephase RK Ret Walls Repairs (Free [13] 550 [11] 540 Rephase Retain Word Windows (ZW reputer) 100 [12] 540 Rephase Retain Repairs (Free [13] 550 [11] 550 [12] 55</td> <td>\$2,000.00 \$1,000.00 \$4,50 \$9,50 \$1,900.00 \$51,50 \$1,50</td> <td>nn'nnn'et</td> <td>586.45</td> <td>10</td> <td>9</td> <td>\$40.47</td> <td>\$485.59</td> <td>\$1,200.00</td> <td></td>	Seal Jours & Cracks in Concrete Procement (Periodic) 1 [6] Restrip: Parking Spaces 8 (Euch.) Bilds Exercise Stolowalk Repairs (Prandic) 550 [16] Exert Lippid Gauge Steel Frame (# Carperts Frank Lippid Gauge Steel Frame (# Carperts Frank Lippid Gauge Steel Frame (# Carperts Parin Lippid Gauge Steel Frame (# Carperts Parin & Repair Nongyh Iton Fencing (Frameter) 550 [16] Rephase Wrought Iton Fencing (Frameter) 550 [11] 540 Rephase Wrought Iton Fencing (Frameter) 551 [11] 540 Rephase Wrought Iton Fencing (Frameter) 551 [11] 540 Rephase Wrought Iton Fencing (Frameter) 551 [11] 540 Rephase RK Ret Walls Repairs (Free Lists Cent Bilds; Rephase RK Ret Walls Repairs (Free [12] 550 [11] 540 Rephase RK Ret Walls Repairs (Free [13] 550 [11] 540 Rephase RK Ret Walls Repairs (Free [13] 550 [11] 540 Rephase RK Ret Walls Repairs (Free [13] 550 [11] 540 Rephase RK Ret Walls Repairs (Free [13] 550 [11] 540 Rephase RK Ret Walls Repairs (Free [13] 550 [11] 540 Rephase RK Ret Walls Repairs (Free [13] 550 [11] 540 Rephase Retain Word Windows (ZW reputer) 100 [12] 540 Rephase Retain Repairs (Free [13] 550 [11] 550 [12] 55	\$2,000.00 \$1,000.00 \$4,50 \$9,50 \$1,900.00 \$51,50 \$1,50	nn'nnn'et	586.45	10	9	\$40.47	\$485.59	\$1,200.00	
Constraint         1	Restript Parking Spaces         86           Concrects Sciowalk Repairs (Prandic)         8           Said Joing Threen Sidewalk Repairs (Prandic)         8           Said Joing Threen Sidewalk Repairs (Prandic)         9           Said Joing Threen Sidewalk Repairs (Prandic)         9           Said Joing Threen Sidewalk Repairs (Prandic)         9           Replace Corrupted Metal Roofs (Graphere Print & Repair Wrought Iron Ferencig (Premater)         860         10           Sirvid & Stone Phaster Repairs (Along Zang Blach)         9         9         10           Sirvid & Stone Phaster Repairs (Along Zang Blach)         9         9         10           Sirvid & Stone Phaster Repairs (Along Zang Blach)         9         9         10           Sirvid & Stone Phaster Repairs (Along Zang Blach)         9         10         11         36         11         10           Sirvid & Repair Wrought Iron Prev Class Giandral (g) Praio Per         13         10	\$12.000 \$1,000,000 \$1,905,00 \$1,905,000 \$1,500,000 \$1,500,000 \$1,500,000	\$2,000,00	\$86.45	ŝ	2	\$79.73	\$956.78	\$1,200,00	
Control         1 </td <td>Concretes Sidewalk &amp; Cambridge         1         Ide           Soal Jonies Rivers Sidewalk &amp; Cambridge         500         In 61           Paint Light Gauge Sidewalk &amp; Cambridge         500         In 61           Paint Light Gauge Sidewalk &amp; Cambridge         500         In 61           Paint Sight Gauge Sidewalk &amp; Cambridge         500         In 61           Paint &amp; Repair Wrought Iron Fercing (B FoodPato Atea         11,350         90         In 61           Sind &amp; Store Plaster Repairs (Aborg Zang Blvdf)         9         9         90         In 61           Sind &amp; Repair Wrought Iron Fercing (B FoodPlato Atea         133         In 61         9         9         10           Replace Wrought Iron Fercing (B FoodPlato Atea         134         10         9         9         10         10           Replace Wrought Iron Fercing (B FoodPlato Atea         134         10         9         9         10         10           Replace Wrought Iron Fercing (B FoodPlato Atea         133         10         <t< td=""><td>51,000,00 59,50 59,500 51,500 51,20 57,20</td><td>\$1,056.00</td><td>\$57.06</td><td>4</td><td>-</td><td>\$83.25</td><td>\$996.94</td><td>\$192.00</td><td></td></t<></td>	Concretes Sidewalk & Cambridge         1         Ide           Soal Jonies Rivers Sidewalk & Cambridge         500         In 61           Paint Light Gauge Sidewalk & Cambridge         500         In 61           Paint Light Gauge Sidewalk & Cambridge         500         In 61           Paint Sight Gauge Sidewalk & Cambridge         500         In 61           Paint & Repair Wrought Iron Fercing (B FoodPato Atea         11,350         90         In 61           Sind & Store Plaster Repairs (Aborg Zang Blvdf)         9         9         90         In 61           Sind & Repair Wrought Iron Fercing (B FoodPlato Atea         133         In 61         9         9         10           Replace Wrought Iron Fercing (B FoodPlato Atea         134         10         9         9         10         10           Replace Wrought Iron Fercing (B FoodPlato Atea         134         10         9         9         10         10           Replace Wrought Iron Fercing (B FoodPlato Atea         133         10 <t< td=""><td>51,000,00 59,50 59,500 51,500 51,20 57,20</td><td>\$1,056.00</td><td>\$57.06</td><td>4</td><td>-</td><td>\$83.25</td><td>\$996.94</td><td>\$192.00</td><td></td></t<>	51,000,00 59,50 59,500 51,500 51,20 57,20	\$1,056.00	\$57.06	4	-	\$83.25	\$996.94	\$192.00	
Circle finance         Circle	Seal Jours Riven Sidewark & Curb (Bild)         550         in fill           Print Light Grauge Sheel Frame (C supers         550         in fill           Print Light Grauge Sheel Frame (C supers         550         in fill           Print & Repair Wrought Iton Fencing (Formeter)         580         in fill           Print & Repair Wrought Iton Fencing (Permeter)         580         in fill           Replace Unrught Iton Fencing (Permeter)         580         in fill           Replace Wrought Iton Fencing (Permeter)         580         in fill           Replace Wrought Iton Fencing (Permeter)         580         in fill           Replace Wrought Iton Fencing (Provide)         90         in fill           Replace Wrought Iton Fencing (Provide)         90         in fill           Replace Wrought Iton Fencing (Provide)         90         in fill           Drainage & RIK Te Ret. Wall Repair (Ext Clare Granthill (Philo Per         190         in fill           Replace Wrought Iton Fencing (Provide)         90         in fill         in fill           Drainage & RIK Te Ret. Wall Repair (Lost Fence         90         in fill         in fill           Sense Retaining Wall Repairs (Pencing (Provide)         90         in fill         in fill           Conce Retaining Wall Repairs (Port Fill Provi         10	05 15 05 15 05 00 000 25 05 05 15	\$1,000.00	\$14.41	a	4	\$20.53	\$246.40	2200.000	
Mail All All and All an	Paint Lippid Games Steel Frame (@ Carperts         0.30         in it           Prime Lippid Games Steel Frame (@ Carperts         0.31         in it           Prime Repairs in Curport Roofs (@ Carperts         0.31         in it           Prime R Repairs in Curport Roofs (@ Carperts         0.31         in it           Rephase Wrought Iron Fencing (Permeter)         860         in it           State Wrought Iron Fencing (Permeter)         860         in it           State Repairs Wrought Iron Fencing (Permeter)         860         in it           State Repairs Wrought Iron Fence (Easter)         10         10	02.02 02.12 02.12	\$2,475.00	\$118.87	6		11.965	10.8/1.12	00,000,14	
Characterization         (1,1)         (2,1)	Rendle Repairs for Grupter Roofs         1         104           Replace Currupted Metal Roofs (Grupters         11,350         90         10           Replace Virought InterFerence (Permeter)         860         101         860         101           Brick & Score Phister Repairs (Meng Zang Hwft)         9         86         101         860         101           Brick & Score Phister Repairs (Meng Zang Hwft)         9         86         101         86         101           Paint & Repair Wrought Inon Ference (Permeter)         860         101         860         101         860         101         860         101         860         101         860         101         860         101         860         101         860         101         860         101         860         101         860         101         860         101         860         101         860         101         101         860         101         101         860         101         101         860         101         101         860         101         101         860         101         101         860         101         101         860         101         101         860         101         101         101         101<	05 15 51 20	20,00,000	5246.38			14,5014	1071212	00'075'CC	
Ref current for the field of the f	Replace Corrupted Metal Roofs @ Carports         11,350         60         11,           Paint & Repair Wrough Iton Frementer)         860         11,         860         11,           Paint & Repair Wrough Iton Frementer)         860         11,         860         11,           Brick & Store Phaster Repairs (Along Zang Ellech         135         161         9         9         9           Paint & Repair Wrough Iton Fremeng (Permeter)         860         110         9         9         135         161           Replace Wrough Iton Fremeng (Permeter)         860         110         9         9         10           Replace Wrough Iton Fremeng (Permeter)         860         101         9         9         10           Replace Wrough Iton Ferencing (Permeter)         860         101         9         9         10           Replace Wrough Iton Ferencing (Permeter)         860         101         10	05.15	\$3,000.00	5108.00		4	07 000	06.7716	00 000 000 000	
In all degramment of the constraint of the	Pain & Repair Wrought Iton Fencing (Formeter) 860 In 11 Replace Wrought Iton Fencing (Formeter) 860 In 11 Brok & Store Missier Repairs (Alway 2014) 460 Area 2015 In 11 Paint & Repair Wrought Iton Fencing (Prometer) 860 In 11 Replace Wrought Iton Fencing (Prometer) 860 In 11 Paint & Repair Wrought Iton Fencing (Prometer) 135 In 11 Paint & Repair Wrought Iton Fencing (Prometer) 135 In 11 Paint & Repair Wrought Iton Fencing (Prometer) 870 In 11 Replace Wrought Iton Fencing (Prometer) 870 In 11 Replace Wrought Iton Fencing (Prometer) 870 In 11 Brown Replace Wrought Iton Fencing (Prometer) 135 In 11 Replace Retaining Wall Repairs (Periotic) 10 Stene Retaining Wall Repairs (Prometer) 135 In 11 Stene Retaining Wall Repairs (Feriotic) 10 Replace Retaining Wall Repairs (Feriotic) 10 Replace Retaining Wall Repairs (Conding Tower 13) In 11 Replace Retaining Wall Repairs (Conding Tower 13) In 11 Replace Retaining Wall Repairs (Conding Tower 13) In 11 Replace Scorece (B Jinty Gate Philsters 13) In 12 Replace Retair Toward Cooling Tower 13 In 11 Replace Retair Barty From Reader Pair(My Area 13) In 12 Replace Wood French (Second Pair) Van 13 In 12 Replace Wood French (Second Pair) Van 13 In 12 Replace Wood French (Second Pair) (Note Fairy Mores 13) In 12 Replace Wood French (Second Pair) (Note Fairy Mores 13) In 12 Replace Wood French (Second Pair) (Note Fairy Mores 13) In 12 Replace Wood French (Second Pair) (Note Fairy Mores 13) In 12 Replace Wood French (Second Pair) (Note Fairy Mores 13) In 12 Replace Wood French (Doors (B Searry Mores 13) In 12 Replace Wood French (Second Pair) (Note Fairy Mores 13) In 12 Replace Wood French (Doors (B Searry Mores 14) In 12 Replace Wood French (Doors (B Searry Mores 14) In 12 Replace Common Fair Roof Fair (More Fairy Mores 22) In 12 Replace Roof (Repare (Repairs (Prenche) 14) In 12 Replace Wood French (Doors (B Searry Mores 14) In 12 Replace Roof (Repare (Retairs (Repairs (Repairs (Repairs (Recoder) 12) In 12 Replace Roof (Repare (Recoder) 14) In 12 Replace Roof (Repare (Recoder) 14) In	\$7.20	\$17,025,00	\$196.24	83	17	20010	10.106	00/671/76	
Revent form         Revent form         Sector         <	Replace Wrought Inne Freening (Permeter)         860         101           Bird, & Stone Phister Repairs (Along Zang Bird)         91         92         93           Paint & Repair Wrought Inne Freening @ Pool/Pato Area         133         101           Paint & Repair Wrought Inne Freening @ Pool/Pato Area         133         101           Replace Wrought Inne Freening @ Pool/Pato Area         133         101           Replace Wrought Inne/FreeLing @ Pool/Pato Area         133         101           Replace Wrought Inne/FreeLing @ Pool/Pato Area         133         101           Replace Wrought Inne/FreeLing @ Pool/Pato Area         135         101           Store Retaining Wall Repairs (Florehold)         101         101         101           Store Retaining Wall Repairs (Florehold)         101         101         101           Store Retaining Wall Repairs (Florehold)         100         101         101           Store Retaining		\$6,192.00	\$297.39	9	N	19'9475	10.106.75	24,128.00	
Red Normeline	Brick & Stone Phaster Repairs (Alorey Zang Bird) Paint & Repair Wrought Iron / Press (Eases Gandrail (g) Prato Pere Repairs & Wrought Iron / Press (Eases Gandrail (g) Prato Pere Repairs & Wrought Iron / Press (Eases Gandrail (g) Prato Pere Repairs & Wrought Iron / Press (Eases Gandrail (g) Prato Pere Repairs & Wrought Iron / Press (Eases Gandrail (g) Prato Pere Repairs & Wrought Iron / Press (Eases Gandrail (g) Prato Pere Repairs & Wrought Iron / Press (Eases Gandrail (g) Prato Pere Repairs & Wrought Iron / Press (Eases Gandrail (g) Prato Pere Repairs & Wrought Iron / Press (Eases Gandrail (g) Prato Pere Repairs Wall Repairs (Fortolic) Store Retaining Wall Repairs (Fortolic) Store Retaining Wall Repairs (Fortolic) Core Retaining Wall Repairs (Fortolic) Store Retaining Wall Repairs (Fortolic) Store Retaining Wall Repairs (Fortolic) Store Retaining Wall Repairs (Fortolic) Store Retaining Wall Repairs (Fortolic) Core Retaining Kater Replace Scoreces (g) Entry Gate Phasters Ladding Replace Fortolicy Replace Scoreces (g) Entry Gate Phasters Ladding Replace Wood Windows (278 reg., 136 small, 40 dh), 20 Inple) Replace Scoreces (g) Entry Gate Phasters Ladding Replace Wood Windows (g) Nets Mark Replace Scoreces (g) Entry Fortor Resteart Maxing Areas Replace Scoreces (g) Entry Fortor Resteart Maxing Areas Replace Wood Windows (g) Nets Mark Replace Wood French Doors (g) Start Mall Replace Wood French Doors (g) Start Meal Replace Wood French Doors (g) Start Areas Replace Wood French Doors (g) Start Areas Replace Wood French Doors (g) Start Areas Replace Halt Roof French Doors (g) React Areas Replace Halt Roof French Doors (g) React Areas Replace Halt Roof French Doors (g) React Areas Replace Halt Roof French Doors	\$55.00	\$47,300.00	\$454.34	30	26	5150.15	8/ LUB/14	10 000,04	
Proc. Note: N	Paint & Repair Wrought Iron Frencing @ Pool/Pairo Area         335         in 11           Paint & Repair Wrought Iron Frencing @ Pool/Pairo Area         335         in 11           Replace Wrought Iron Frencing @ Pool/Pairo Area         335         in 11           Replace Wrought Iron Frencing @ Pool/Pairo Area         335         in 11           Dainage & KR, Te Ret, Wall Repair @ SE Cor Bldg         140         140           Replace RN Ret Walls and SE Cor of Bldg         30         in 61           Sene Retaining Wall Repairs (Periodic)         0         10         10           Sene Retaining Wall Repairs (Periodic)         0         10         10         10           Sim & Repear Celar Frencing Around Cooling Tower         125         10         10         10           Sim & Repair Clark Frencing Around Cooling Tower         125         10         11         10           Replace Sciences (i) Entry Gate Philoser         125         10         11         10         12         10         11         10         10         10         11         10         10         12         10         11         10         10         10         10         10         10         10         10         10         10         10         10         10	5125.00	\$1,125.00	\$40.52	n¢	4	\$22.59	\$2/1.12	\$902,500	
Galactic Magnet Manual Manuu Manual Manua Manual Manual Manual Manual Manual Manual Manual	Replace Wrough I con Fenerug @ Pool/Pato Area         133         111           Pairt & Repart Wrough I con Prevo Ciases Giandari (gi Pato Per- Spaira & Repart Wrough I con Prevo Ciases Giandari (gi Pato Per- Spaira & Repart Wrough I con Prevo Ciases Giandari (gi Pato Per- Darangue & RT Te Ret. Walls and SIC Cor. Bldg;         120         101           Replace KR net Walls and SIC Cor. 61 Bldg;         200         111         101           Store Retaining Wall Repair (Proceder)         700         111         103           Store Retaining Wall Repair Bolow Force East of East o	\$7.20	\$972.00	\$46.68	φ	2	\$38.55	\$462.66	\$648.00	
Image: Non-synthen information (internal informatinformation (int	Paint & Repair Wronght Iron / Pieco Clares Grandral (g) Patio Per         [36] In 0           Repairs Wronght Iron / Pieco Clares Grandral (g) Patio Per         [36] In 0           Replace RK Text Vallas as RI, Con 6 Bldg;         [36] In 0           Store Retaining Wall Repairs (Foriolic)         [30] In 0           Replace Scores (i) Entry Gate Plasters         [31] In 0           Replace Scores (i) Entry Gate Plasters         [32] In 0           Replace Wood Windows (i) West Result John)         [30] In 0           Replace Wood Windows (i) West Result John)         [30] In 0           Replace Wood Windows (i) Net Wall         [30] In 0           Replace Wood Windows (i) Net Wall         [30] In 10           Replace Wood Windows (i) Net Wall         [30] In 10           Replace Wood Freact Doors (i) S	250.00	\$6,750,00	\$81.05	24	20	\$27.79	\$333.45	\$1,125.00	
Gene wing wing wing wing wing wing wing wing	Replace Wrought InterPreta-Class Guardral (@ Pario Per         150         Int           Drainage & RU, Te Ret, walf Repair (@ Flatty Drive         1         Int           Sterne Retaining Wall Repairs (Percoher)         55         10         Int           Sterne Retaining Wall Repairs (Percoher)         95         Int         10           Sterne Retaining Wall Repairs (Percoher)         95         Int         10         10           Sterne Retaining Wall Repairs (Percoher)         70         10         10         10           Stern Retaining Wall Repairs (Percoher)         70         10         11         2         11           Replace Scoreces (@ Jistry Gate Philasters         125         10         11         2         2         11           Replace Wood Windows (@ Weet Starwold         16         10         2	\$8.25	\$1,237,50	\$59.43	9	2	\$49,09	\$539.03	\$825.00	
Dimension of WT in the WT and WT an	Darange & KR, Tre Rci, Wall Repair (@ St. Cor. Bldg;     1     1       Replace KR, Kei, Walls ar SIC cor. of Bldg;     8     1     1       Store Returning Wall Repairs (Puriodic)     0     1     2       Store Returning Wall Repairs (Puriodic)     1     1     2       Store Returning Wall Repairs (Puriodic)     1     1     2       Replace Codar Fording Acound Cooling: Tower     12     1     1       Replace Wood Windows (D Kers Stanwold     1     2     1       Periodic Exterior     Periodic Fatterior     2     2       Replace Wood Yindows (G Storage Vasil Acos     1     1     1       Replace Wood Yindows (G Storage Vasil     1     1     1       Prini 1315 (G Rear Easily Yean Residen Patiriy Acos     2     2       Replace Wood Yindows (G Storage Vasil     2     1     1       Replace Wood Yindows (G Storage Vasil     1     1     1       P	\$45.00	\$6,750.00	\$81,05	24	20	\$27 79	\$333.45	\$1,125.00	
Biology (K)	Replace RK Rei, Walls at SL Cor, of Bilds Store Retaining Wall Repairs (Periodic) Core Retaining Wall Repairs (Periodic) Store Retaining Wall Repairs (Periodic) Core Retaining Anoual Cooling Tower Static K Repair Cedar Freeza, Iso and Soling Tower Replace References (19 Entry Oriver) 125 Int 1 Replace Scores (10 Entry Gate Phasters Replace Scores (10 Entry Gate Phasters Replace Scores (10 Entry Gate Phasters and Replace Scores (10 Entry Gate Phasters Replace Scores (10 Entry Gate Phasters Replace Scores (10 Entry Gate Phasters Replace Wood Windows (27R reg., 156 small, 40 dbl, 20 triple) 1 ket Replace Wood Windows (20 Kreys, 156 small, 40 dbl, 20 triple) 1 ket Replace Wood Windows (20 Kreys, 156 small, 40 dbl, 20 triple) 1 ket Replace Wood Windows (20 Kreys, 156 small, 40 dbl, 20 triple) 1 ket Replace Wood Windows (20 Kreys, 156 small, 40 dbl, 20 triple) 1 ket Replace Wood Windows (20 Kreys, 156 small, 40 dbl, 20 triple) 1 ket Replace Wood Windows (20 Kreys, 156 small, 40 dbl, 20 triple) 1 ket Replace Wood Windows (20 Kreys, 156 small, 40 dbl, 20 triple) 1 ket Replace Wood Windows (20 Kreys, 156 small, 40 dbl, 20 triple) 1 ket Replace Wood French Doors (20 Kreys, 156 small, 40 dbl, 20 triple) 1 ket Replace Wood French Doors (20 Kreys, 150 small, 40 dbl, 20 triple) 1 ket Replace Fullers (Periodic) 1 ket Flaup Access (20 Li Jably Replace Hollow Core Metal Doors (20 Liad Repairs (Periodic) 1 Jably Replace Hollow Core Metal Doors (20 Liad Repairs (Periodic) 1 Jably Replace Hollow Core Metal Doors (20 Liad Repairs (Periodic) 1 Jably Replace Hollow Core Metal Doors (20 Liad Repairs (Periodic) 1 Jably Replace Hollow Core Metal Doors (20 Liad Repairs (Periodic) 2 cm Replace Hollow Core Metal Doors (20 Liad Replace Hollow Core Metal Doors	\$2,000.00	\$2.000.00	\$144,08	66	0	\$0.00	\$0,00	\$2,000,00 1-time liem	
Construction         G in construction <t< td=""><td>wegnee nervoer, non any terron mag. Some Retaining Wall Repairs (Periodic) Conc. Retaining Wall Repairs (Periodic) Sian &amp; Repair Colar Fenering Around Cooling, Tower Replace Cedar Fenering Around Cooling, Tower Replace Scorness (a) Entry Gate Polisters Replace Scorness (a) Entry Gate Polisters (a) Replace Scorness (b) Entry Gate Polisters (b) Replace Scorness (b) Entry Gate Polisters (c) Anther Repairs Around Windows (c) West Starrood (c) Confine Repairs (c) (c) (c) (c) (c) (c) (c) (c) (c) (c)</td><td>\$110.00</td><td>\$8,800,00</td><td>\$211.32</td><td>12</td><td>8</td><td>589.47</td><td>\$1,073.58</td><td>\$2,933,33</td><td></td></t<>	wegnee nervoer, non any terron mag. Some Retaining Wall Repairs (Periodic) Conc. Retaining Wall Repairs (Periodic) Sian & Repair Colar Fenering Around Cooling, Tower Replace Cedar Fenering Around Cooling, Tower Replace Scorness (a) Entry Gate Polisters Replace Scorness (a) Entry Gate Polisters (a) Replace Scorness (b) Entry Gate Polisters (b) Replace Scorness (b) Entry Gate Polisters (c) Anther Repairs Around Windows (c) West Starrood (c) Confine Repairs (c)	\$110.00	\$8,800,00	\$211.32	12	8	589.47	\$1,073.58	\$2,933,33	
Current way in from the function of functio	once Retaining Wall Repairs Below Forces         70         In fit           Siam & Repairs (Coding Teorear         70         In fit           Siam & Repairs (Coding Teorear         70         In fit           Replace Codar Forcing Anoual Cooling Tower         125         In fit           Replace Codar Forcing Anoual Cooling Tower         125         In fit           Replace Codar Forcing Anoual Cooling Tower         125         In fit           Replace Codar Forcing Anoual Windows (278 reg., 156 small, 40 dhl, 201 right)         13         ea           Replace Wood Yordow (200 West Stanwoll         1         10         ea           Periodify & Codar Madows (278 reg., 156 small, 40 dhl, 201 right)         1         14           Replace Wood Yordow (200 West Stanwoll         1         1         16           Printi 1178         Replace Wood Yordow (28 stanwoll         1         1         16           Printi 1178         Replace Wall Needo (200 West Stanwoll         1         1         1         1           Replace Wood Yordow (28 Noray Koos         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1 <t< td=""><td>\$12.00</td><td>\$1 140 00</td><td>\$27.38</td><td>12</td><td>8</td><td>\$11.59</td><td>\$139.08</td><td>\$380.00</td><td></td></t<>	\$12.00	\$1 140 00	\$27.38	12	8	\$11.59	\$139.08	\$380.00	
State from from from the	Som & Renaming we report structure of contract content of the second fracting Around Cooling Tower (2014) (1994) (	\$15.00	\$1,050,00	\$43.22	7	5	527.97	\$335.59	\$600.00	
Space of a procession o	Aname & registrate releasing visuous (visuous) fromest a strain a registrate releasing visuous (visuous a strain a strai	05.12	S567 50	\$20.26	4	2	\$22.59	5271 12	\$281.25	
Operation         Constrained	Replace Uctant Technigh Security rower, provert contracting Reparks Curpting Actional Vandows (278 keys., 156 senall, 40 dhl, 20 inple) 1 ket and the Replace Scornest (a) Eintry Gate Philsters (278 keys., 156 senall, 40 dhl, 20 inple) 1 ket and the Replace Wood French Keysters/Touch-ups (278 keys., 156 senall, 40 dhl, 20 inple) 1 ket and the Replace Wood French Keysters/Touch-ups (278 keys., 156 senall, 40 dhl, 20 inple) 1 ket and the Replace Wood French Keysters/Touch-ups (278 keys., 156 senall, 40 dhl, 20 inple) 1 ket Replace Wood French Keysters/Touch-ups (278 keys., 156 senall, 40 dhl, 20 inple) 1 ket Replace Wood French Doors (6) Storage Access (5) Storage Access (	00 963	00 050 65	546.83	00	16	\$16.68	\$200.20	\$650.00	
Repairs For Non-synthese         1         2 <td>Reptace 1105 Proconcipus of Curpores Reptace Trio Proconcipus of Curpores Reptace Neord Windows (27% reg., 136 senall, 40 dbl, 20 triple) 1 kit Cardining Kepairs Around Windows (27% reg., 136 senall, 40 dbl, 20 triple) 1 kit Reptace Wood Windows (a) West Stanwold Printi B185 (Garen Franck Frank Kendent Praking, Area Reptace Wood Franch Doors (a) Storape Access Reptace Wood Franch Doors (a) Storape Access Reptace Wall Scores (a) Rust Wall Spanish (Tay Barell The Reof Repairs (Periodic) 1, a) 1, bid Flat Reof Repairs (Periodic) 1, bid Reptace Rust (Tay Barell The Reof Repairs (Periodic) 1, 000 sigf Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (a) Reservent Amorthy Area Reptace Rust (a) Reptace Reptace Amorthy Area Reptace Rust (a) Carmolos</td> <td>6150 000</td> <td>54 550 PD</td> <td>5100.26</td> <td>ct.</td> <td>8</td> <td>546.76</td> <td>\$555.09</td> <td>\$1,516.67</td> <td></td>	Reptace 1105 Proconcipus of Curpores Reptace Trio Proconcipus of Curpores Reptace Neord Windows (27% reg., 136 senall, 40 dbl, 20 triple) 1 kit Cardining Kepairs Around Windows (27% reg., 136 senall, 40 dbl, 20 triple) 1 kit Reptace Wood Windows (a) West Stanwold Printi B185 (Garen Franck Frank Kendent Praking, Area Reptace Wood Franch Doors (a) Storape Access Reptace Wood Franch Doors (a) Storape Access Reptace Wall Scores (a) Rust Wall Spanish (Tay Barell The Reof Repairs (Periodic) 1, a) 1, bid Flat Reof Repairs (Periodic) 1, bid Reptace Rust (Tay Barell The Reof Repairs (Periodic) 1, 000 sigf Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (Carmon Flat Roofs (a) 12th Level (Mortified Himmen) Reptace Rust (a) Reservent Amorthy Area Reptace Rust (a) Reptace Reptace Amorthy Area Reptace Rust (a) Carmolos	6150 000	54 550 PD	5100.26	ct.	8	546.76	\$555.09	\$1,516.67	
Register Schweizen         Einstein         Statut              Statut <td>Replace Scorees (ii) Entry Gate Phasters         2         cit           Initiding Exterior         Ladking Reparks Around Windows (27% reg., 136 small, 40 dbl, 20 triple)         1         lat           Replace Wood Windows (ii) West Starsnell         Pertodic Taxator Facade Scharsnell         10         cit           Pertodic Taxator Facade Scharsnell         Parking, Area         1         lat           Pertodic Taxator Facade Scharsh Wall of Liddby         1         lat           Print EIFS (i) Rear Entry From Restoren Parking, Areas         1         lat           Replace Wood French Doors (ii) Storapt Areas         1         lat           Replace Wood French Doors (ii) Storapt Areas         2         cit           Replace Wood French Doors (ii) Storator Vault         2         cit           Replace Functor Flag         Replace Functor Flag         1         lat           Replace Functor Flag         Replace Functor Flag         1         lat           Replace Change (i) Reactors to Rook &amp; Each Functor         1         lat         lat           Replace Common Flag Roof Each Ordio (I) Liu         2         cit         lat           Replace Functor Flag Roof Each Ordio (I) Liu         1         lat         lat           Replace Functor Flag Roof Each Ordio (I) Liu         2         cit</td> <td>and the second</td> <td></td> <td></td> <td></td> <td>0</td> <td>EA DT</td> <td>C48 80</td> <td>112 21</td> <td></td>	Replace Scorees (ii) Entry Gate Phasters         2         cit           Initiding Exterior         Ladking Reparks Around Windows (27% reg., 136 small, 40 dbl, 20 triple)         1         lat           Replace Wood Windows (ii) West Starsnell         Pertodic Taxator Facade Scharsnell         10         cit           Pertodic Taxator Facade Scharsnell         Parking, Area         1         lat           Pertodic Taxator Facade Scharsh Wall of Liddby         1         lat           Print EIFS (i) Rear Entry From Restoren Parking, Areas         1         lat           Replace Wood French Doors (ii) Storapt Areas         1         lat           Replace Wood French Doors (ii) Storapt Areas         2         cit           Replace Wood French Doors (ii) Storator Vault         2         cit           Replace Functor Flag         Replace Functor Flag         1         lat           Replace Functor Flag         Replace Functor Flag         1         lat           Replace Change (i) Reactors to Rook & Each Functor         1         lat         lat           Replace Common Flag Roof Each Ordio (I) Liu         2         cit         lat           Replace Functor Flag Roof Each Ordio (I) Liu         1         lat         lat           Replace Functor Flag Roof Each Ordio (I) Liu         2         cit	and the second				0	EA DT	C48 80	112 21	
Maller Extent         Landler Extent         Maller Extent         Strest         Stres         Strest          <	Itanifarg Exterior         Itanifarg Exterior         Itanifarg Exterior         Itanifarg Exterior           Cauliang Respans. Around Windows (27% reg., 156 small, 40 dbl, 20 injele)         1         lei           Periodic Externer Facade Scalars Repairs/Touch-ups         1         lei           Pain 1015         G. Radiory Kensishi Arous         1         lei           Pain 1015         G. Radior Scalars Repairs/Touch-ups         1         lei           Pain 1015         G. Radior Scalars Repairs/Touch-ups         1         lei           Replace Wood Franch Doors (6)         Storapt Arcess         2         ea           Replace Full Sconce Lights         Replace Full Sconce Lights         2         ea           Replace Full Sconce Lights         Storapt Arcess         2         ea           Replace Full Sconce Lights         Storapt Multi Sconces         2         ea           Replace Full Roof Repairs (Periodic)         1         1         1         1           Replace Common Flat Roof East of Outdoor         1	2200.00	2400.00	10.66	71	0	10.16	00.01-2	00,0010	
Cutality Register Avoid Withower (Frank Strating)         1         83         33         <	Caldking Repairs Around Windows (278 reg., 156 senal, 40 db), 20 traple) 1 bit Reglace Wood Windows (@ Weslows (G Ker, 156 senal, 40 db), 20 traple) 1 bit Praint EII'S (@ Rear Eatry From Resident Parking Area Praint EII'S (@ Rear Eatry From Resident Parking Area Reglace Wood French Doors (@ Sonth Wall of Labby Reglace Weal Scores (a) Storage Access Reglace Wall Scoreor Light (@ N. Ext. Wall Spanish Chay Darrell The Roof Regains (Periodic) 1 bit Fall Reglace Common Flat Roof (@ 126 Level (Medified Himmer) Reglace IIC Metal Door (@ Stair Access to Roof & Elev. Fapir, Rooms 2 en Reglace IIC Metal Door (@ Stair Access to Roof & Elev. Fapir, Rooms 2 en Reglace IIC Metal Door (@ Stair Access to Roof & Elev. Fapir, Rooms 2 en Reglace IIC Metal Door (@ Stair Access to Roof K Elev. Fapir, Rooms 2 en Reglace IIC Metal Door (@ Stair Access to Roof K Elev. Fapir, Rooms 2 en Reglace IIC Metal Door (@ Stair Access to Roof K Elev. Fapir, Rooms 2 en Reglace IIC Metal Door (@ Stair Access to Roof K Elev. Fapir, Rooms 2 en Reglace IIC Metal Door (@ Stair Access to Roof K Elev. Fapir, Rooms 2 en Reglace IIC Metal Door (@ Stair Access to Roof K Elev. Fapir, Rooms 2 en Reglace IIC Metal Door (@ Stair Access to Roof K Elev. Fapir, Rooms 2 en Reglace IIC Metal Door (@ Stair Access to Roof K Elev. Fapir, Rooms 2 en Reglace Reglace IIC Metal Door (@ Stair Access to Roof K Elev. Fapir, Rooms 2 en Reglace Reglace IIC Metal Door (@ Stair Access to Roof K Elev. Fapir, Rooms 2 en Reglace Reglace IIC Metal Door (@ Stair Access to Roof K Elev. Fapir, Rooms 2 en Reglace IIC Metal Door (@ Stair Access to Roof K Elev. Fapir, Rooms 2 en Reglace IIC Metal Door (@ Stair Access to Roof K Elev. Fapir, Rooms 2 en Reglace IIC Metal Door (@ Stair Access to Roof K Elev. Fapir, Rooms 2 en Reglace IIC Metal Door (@ Stair Access to Roof		00000	C 475 47	U.L.		C100 X0	87.020.03	SE GOD DD	
Registary Net Vitalwork (i) Net Signary Total Net Signary Signary Network (i) Net Signary Total Network (i) Net Signary Network (i) Network	Replace Wood Windows (a) West Starwoll Periodic Externor Fracades Statistic Repairs/Fronch-ups Painti EIRS (Bear Einsty Fran Restadent Praking, Area Replace Wood Franch Doors (a) Storator Access Replace Wood Franch Doors (a) Storator Access Replace Flancess (a) Storator Access Replace Flancess (a) Storator Access Replace Flances (a) (b) (b) (b) (b) (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c	00.000.555	00.000.000	14:0100	8.8		06/2010	670A 05	C7 641 41 Linne lines	
Print Interference         Inc.         Stratule            StratuleStratule<	Periodic Externor Facade Scalant Repuri/Touch-ups Paini EIRS @ Rear Early From Restaten Plaking Areas Paini EIRS @ Rear Early From Restaten Plaking Areas Replace Metal Koll-up Doors @ Storape Access Replace World Parent Places @ Storape Access Replace Valancer Lights Replace Valancer Lights @ N. Ext. Wall Spanish CLPA place Element (Pronofic) Flat Roof Repairs (Periodic) Flat Roof Repairs (Periodic) Replace Element Flat Roof Early Modified Hitumen) Replace Element Flat Roof Early Modified Hitumen) Replace Common Flat Roofs @ 12th Lovel (Modified Hitumen) Replace Element Flat Roof Early Moder Flation More Flating Accessible) Replace Element Flat Roof Early Access In Roof & Elev. Equip. Rooms Replace Hollow Core Metal Doors @ Last Side of LL. Replace Hollow Core Metal Doors @ Last Side of LL. Baint Walls & Celing @ Lobby / Reception Areas Paint Walls & Celing @ Corridors Replace Hollows	3850,00	00'000'84	00.0004	22	2	07:000	00.00.00	LICH THILL FRITED'IS	
Print ISI (S) Run finding from Reduct Physing Area         Text S1, 2000         S2, 00         S2,	Paint 1217S @ Rear Earry From Resident Parking Area     1       Paint 1217S @ Rear Earry From Resident Parking Area     1       Replace Wood Prench Doses @ South Wall of Jobly     4       Replace Mall Roll-up Doses @ South Wall of Jobly     2       Replace Funderscott Hoodinghts @ N. Exit Wall     2       Spanish Carl Dare (2)     2       Replace Planetescott Hoodinghts @ N. Exit Wall     5       Spanish Carl Dare (2)     2       Replace Funderscott Hoodinghts (Prendic)     1       Replace Common Flat Roof Earry (Prendic)     1       Replace Common Flat Roof Earry Early Accessible)     1,000 stift       Replace Interview     1     1       Replace Interview     1     1       Replace Interview     1     1       Replace Interview     1,000 stift     1,000 stift       Replace Interview     1     1,000 stift       Replace Interview     1     1       Replace Routing Basement Amounty Area     2     1       Paint Walls & Celling @ Looky / Reception Area     1     1       Paint Walls & Celling @ Corridors     2     2       Replace Russ @ Corridors     2     2     2       Replace Russ @ Corridors     1     1     1       Paint Walls & Celling @ Corridors     2     2     3	210,000,000	\$10,000.00	\$240.14	21	20	191014	05 817 16	00,000,00	
Region (Ward) Dove (§) Routh Wal of Loby,         A res         \$1,000         \$4,000         \$3,020         \$2,000         <	Replace Wood Franch Doors @ Storth Wall of Lobby         A           Replace Weal Role-up Doors @ Stortup Access         2           Replace Wall Scone Lights         2           Replace Wall Scone Role with Role with Role with Role with Rome Role with Role with Role with Role with Role Role Role Role Role Role Role Role	51,500,000	\$1,500.00	\$24.01	18	14	20.79	55 COL4	000000	
Applies Holarder         Constrained         Constrained <thconstrained< th=""></thconstrained<>	Replace Metal Koll-up Doors @ Storage Access         2         ea           Replace Watal Scores Lights         2         ea           Replace Functional Scores Lights         2         ea           Spanich Cray Darrell Tite Roof Repairs (Penodic)         2         ea           Spanich Cray Darrell Tite Roof Repairs (Penodic)         1         bit           Flat Roof Repairs (Penodic)         1         bit         bit           Replace Tournent Flat Roof East of Outdoor Pairo (Moefficed Himmer)         1,000         ap           Replace Common Flat Roof East of Outdoor Pairo (Moefficed Himmer)         1,000         ap           Replace Tot Roof East of Outdoor Pairo (Moefficed Himmer)         1,000         ap           Replace Common Flat Roof East of Outdoor Pairo (Moefficed Himmer)         1,000         ap           Replace Tot Read Doors @ Last Sole of Li.         1,025         ap           Replace Hollow Core Metal Doors @ Last Sole of Li.         2         ap           Replace Ruping Bateries         Materia Report         2         ap           Replace Ruping Bateries         Basement Amounty Area         1         1         1           Replace Ruping Bateries         Basement Amounty Area         1         0         ap           Replace Ruping Bateries         Basement Amo	\$1,000.00	\$4,000.00	\$172.90	25	10	\$31.89	\$382.71	52,400,00	
Replace Hamescale (he)         2 ca         5 2000         5 4000         5 501         1 2         0         5 777         5 2 5000         5 5033           Replace Hamescale (he)         File (K Harri (He)         1 ke         5 7000         5 7000         5 7001         5 7001         5 7001         5 7000         5 7001         5 7701         5 7773         5 77	Replace Wall Sconce Lights         2         ca           Replace Fluorescent Roodinghts (# N. Ext. Wall         5         ca           Replace Fluorescent Roodinghts (# N. Ext. Wall         5         ca           Replace Fluorescent Roodinghts (# N. Ext. Wall         5         ca           Replace Common Flat Rooding (12): Level Modified Hitumen)         1         lot           Replace Common Flat Roodi (#): Ext. Wall         5         ca           Replace Common Flat Roodi (#): Exter Modified Hitumen)         1,000 sq ft         lot           Replace Inductor Read Doors (#): Exter Stole of LL.         1,000 sq ft         g can           Replace Inductor Read Doors (#): Exter Stole of LL.         2         ca           Replace Inductor Interior         1,000 sq ft         g can           Replace Inductor Cone Metal Doors (#): Exter Stole of LL.         2         ca           Replace Roleweit Amouth Area         1         lot         lot           Paint Walls & Celings (#): Lotrofors         1         lot         ca           Replace Rous (#): Carrindors         1         lot         ca           Replace Rous (#): Carrindors         1         lot         ca           Replace Rous (#): Carrindors         1         lot         ca           Replace Rous (#)	\$1,200,00	\$2,400.00	\$38.42	18	14	S14.06	\$168.68	\$533.33	
Regime Chancecole Reconfigue (i) N. Ext. Wall         5 ext. 31/2000         54/2000         54/200         54/2000         54/2	Replace Flaorescent Floodlights (if N. Ext. Wall         5 et Spanish Chay Darrell The Reof Repairs (Periodic)         1 lot Flaorescent Floodlights (if N. Ext. Wall         5 et Spanish Chay Darrell The Reof Repairs (Periodic)         1 lot Replace Common Flao Society (Needified Hitumen)         1 lot Replace Flat Roof Ext. Floorest (Needified Hitumen)         1 lot Replace Flat Roof Ext. Floorest (Needified Hitumen)         1,000 stift         1 lot Replace Flat Roof Ext. Floorest (Needified Hitumen)         1,000 stift         1,025 stift         1 lot Replace Flat Roof Ext. Floorest (Needified Hitumen)         1,030 stift         2 en Replace Flat Roof Ext. Floorest (Needified Hitumen)         2,025 stift         2 en Replace Flat Roof Ext. Floorest (Needified Hitumen)         2,025 stift         2 en Replace Flat Roof Ext. Floorest (Needified Interview)         2 en Replace Flat Roof Ext. Floorest (Needified Interview)         2 en Replace Flat Roof Ext. Floorest (Needified Interview)         2 en Replace Russ         1 lot Pairt Walls (Ø Basement Amerity Area         1 lot Pairt Walls (Ø Basement Amerity Area         1 lot Replace Russ (Ø Conridors)         1 lot Replace Russ (Ø Conridors)         1 lot en Replace Russ (Ø Conridors)	\$200.00	\$400.00	\$9.61	12	0	\$4.07	\$48.80	\$133,33	
State for Section	Sparish (Tay Barrell The Roof Repairs (Periodic) 1 lot Flat Roof Repairs (Periodic) Replace Gremmen Flat Roof & 12th Level (Modified Himmen) 1,000 sup Replace Hot Roof East of Outdoor Pairo (More Faush) Accessible) 1,025 sup Replace Flat Roof East of Outdoor Pairo (More Faush) Accessible) 3,025 sup Replace Flat Roof East Sub Cuber Sole of LL. Banding Interview 2 and Bandi More Sole of LL. Band Walls & Cening @ Lobby / Reception Area Pairo Walls @ Basement Amonty Area Pairo Walls & Cenings @ Corrudors 1 of the Pairo Walls & Cenings @ Corrudors 1 of the Pairo Walls & Cenings @ Corrudors 1 of the Replace Rugs @ Corrudors 1 of the Reception Area 2 of the Reception Area 2 of the Pairo Walls & Connellos 1 of the Pairo 1 of the Pairo 1 of the Pairo 1 of the Pairo 1 of the Reception Area 1 of the Pairo 1 of the Reception Area 1 of the Pairo 1 of the Reception Area 1 of the Pairo 1 of the Reception Area 1 of the Pairo 1 of the Reception Area 1 of the Pairo 1 of the Reception Area 1 of the Pairo 1 of the Reception Area 1 of the Pairo 1 of the Reception Area 1 of the Reception Area 1 of the Pairo 1 of the Reception Area 1 of the Reception Area 1 of the Reception Area 1 of the Pairo 1 of the Reception Area 1 of the Receptice 1 of the Recept	\$350.00	\$1,750.00	\$42.02	12	0	\$17.79	\$213.50	\$583.33	
File Roof Kryster (Prendity Reglace Creamed Ray and Conditional Hitmen)         1 late         \$1,000         \$1,0000         \$26,82         5         3         \$25,323         \$27,272         \$400.00           Reglace Creamed Ray and Roof (B) Park (Worling Hitmen)         1,000         \$1,500.00         \$35,64         22         18         \$6353         \$22,727         \$2,600.00           Reglace File Kook (B) Park (Farph Rooms         2         8         \$1,500.00         \$35764         25         \$1         \$1,500.00           Reglace File Kook (B) Park (Farph Rooms         2         8         \$1,000.00         \$3564         0         \$2,120.00         \$1,200.00           Reglace Hit Kook (B) Park (Farph Rooms         2         8         \$200.00         \$3564         0         \$2,120.00         \$1,200.00           Reglace Hit Room (R) Loom (R) Loom (R)         1         1         \$1,000.00         \$3564         10         \$6         \$565.00         \$1,200.00           Paint Walk & Coling (B) Loom (Andor         1         1         \$1,000.00         \$3763.40         15         \$2,120.00         \$1,200.00           Paint Walk & Coling (B) Loom (Andor         1         1         \$1,000.00         \$3763.41         15         \$1,120.00         \$2,120.00         \$1,120.00 <td>Flat Roof Krparrs (Perndic)     1     14       Replace Common Flat Roofs @1 2th Level (Modified Himmen)     1,000 sq.ft       Replace Flat Roof Flat Gouldoor Patio (More Fauly Accessible)     3,025 sq.ft       Replace Flat Roof East of Outdoor Patio (More Fauly Accessible)     3,025 sq.ft       Replace Flat Roof East of Outdoor Patio (More Fauly Accessible)     3,025 sq.ft       Replace Flat Roof East of Outdoor Patio (More Fauly Accessible)     3,025 sq.ft       Replace Hollow Core Metal Doors @ East Side of LL.     2     2       Building Interior     2     2     3       Building Interior     1     1     1       Paint Walls &amp; Coling @ Lobors (A Elacy Accessible)     2     1       Replace Hollow Core Metal Doors (A Elacy Fault Rooms     2     2       Replace Russ (B Escentent Amenty Area     1     1       Replace Russ (G Corridors     1     0     2</td> <td>\$5,000.00</td> <td>\$5,000.00</td> <td>\$180.10</td> <td>8</td> <td>4</td> <td>\$100.41</td> <td>\$1,204.97</td> <td>\$2,500.00</td> <td></td>	Flat Roof Krparrs (Perndic)     1     14       Replace Common Flat Roofs @1 2th Level (Modified Himmen)     1,000 sq.ft       Replace Flat Roof Flat Gouldoor Patio (More Fauly Accessible)     3,025 sq.ft       Replace Flat Roof East of Outdoor Patio (More Fauly Accessible)     3,025 sq.ft       Replace Flat Roof East of Outdoor Patio (More Fauly Accessible)     3,025 sq.ft       Replace Flat Roof East of Outdoor Patio (More Fauly Accessible)     3,025 sq.ft       Replace Hollow Core Metal Doors @ East Side of LL.     2     2       Building Interior     2     2     3       Building Interior     1     1     1       Paint Walls & Coling @ Lobors (A Elacy Accessible)     2     1       Replace Hollow Core Metal Doors (A Elacy Fault Rooms     2     2       Replace Russ (B Escentent Amenty Area     1     1       Replace Russ (G Corridors     1     0     2	\$5,000.00	\$5,000.00	\$180.10	8	4	\$100.41	\$1,204.97	\$2,500.00	
Replace Common Plat Rooki @ 12b Level (Modified Hitmen)         100         911         5150         5151         568.55         522.72.25         52.72.72           Replace Tit Maid Done @ 11, Mond free High Accessible)         2035         910         27.2550.00         251.931.49         54.26         27.7256.00           Replace Tit Maid Done @ Stan Accessible)         2.055         91.00         37.050.00         351.000         351.200         37.555         51.230.00           Replace Tit Maid Done @ Stan Accessible)         2.055         31.000.00         37.600         357.655         51.200.00           Replace Tit Maid Done @ Stan Accessible)         2.000         37.600         37.600         351.200         6         37.120.00           Nati Wait @ Diagreent Anneity Accessible)         1.01         57.000         356.61         10         6         351.000           Nati Wait @ Diagreent Anneity Accessible)         1.010         37.000.00         357.63         10         6         350.00           Nati Wait @ Diagreent Anneity Accessible)         1.010         37.000.00         357.65         11         350.00         350.00           Nati Wait @ Diagreent Anneity Accessible)         1.010         37.200.00         357.65         31.100.00         357.65         31.000.00 <td>Replace Common Flat Roofs @ 12th Level (Modified Himmer)         1,000         sqf           Replace Flat Roof Eact of Outdoor Patio (More Fauly Accessible)         1,025         sqf           Replace Flat Roof Eact of Outdoor Patio (More Fauly Accessible)         1,025         sqf           Replace ItC Metal Doors @ East Side of LL.         2,025         sqf           Replace ItORew Core Metal Doors @ East Side of LL.         2         ea           Building Interface         2         ea         1           Pata Walls &amp; Coing @ Los Not Accessible)         1         1         ea           Pata Walls &amp; Coing @ Los Not Accessible)         1         1         1           Pata Walls &amp; Coing @ Los Not Accessible)         1         1         1           Pata Walls &amp; Coing @ Jasement Amenty Accessible         1         1         1           Pata Walls &amp; Coing @ Corndoos         Near's Office         1         0         ea           Replace Kups @ Corndoos         Near's Office         1         0         ea</td> <td>21,000.00</td> <td>\$1,000.00</td> <td>\$28.82</td> <td>5</td> <td>ŝ</td> <td>\$26.98</td> <td>\$323.73</td> <td>\$400.00</td> <td></td>	Replace Common Flat Roofs @ 12th Level (Modified Himmer)         1,000         sqf           Replace Flat Roof Eact of Outdoor Patio (More Fauly Accessible)         1,025         sqf           Replace Flat Roof Eact of Outdoor Patio (More Fauly Accessible)         1,025         sqf           Replace ItC Metal Doors @ East Side of LL.         2,025         sqf           Replace ItORew Core Metal Doors @ East Side of LL.         2         ea           Building Interface         2         ea         1           Pata Walls & Coing @ Los Not Accessible)         1         1         ea           Pata Walls & Coing @ Los Not Accessible)         1         1         1           Pata Walls & Coing @ Los Not Accessible)         1         1         1           Pata Walls & Coing @ Jasement Amenty Accessible         1         1         1           Pata Walls & Coing @ Corndoos         Near's Office         1         0         ea           Replace Kups @ Corndoos         Near's Office         1         0         ea	21,000.00	\$1,000.00	\$28.82	5	ŝ	\$26.98	\$323.73	\$400.00	
Replace Flat Roof Fast of Outdoor Platio (More Fastry Accessible)         1,023         cplace Flat Roof Fast of Outdoor Platio (More Fastry Accessible)         1,023         cplace Flat Roof Fast of Outdoor Platio (More Fastry Accessible)         1,023         cplace Flat Roof Fast of Outdoor Platio (More Fastry Accessible)         1,023         cplace Flat Roof Fast of Outdoor Platio (More Fastry Accessible)         1,023         cplace Flat Roof Fast Access to Roof & Elev. Equity Rooms         2         cmlastry fastro f	Replace Flat Roof Erect of Outdoor Patio (More Easily Accessible)         3,925         sq fl           Replace IIC Metal Door @ Stair Access to Roof & Elov Equip. Rooms         2         en           Replace IIC Metal Door @ Stair Access to Roof & Elov Equip. Rooms         2         en           Replace IIC Metal Door @ Itari Side of LL.         2         en           Building Interior         2         en         1           Building Interior         2         en         1         1           Pati Walls @ Itaret Meenth Area         Area         1         1         1           Pati Walls @ Itaret Areauth Area         Area         1         1         1         1           Pati Walls @ Itaret Areauth Areauth Area         Area         1         1         1         1           Pati Walls @ Itaretion         Area         Area         1         1         1         1           Pati Walls @ Contridors         1         1         1         1         1         1         1           Pati Walls & Colings @ Contridors         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         1         <	\$15:00	\$15,000.00	\$196.48	22	18	\$68.53	\$822.42	\$2,727.27	
Replace II: Mead Ibore (§ Shair Access to Roof K Elev Equit Rooms         2 cm         80000         \$1,600 00         \$221 20         4         \$3141 537 595 51,200 00           Building Interior         Pain Walls & Cuing (§ 1.6kyr / Reception Acc         1         1         51,000 00         \$306 40         2         8         \$31,200 00           Pain Walls & Cuing (§ 1.6kyr / Reception Acc         1         1         51,000 00         \$306 40         1         6         \$21,010 0           Pain Walls & Cuing (§ 1.6kyr / Reception Acc         1         1         51,000 00         \$305 45         10         6         \$321 35         \$1,000 0           Pain Walls & Cuing (§ 1.6kyr / Reception Acc         1         1         1         \$2,000 00         \$356 40         10         6         \$323 75         \$4,000 00           Pain Walls & Cuing (§ 1.6kyr / Reception Acc         1         1         \$2,000 00         \$326 80         10         6         \$323 75         \$4,000 00           Replace Cuing (§ 1.6kyr / Reception Acc         1         1         \$2,000 00         \$325 80         \$31,920 00         \$323 75         \$31,020 00           Replace Cuing (§ 1.6kyr / Recever)         1         \$2,000 00         \$326 80         \$27,200 00         \$32,350         \$31,400 00	Replace HC Metal Door @ Stair Access to Roof & Elev. Equip. Rooms 2 en Replace Hollow Core Metal Doors @ East Side of Li. Building Interênc Building Interênc Building Interênc Building Interênc Building Interênc Building Building @ Schinger Area Pain Walls & Celings @ Corridors Pain Walls & Celings @ Corridors Pain Walls & Celings @ Corridors Replace Russ @ Corridors Replace Russ @ Corridors	00 65	\$27,225.00	\$313.81	52	21	\$106.79	\$1,281.49	\$4,356.00	
Replace Hollow Core Merial Doors (i) East Solid of Li.         2 or         \$\$1,0000         \$\$1,6000         \$\$0600         \$\$253.22         \$\$1,120.00           Building Interior         Building Interior         1         1         \$\$1,0000         \$\$3,0000         \$\$55.53         10         \$\$253.22         \$\$1,120.00           Paid Mage Interior         Paid Mage Interior         1         1         \$\$1,0000         \$\$3,0000         \$\$55.53         10         \$\$25.523         \$\$1,200.00           Paid Mage Interior         Paid Walk & Colling (6) (Arriches         1         \$\$1,0000         \$\$3,00000         \$\$55.53         10         \$\$25.223         \$\$1,200.00           Paid Walk & Colling (6) (Arriches         1         \$\$1,0000         \$\$2,00000         \$\$57.63         10         \$\$25.223         \$\$1,200.00           Replace Kurs (f)         Bain Walk & Colling (6)         1         \$\$2,00000         \$\$237.63         \$\$233.75         \$\$4000.00           Replace Kurs (f)         Bain walls ones (6)         1,000         \$\$2,00000         \$\$237.63         \$\$233.75         \$\$400.00           Replace Kurs (f)         Bain walls ones (7)         \$\$100000         \$\$27.812         \$\$237.50         \$\$200.00         \$\$23.75         \$\$2337.50         \$\$200.00	Replace Hollow Core Metal Doors (ii) East Side of LL.         2         en           Building Interior         Building Interior         1         lot           Paint Walls & Coling (ii) Lobby / Reception Area         1         lot           Paint Walls & Coling (ii) Lobby Area         1         lot           Paint Walls & Coling (iii) Corrubors         1         lot           Paint Walls & Coling (iii) Corrubors         1         lot           Replace Rugs (ii) Corrubors         1         or           Replace Rugs (iii) Corrubors         10         en	\$800.00	\$1,600.00	\$92.21	20	*	\$31.41	\$376.95	\$1,280.00	
Dialidiary Interior         Dialidiary Interior         Solution Interior         Solutinterior         Solution Interion Interior I	Building Interior Pain Walls & Coling @ Lobby / Reception Area Pain Walls & Coling @ Lobby / Reception Area Pain Walls @ Dissement Amounty Area Pain Walls & Colings @ Corndors Paint Walls & Colings @ Paint Walls & Colings @ Paint Walls Paint Walls & Colings @ Corndors Paint Walls & Colings @ Paint Walls Paint Walls & Colings @ Paint Walls Paint W	\$800.00	\$1,600.00	\$80.69	20	9	\$21.10	\$253.22	\$1,120.00	
Pair Walls & Coling @ Lobby / Reception Area         1         lot         \$5,0000         \$56.45         10         6         \$20.47         \$405.37         \$1,0000           Pair W Malls & Chaing @ Lobby / Reception Area         1         lot         \$2,00000         \$557.63         10         6         \$203.03         \$1,200.00           Pair W Malls & Chaing @ Crindions         1         lot         \$2,00000         \$57.63         10         6         \$51.92.37         \$4,000.00           Pair W Malls @ Crindions         1         lot         \$2,00000         \$57.63         10         6         \$51.92.37         \$4,000.00           Replace Carpt @ Basement Amenity Area         10         ea         \$1,0000         \$21,00000         \$57.63         10         6         \$51.92.37         \$4,000.00           Replace Carpt @ Basement Amenity Area         1,700         \$1,0000         \$21,00000         \$57.65         \$11         \$23.37         \$4,000.00           Replace Carpt @ Basement Amenity Area         1,700         \$1,1         \$20000         \$21.960.00         \$51.960.00         \$51.940.00           Replace Carpt @ Basement Amenity Area         1,500.00         \$21.600.00         \$21.600.00         \$21.600.00         \$21.62.21         \$21.92.66.51         \$	Paint Walls & Celling @ Lobby / Reception Area 1 lot Paint Walls @ Basement Amonity Area 1 lot Paint Walls & Cellings @ Corndors 1 lot Reglace Rugs @ Corndors 1 lot en Reglace Rugs @ Corndors 1 lot en Reglace Rugs @ Recented Amonity Area & Muer's Office 1.700 set				9	1				
Paint Wildig Discrement Amenity Area         1         101         52,0000         557,63         10         6         32,03,13         3600,00           Paint Wildig Discrement Amenity Area         1         1         1         1         2	Paint Walfs @ Dascment Amenity Arta Paint Walfs & Celings @ Corridors Reglace Rugs @ Corridors Reglace Rugs @ Corridors 10 ea Reglace Arta & Muer's Office 1.700 set	\$3,000.00	\$3,000.00	286.45	10		540.41	66.0848	00.001	
Paint Walks & Celingr@ Conduct         10         cut         \$1,200.00         \$235,80         10         6         \$1,923.31         \$4,000.00           Replace Kups @ Romons         10         cut         \$1,000.00         \$1,000.00         \$335,80         10         6         \$1,923.31         \$3,400.00           Replace Kups @ Romons         10         cut         \$1,000.00         \$169.40         15         11         \$3,337.50           Replace Cupte @ Romons         13,700.00         \$17,600.00         \$247.82         25         21         \$3,400.00           Replace Walt Dorse @ Stanwells to Ear Currubers         1         \$3,500.00         \$217,600.00         \$247.82         25         21         \$3,400.00           Replace Walt Dorse @ Stanwells to Ear Currubers         2         \$237,200.00         \$217,600.00         \$237,500.00         \$216,12         \$140.00           Replace Curruptice         2         \$2         2         \$233.10         \$2277.20         \$3,400.00           Replace Curruptice         3         \$200.00         \$236.50         \$31,500.00         \$236.50         \$31,012.01         \$3,400.00           Replace Curruptice         \$1,948.60         \$31,500.00         \$226.12         \$18         \$14         \$3,	Paint Walk & Celings @ Corridors 10 en Reglace Rups @ Corridors 10 en Reglace Rups @ Corridors 10 en	\$2,000.00	\$2,000,00	\$57.63	10	a	220.98	\$323.13	nn nns	
Replace Kups (f) Corridors         10         st, yoo (mode)         \$4,000000         \$778 44         15         11         \$227 21         \$23,566 51         \$10,666 67           Replaces Current Amounty Area & Mury's Office         1,700         apr         \$5,500         \$168 40         15         11         \$227 21         \$33,566 51         \$10,666 67           Replaces Current Amounty Area & Mury's Office         1,700         apr         \$5,500         \$5,160000         \$227,5000         \$51,50000         \$227,5000         \$51,50000         \$224,800         \$23,40000         \$24,4000         \$2	Replace Kups (a) Corridors Renface Carrie (a) Bacement Anemite Area & Marer's Office 1,700 as ft	\$1,200.00	\$12,000.00	\$345.80	10	9	\$161,86	51,942.37	54,800,00	
Replace Carrie (G. Basement Amenity Area & Mag/s Office         1,700 and         x5.50         \$168 40         16         12         \$203.76         \$755.13         \$2.337.50           Replace Carrie (G. Basement Amenity Area & Mag/s Office         1,700 and         x5.500         \$217.80         227.82         25         \$113.500         \$3.337.50           Replace SI Kould Dones (G. Barnelle) to Fai Correlor (Faith Chutes         1,1 carl \$57000         \$277.80         \$277.80         \$277.80         \$3.4000           Replace Walt Monos (G. Barnelle) to Faith Chutes         3,1 carl \$7.6000         \$277.80         \$277.80         \$3.10000         \$3.30000           Replace Carl Lights (G. Carridors)         3,4 carl \$7.6000         \$277.600         \$277.80         \$5.9000         \$277.600         \$2.90000           Replace Carl Lights (G. Carridors)         3,6 carl \$7.50000         \$2.5000         \$2.5000         \$2.50000         \$2.510         \$2.77.20         \$3.0000           Replace Carl Lights (G. Carridors)         3,6 carl \$7.50000         \$2.59.16         \$2.710         \$5.77.20         \$5.0000           Replace Carl Lights (G. Carridors)         1,6 carl \$7.50000         \$2.59.16         \$7.10000         \$2.77.20         \$5.300000           Replace Carl Lights (G. Carridors)         3,1 1.101         \$1.66         \$2.0000	Renface Carnet @ Basement Amenity Area & Muer's Office 1,700 ag ft	\$4,000.00	\$40,000.00	\$768.44	15	F	\$297.21	\$3,566,51	\$10,666.67	
Replace SC Wood Dones @ Har Cheere, & Tradi Chutes         4.1         cs         \$50.00         \$274 82         24         \$54.33         \$1,012.01         \$3,440.00           Replace SC Metal Doors @ Tanwells to Fa Carrulors         22         ca         \$500.00         \$274 82         24         \$53,400.00           Replace SC Metal Doors @ Tanwells to Fa Carrulors         24         state S2.00         \$51,500.00         \$226 12         18         14         \$59.04         \$53,600.00           Replace Carrulors         10         ca         \$500.00         \$51,500.00         \$52,61         18         14         \$579.07         \$590.00           Replace Carrulors         10         ca         \$500.00         \$51,500.00         \$52,61         18         14         \$590.00           Replace Carrulors         10         ca         \$500.00         \$52,500.00         \$54,500.00         \$54,500.00         \$54,500.00           Replace Carrulors         10         ca         \$500.00         \$54,500.00         \$52,93.5         20         16         \$57,100.00           Replace Carrulors         20         16         \$52,40         \$1,108.79         \$5,600.00         \$54,600.00           Replace Lupling @ Lobly & Bacement Amenity Area         16		\$5.50	\$9,350.00	\$168.40	16	12	\$63.76	\$765.13	\$2,337.50	
Replace SC Metal Doors (i) Sharwells to Ea (crutebur/space         22         end         2201         25         21         569.04         5828.43         52,316.00           Replace Wall Doors (ii) Sharwells to Each Unit Enter & Contributs         34         ex         \$50.00         \$216.12         18         14         \$79.07         \$308.06         \$516.00           Replace Can Light (ii) Each Unit Enter & Contributs         34         ex         \$50.00         \$216.12         18         14         \$79.07         \$300.00           Replace Can Light (iii) Contributs         36         ex         \$125.00         \$216.12         18         14         \$277.20         \$300.00           Replace Auch Functions         36         ax         \$500.00         \$229.35         20         16         \$277.20         \$300.00           Replace Canchins (iii) (iii) (iii) (iii) (iii) (iii) (iii) (iii) (iiii) (iii) (iii) (iiii) (iiiii) (iiii) (iiiii) (iiii) (iiiii) (iiii) (iiiii) (iiiii) (iiiii) (iiiii) (iiiii) (iiiiii) (iiiii) (iiiii) (iiiiii) (iiiii) (iiiiii) (iiiii) (iiiii) (iiiii) (iiiiii) (iiiii) (iiiii) (iiiiii) (iiiii) (iiiiii) (iiiiii) (iiiii) (iiiiii) (iiiiii) (iiiiii) (iiiiii) (iiiiii) (iiiiiii) (iiiiiiii	Rendary SC Wood Drate @ Elec. Closets & Trash Chates 43, ea.	\$500.00	\$21,500.00	\$247.82	25	21	584.33	\$1,012.01	\$3,440,00	
Replace Will Scorects (i) Fach Unit Entry & Centrolors         54 cat         \$250.00         \$215.12         18         14         \$79.07         \$948.85         \$53,000.00           Replace Will Scorects (ii) Fach Unit Entry & Centrolors         36 cat         \$125.00         \$45.500.00         \$245.84         20         16         \$23.10         \$277.20         \$600.00           Replace Can Light (iii) Corribors         36 cat         \$100.000         \$259.35         20         16         \$23.10         \$277.20         \$600.00           Replace Ach Francesent Supproble Lights (ii) Corribors         36 cat         \$100.000         \$259.35         20         16         \$23.10         \$277.20         \$600.00           Replace Ach Using (ii) Lobby & Bacement Amenity Area         10         \$300.00         \$259.36         20         16         \$317.78           Replace Lighting (ii) Lobby & Bacement Amenity Area         7         \$300.00         \$23.00         \$40.34         15         11         \$315.24         \$550.00           Replace Lighting (ii) Lobby & Bacement Amenity Area         7         cat         \$310.00         \$24.36         \$35.60         \$317.78           Replace Lighting (ii) Lobby & Bacement Amenity Area         7         cat         \$3100.00         \$32.10         \$317.76	Realistic SC Motel Devector Startwells to Fa Correlot/Starte 22 ca	\$\$00.00	\$17,600,00	\$202.87	25	21	\$69.04	\$828.43	\$2,816,00	
Replace functions         36         51/25         6         523,10         527/20         \$900,00           Replace Anti-Network         30         a         \$125,00         \$4,500,00         \$54,84         20         16         \$23,10         \$277,20         \$900,00           Replace Arch Functions         30         a         \$600,00         \$10,000         \$2559,35         20         16         \$23,108,79         \$3,500,00           Replace Arch Function Responded Lights @ Combers         30         \$10,000         \$2559,35         20         16         \$23,108,79         \$3,500,00           Replace Truck Lighting @ Lobiy & Basement Amenity Area         10         \$5,000         \$21,000         \$40,34         15         11         \$15,60         \$187,78         \$560,00           Replace Truck Lighting @ Lobiy & Basement Amenity Area         7         ex         \$500,00         \$40,34         15         11         \$15,60         \$187,74         \$560,00           Replace Truck Lighting @ Lobiy & Basement Amenity Area         7         ex         \$500,00         \$500,00         \$500,00         \$187,74         \$560,00           Replace Lights @ Lobiy         Basement Amenity Area         7         ex         \$500,00         \$500,00         \$580,00	Representation and a provided a final finitive & Considered	\$250.00	\$13,500.00	\$216.12	18	14	\$79.07	\$948.85	\$3,000.00	
Angelere Current Lingues Of Constraints         30         as         \$600.00         \$2253.35         20         16         \$92.40         \$1,108.79         \$35,600.00           Replace Currents         100         sq1         55.00         \$300.00         \$12.81         18         14         \$4.69         \$55,600.00           Replace Truck Lipting @ Lobiy & Basement Amenity Area         7         55.000.00         \$21.90         \$16.00         \$17.76         \$560.00           Replace Truck Lipting @ Lobiy & Basement Amenity Area         7         55.000.00         \$20.04         15         11         \$15.60         \$167.78           Replace Truck Lipting @ Lobiy & Basement Amenity Area         7         55.000.00         \$20.06         \$40.04         15         11         \$15.60         \$17.76           Replace Truck Lipting @ Lobiy & Basement Amenity Area         7         55.000.00         \$50.06         \$40.06         \$50.06 </td <td>Realized Carl initia &amp; Particlere</td> <td>\$125.00</td> <td>54 500 00</td> <td>564.84</td> <td>20</td> <td>16</td> <td>\$23,10</td> <td>\$277.20</td> <td>\$900.00</td> <td></td>	Realized Carl initia & Particlere	\$125.00	54 500 00	564.84	20	16	\$23,10	\$277.20	\$900.00	
Replace Activity interfacement region of a state of the stat	Performant care tangents generations Deallows & other Effections Successful I india (A Correlates ) 10 ref	S600.00	\$18,000,00	\$759.35	20	16	\$92.40	\$1,108.79	\$3,600.00	
Requere transmission compare monotone compare monotone and the state of the state o	Replace Actor Fuzier Supervision regime (of Supervised and the set fit	55.00	S800.00	\$12.81	18	14	\$4.69	\$56.23	\$177.78	
Keptanze Lindou parang la Lodoly 1 km 25,000 00 55,000 00 55,000 00 55,000 18 14 529 29 5351,43 51,111,11 Keptanze Lighting (a Lodoly 1 km 1 km 2 km 2 km 2 km 2 km 2 km 2 km	Kelphate Acoustical volume regroupe volues re-re-re-re-re-re-re-re-re-re-re-re-re-r	\$300.00	\$2 100.00	\$40.34	15	11.	\$15.60	\$187.24	\$560.00	
Nordimeter Lagrang (et Locio) Regulare Frammer (et Locho) Review De Frammer Frammer Restrictories 2 et 1,500,00 \$1,500,00 \$1,500,00 \$2,305 \$20 16 \$58,25 \$3220,00	Neptuce truck talgaring ne taxooy to areastrone concomprove and the file of the file of the section of tables of the section o	\$5,000.00	\$5,000.00	\$80.05	18	41.	\$29.29	\$351.43	51,111,11	
Reviews Financial Reviews Reviews 27 ea 5800.00 \$1500.00 \$23.05 20 16 58.21 598.56 \$320.00	Reading framework of tables	\$4 500.00	\$4,500.00	\$108.06	12	8	\$45.75	\$548.99	\$1,500.00	
	Readated Phenolume Firstness & Common Rectingence	SX00.00	\$1,600.00	\$23.05	20	16	58.21	\$98.56	\$320,00	

Page 2 of 16

7/20/2010

CRITERIUM Incinities

Classical list of the protection of the constraint of the con	Mechanical									
Appendix         2         3         5000         3203         7000         3203         7000         3203         7000         3203         7000         3203         7000         3203         7000         3203         7000         3203         7000         3203         7000         3203         7000         3203         7000         3203         7000         3203         7000         3203         7000         320000         320000 <td>Replace Rolling Gate Equipment:</td> <td>B</td> <td>52,800.00</td> <td>\$2,800.00</td> <td>\$100.86</td> <td>8</td> <td>4</td> <td>\$56.23</td> <td>\$674.79</td> <td>\$1,400.00</td>	Replace Rolling Gate Equipment:	B	52,800.00	\$2,800.00	\$100.86	8	4	\$56.23	\$674.79	\$1,400.00
Region for some way way move in the second	Replace Hot Water Boilers	2 10	\$8,000.00	\$16,000.00	\$271.21	24	13	\$100.83	\$1,209.91	\$3,764.71
Residence (name)         2 mm         3,0000 <th< td=""><td>Replace Domestic Water Expansion Tank</td><td>1 62</td><td>51,200.00</td><td>\$1,200.00</td><td>\$34 58</td><td>10</td><td>9</td><td>\$16.19</td><td>\$194.24</td><td>\$480.00</td></th<>	Replace Domestic Water Expansion Tank	1 62	51,200.00	\$1,200.00	\$34 58	10	9	\$16.19	\$194.24	\$480.00
Register Cluster Manuelise         Cluster Standing for United         Cluster Standing	Remiance Domustic Water Booster Pumps	2 64	55,000.00	\$16,000.00	\$230.53	20	19	582.13	\$985.59	\$3,200.00
Register fundime         2         1,0000         3,120000         3,667.0         0         6         3,17,00         5,000         3,000         5,000	Replace Chill Water Booster Purrups	2 68	\$10,000.00	\$20,000.00	\$320.18	18	14	\$117.14	\$1,405.70	54,444,44
Regine (Net) (Full MUL) (Y, Signality (Full Multi Multi MUL) (Y, Signality (Full Multi Multi Multi MUL) (Y, Signality (Full Multi Mult	Replace Creatation Pumps for Boilers	2 03	\$1,000.00	\$2,000.00	\$57,63	10	9	\$26.98	\$323.73	\$800,00
Color         Color <th< td=""><td>Replace Lobby / Front Desk JIV AC Systems</td><td>2.00</td><td>56,500.00</td><td>\$13,000.00</td><td>\$468.27</td><td>12</td><td>9</td><td>\$174.05</td><td>\$2,088.62</td><td>\$6,500,00</td></th<>	Replace Lobby / Front Desk JIV AC Systems	2.00	56,500.00	\$13,000.00	\$468.27	12	9	\$174.05	\$2,088.62	\$6,500,00
Color         Calify Transmission         Ca	Renlace Wine Cooler HVAC Split System	1 13	\$5,000.00	\$5,000.00	\$180.10	12	5	\$66.94	\$603.32	\$2,500.00
Quance fact on line         Control         Statut	Cooling Tower Repairs (Periodic)	1 lot	\$10,000.00	\$10,000.00	\$240.14	12	60	\$101,67	\$1,219,98	\$3,333,333
Total stand         Total stand <thtotal stand<="" th=""> <thtotal stand<="" th=""></thtotal></thtotal>	Replace Fan Coll Units (@ Corridors	10 00	51,500.00	\$15,000.00	\$432.25	10	ø	\$202.33	\$2,427,96	\$5,000.00
Regions Service (in clonand Activation)         Constrained Activation         Constr	Pire Sprinkler System Jockey Pump Repairs	1. kot	\$750.00	\$750.00	\$43 22	'n	F	\$58.90	\$706.78	\$600,00
Regione Reveal Planear X. Linker Mone         1 es         5,000         5,500         5,00         5,500	Replace Fire Sprinkler System Jockey Pump	L CI	58,000.00	\$8,000.00	\$92.21	25	21	\$31,38	\$376.56	\$1,280.00
Considered Relation Relation Not Tigener ACL Taken Monto         2 (a) (a) (b) (b) (b) (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c	Replace Service Elevator A.C. Hoist Motor	1 00.	\$6,500,00	\$6,500.00	\$93.65	20	16	\$33,37	\$400.40	\$1,300.00
Register ford fragment (marging)         Register ford fragment (marging)         Fragment (marging)         Fragment (marging) <thfragment (marging)         Fragment (margin</thfragment 	Replace Residential Elevator A.C. Host Motors	2 53	\$5,000.00	\$10,000.00	\$160.09	18	51	\$58.57	\$702.85	\$2,222.22
Applies fully filtery forces (solution)         I = 1         \$1,0000	Replace Pool Filter	1 12	\$1,100.00	\$1,100.00	\$31.70	10	9	514,84	\$178.05	\$440.00
Register (1, Starg) fung         Register (1, Starg) fung         Starg         Starg </td <td>Replace Pool Equipment Pump</td> <td>10</td> <td>51,800.00</td> <td>\$1,800.00</td> <td>\$64.84</td> <td>80</td> <td>4</td> <td>\$36.15</td> <td>\$433.79</td> <td>\$900.00</td>	Replace Pool Equipment Pump	10	51,800.00	\$1,800.00	\$64.84	80	4	\$36.15	\$433.79	\$900.00
Replace Phone link Turiy Access System         1         6         3,5,000         357,24         15         11         3,53,010         357,323           Replace Phone link Turiy Access System         1         ia         8,5000         356,45         15         11         3,53,010         357,333         351,3500         357,351         351,3500         352,353         351,3500         352,353         351,3500         352,353         351,350	Replace LL Sump Pump	a	51,200.00	\$1,200.00	\$17.29	20	16	56 16	\$73.92	\$240.00
Righter light Controlled Access Software Note:         1         a.         4,5000         5,645         15         11         5,334         4,012.3         5,1200           Amerilies Amerilies Researd Devol Comparison         225         q.0         5,1000         5,13500         5,137	Replace Phone link Entry Access System	1 101	53,500.00	\$3,500,00	\$67.24	15	11	\$26.01	\$312.07	\$933,33
Amenia         Amenia         Standing Pain	Replace Pauly Controlled Access Software System	1 lot	54,500.00	\$4,500.00	\$96.45	15	11	\$33.44	\$401.23	\$1,200.00
Resultand Mol         Resultand Mol         State         State<	Amenities									
Resear/boil         Resear/boil <thresear boil<="" th=""> <thresear boil<="" th=""></thresear></thresear>	Re-surface Post	525 xq.0.	\$6.00	\$3,150.00	\$113.47	8	4	\$63.26	\$759.13	\$1,575.00
Re-ature Underster Ayrener Anomal (Ted)         1,15         style         5,502.50         5,45.68         1         0         5,802.50         5,812.56         5,802.50         5,805.50 <td>Re-scal Pool Coping Jaint (Deck+O-Scal)</td> <td>1001 hm ff</td> <td>\$5.50</td> <td>\$550.00</td> <td>\$29.72</td> <td>4</td> <td>4</td> <td>\$43.36</td> <td>\$520.28</td> <td>\$412.50</td>	Re-scal Pool Coping Jaint (Deck+O-Scal)	1001 hm ff	\$5.50	\$550.00	\$29.72	4	4	\$43.36	\$520.28	\$412.50
Replace Thod Function         1         6         51,200.00         554,40         7         3         531,50         585,71           Replace Thod Function         1         6         51,800.00         51,800.00         51,800.00         51,800.00         51,900.00 <td>Re-stain Concrete Apren Around Pool</td> <td>1,125 sq 0</td> <td>\$4.50</td> <td>\$5,062.50</td> <td>\$145.88</td> <td>10</td> <td>9</td> <td>\$68.29</td> <td>\$819.44</td> <td>\$2,025,00</td>	Re-stain Concrete Apren Around Pool	1,125 sq 0	\$4.50	\$5,062.50	\$145.88	10	9	\$68.29	\$819.44	\$2,025,00
Replace Flair Wrides Funntine:         1 <th1< th="">         1         1         <th1< td=""><td>Replace Pool Furniture</td><td>1 101</td><td>\$1,200.00</td><td>\$1,200.00</td><td>\$49.40</td><td>7</td><td>17</td><td>\$31.96</td><td>\$383 53</td><td>\$685.71</td></th1<></th1<>	Replace Pool Furniture	1 101	\$1,200.00	\$1,200.00	\$49.40	7	17	\$31.96	\$383 53	\$685.71
Replace Plano from function         1         kit         \$1,500.00         \$2,800.00         \$2,800.00         \$2,800.00         \$2,750.00         \$2,720.00         \$2,720.00         \$2,720.00         \$2,720.00         \$2,720.00         \$2,720.00         \$2,723.00         \$2,723.00         \$2,723.00         \$2,723.00         \$2,723.00         \$2,723.00         \$2,72.00         \$2,72.00         \$2,72.00         <	Replace Pario Wicker Furniture	1. lot.	S1,800.00	\$1,800.00	\$51,87	10	9	\$24.28	\$291.36	\$720.00
Keplace Clarifie Plato         I         ex         \$730.00         \$750.00         \$275.00         \$272.20         \$270.00         \$272.20         \$271.20         \$272.20         \$271.20         \$272.20         \$271.20         \$272.20         \$272.20         \$272.20         \$272.20         \$272.20         \$272.20         \$272.20         \$272.20         \$272.20         \$272.20         \$272.20         \$272.20         \$272.20	Replace Patto Iron Familure	1. lot.	\$1,500.00	\$1,500.00	\$28,82	15	н	\$11.15	\$133.74	\$400.00
Replace Durklower Specifiers (i) Flow/ Flains         1 </td <td>Replace Gas Guill (@ Patro</td> <td>1 3</td> <td>\$750.00</td> <td>\$750.00</td> <td>\$27,02</td> <td>83</td> <td>4</td> <td>\$15.06</td> <td>\$180.75</td> <td>\$375,00</td>	Replace Gas Guill (@ Patro	1 3	\$750.00	\$750.00	\$27,02	83	4	\$15.06	\$180.75	\$375,00
Replace Thermer Chans         R etal         \$570 00         \$500 00         \$100 00 <td>Replace Outdoor Speakers (2) Pool / Patio</td> <td>101 1</td> <td>\$1,500.00</td> <td>\$1,500,00</td> <td>\$28.82</td> <td>15</td> <td>11</td> <td>S11.15</td> <td>\$133.74</td> <td>\$400.00</td>	Replace Outdoor Speakers (2) Pool / Patio	101 1	\$1,500.00	\$1,500,00	\$28.82	15	11	S11.15	\$133.74	\$400.00
Replace (II) Propertor (i) Theatric         1 etc.         %%(motion         \$\$4,0000         \$\$22817         1         \$\$4         \$\$160.66         \$\$1277.96         \$\$40,000           Replace (Not Table K)         1 etc.         \$\$1,2000         \$\$12,2000         \$\$22517         16         12         \$\$852         \$\$1077         \$\$44,44           Replace (Not Table K)         1 etc.         \$\$1,500.00         \$\$22517         16         \$\$1171         \$\$14,6517         \$\$44,45           Replace (Note)         \$\$1,500.00         \$\$22,000         \$\$22,517         16         \$\$1171         \$\$14,6517         \$\$44,45           Replace (Riperator (@) Kitchen         1         1         \$\$1,500.00         \$\$22,517         16         \$\$127.60         \$\$312.50           Replace (Riperator (@) Kitchen         1         1         \$\$1,500.00         \$\$23,228         \$\$196.50         \$\$212.61         \$\$44,45         \$\$44,45           Replace (Riperator (@) Kitchen         1         \$\$1,500.00         \$\$24,500         \$\$12,200         \$\$142,42         \$\$43,657         \$\$44,44           Replace (Riperator (@) Kitchen         1         \$\$12,200         \$\$142,42         \$\$143,42         \$\$160,000         \$\$144,24         \$\$160,000         \$\$16,412         \$\$144,24	Replace Theatre Chairs	-8 Ci	\$750.00	\$6,000.00	\$108.06	16	12	\$40.92	\$490.99	\$1,500,00
Replace Pool Table         Conduct of Pool Table         Text         \$1,250,00         \$2,251         16         12         \$8,52         \$102,29         \$312,50           Replace Touchor of Pool Table & Chamber of Pool Table & Chams         1         1         1         52,000,00         \$2,200,000         \$2,200,000         \$2,200,000         \$2,200,000         \$32,12         \$14,44         \$14,44         \$14,651         \$344,44           Replace Table & Chams (9 Wen Room         1         1         \$1,500,000         \$32,200,000         \$312,71         \$14,461         \$344,44           Replace Table & Chams (9 Wen Room         1         1         \$1,200,000         \$32,200,000         \$312,22         \$134,519         \$323,150           Replace Refrigerance (9 Kichen         1         1         \$1,200,000         \$32,432         \$10         \$6         \$50,000         \$36,000           Replace Refrigerance (9 Kichen         1         1         \$1,200,000         \$32,432         \$10         \$6         \$56,300         \$56,300         \$56,300         \$56,300         \$56,300         \$56,300         \$56,300         \$56,300         \$56,300         \$56,313         \$44,44         \$56,300         \$56,300         \$56,313         \$54,44,40         \$56,300         \$56,313	Replace IID Projector (a) Theatre	B [	\$8,000.00	\$8,000.00	\$288.17	8	4	\$160,66	\$1,927,96	\$4,000.00
Replace Conduction (b)         Conduction (c)         Conduction (c) <th< td=""><td>Replace Pool Table</td><td>1 43</td><td>\$1,250,001</td><td>\$1,250,00</td><td>\$22.51</td><td>16</td><td>12</td><td>\$8.52</td><td>\$102.29</td><td>\$312.50</td></th<>	Replace Pool Table	1 43	\$1,250,001	\$1,250,00	\$22.51	16	12	\$8.52	\$102.29	\$312.50
Replace Table & Chains Next to Nitchen         1 bit         \$1,500.00         \$30.87         14         10         \$12.24         \$146.51         \$428.57           Replace Table & Chains Next to Nitchen         1 bit         \$2,000.00         \$34.17         14         10         \$12.24         \$146.51         \$428.57         \$457.43           Replace Refigurance (Wine Room         1 bit         \$1,000.00         \$5,000.00         \$41.17         14         10         \$16.22         \$194.24         \$460.00           Replace Refigurance (Cose Underfigurance (Cose Underfigu	Replace Couches (@ Pool Table Area	1 lot	\$2,000.00	\$2,000.00	\$32.02	18	14	\$11.71	\$140.57	S444.44
Replace Table & Chains @ Write Room         1 lot         52,000.00         541.17         14         10         516.32         5195.88         557.143           Replace Refingerant @ Krichm         1 or         51,500.00         54.322         10         6         52.023         5195.88         557.143           Replace Refingerant @ Closet Behand From Desk         1 or         51,500.00         54.322         10         6         516.19         5196.00         500.00           Replace Refingerant @ Closet Behand From Desk         1         or         51,500.00         54.32.00         516.00         516.00         50.00 </td <td>Replace Table &amp; Chairs Next to Kitchen</td> <td>1 lot</td> <td>51,500.00</td> <td>\$1,500.00</td> <td>\$30,87</td> <td>14</td> <td>10</td> <td>\$12.24</td> <td>\$146.91</td> <td>\$428.57</td>	Replace Table & Chairs Next to Kitchen	1 lot	51,500.00	\$1,500.00	\$30,87	14	10	\$12.24	\$146.91	\$428.57
Replace Refinerance (Kritchen Replace Refinerance)         1 ea         \$1,500.00         \$43.22         10         6         \$20.23         \$2.42.80         \$600.00           Replace Refinerance Replace Plain Prant Deak         1         ea         \$1,500.00         \$34.36         10         6         \$1619         \$192.20         \$500.00           Replace Plain Prant Deak         1         ea         \$1,500.00         \$34.56         10         6         \$1619         \$192.40         \$500.00           Replace Plain Prant Tys (g Basement         1         is         \$1,500.00         \$34.50         \$0.00         \$0	Replace Table & Chairs @ Wine Room	1 lot	\$2,000.00	\$2,000.00	541.17	14	10	\$16.32	\$195.88	\$571.43
Replace Refrigerator @ Closest Behand Fremt Desk         1         ca         \$1,200         \$34,56         10         6         \$16,19         \$194,24         \$460.00           Replace Refrigerator @ Closest Behand Fremt Desk         1         s         \$50,00         \$50,00         \$0,00 <td< td=""><td>Replace Refrigerator (2) Kitchen</td><td>I ca</td><td>\$1,500,00</td><td>\$1,500,00</td><td>\$43.22</td><td>10</td><td>9</td><td>\$20.23</td><td>\$242.80</td><td>\$600.000</td></td<>	Replace Refrigerator (2) Kitchen	I ca	\$1,500,00	\$1,500,00	\$43.22	10	9	\$20.23	\$242.80	\$600.000
Replace Hat Pared TVs @ Basemont         50.00         \$0.00	Replace Refrigerator (2) Closet Behand Front Desk	8	\$1,200.00	\$1,200.00	S34,58	10	Ð	\$16.19	\$194.24	\$480.00
Other         Other         1         44         \$1,500         \$0,00         \$6,00         \$2,500         \$0         \$0,00 </td <td>Replace Plat Parel TV's (i) Basement</td> <td></td> <td></td> <td>20,00</td> <td>20.00</td> <td></td> <td></td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td>	Replace Plat Parel TV's (i) Basement			20,00	20.00			\$0.00	\$0.00	\$0.00
Reserve Study Updates         1         No.         50,000         50,000         54,600,000	Other	A have	et any m	60 EDD DD	0000	7	v	CD CL3	5875.00	20.00
Contingency Contingency 1 to 50.00 5331.39 1 0 50.00 34.600.00 43.50.00 44.600.00 45.600.00 44.6	Reserve Study Updates	NH I	1997 NIN 199	nn nnc're	nnine	7	τ.)	316.36	0010100	00.00
Tutals         5381,457.50         512,(13.00         53,071,16         500,853.98         5168,170.36           * Creds are formed by 10%a.         54,02,192.00         55,02,192.00         50,0533.98         5168,170.36	Contanyuncy	1 hot	\$4,600.00	\$4,600.00	\$331.39		0	20.00	20.00	\$4,600,000
Costs are formally 10%     2			Totals	\$581,457.50	512,013.00			\$3,071,16	86 553 095	3168,139.36
• Casts are formula 10%s.		F	otal Over Term	\$542,192.00						
	<ul> <li>Costs are frencally 10%1</li> </ul>									

Casts are typically 10%a
 Reserve study is based on a 20 year projection of non-annual maintenance

Page 3 of 16

7/20/2010

Itemized Graph





7/20/2010

Page 4 of 16

# **Itemized Funding**



Categories	Reserve Requirement	Beginning Balance	Balance Requiring Funding	Reserve Funding Required	Reserve Funding Required	Full Funding Balance	Percent Funded
Site	\$43,892	\$2,586	\$41,306	\$1,389	\$16,665	\$35,901	
<b>Building Exterior</b>	\$66,525	\$2,445	\$64,080	\$769	\$9,230	\$33,941	
Building Interior	\$94,250	\$2,682	\$91,568	\$1,042	\$12,501	\$37,229	
Mechanical	\$166,500	\$2,992	\$163,508	\$1,243	\$14,919	\$41,538	
Amenities	\$65,025	\$1,076	\$63,949	\$555	\$6,664	\$14,930	
Other	\$106,000	\$331	\$105,669	\$73	\$875	\$4,600	
Totals	\$542,192	\$12,113	\$530,079	\$5,071	\$60,854	\$168,139	7.2%

**Existing Funding Levels** 

l

© Criterium Engineers 2004

CRITERIUM

Number         Balance         Revenue           1         \$12,113         \$10,0           2         \$15,978         \$10,0           3         \$19,306         \$10,0           4         \$10,089         \$10,0           5         \$10,089         \$10,0           6         \$10,089         \$10,0           7         \$10,089         \$10,0           7         \$10,089         \$10,0           7         \$10,089         \$10,0           7         \$10,089         \$10,0           7         \$10,089         \$10,0           7         \$510,089         \$10,0           9         \$510,089         \$10,0           10         \$5109,491         \$10,0           11         \$5109,491         \$10,0           12         \$5109,491         \$10,0           11         \$5109,491         \$10,0           12         \$5109,491         \$10,0           12         \$5109,491         \$10,0           12         \$5109,491         \$10,0           12         \$5109,491         \$10,0           13         \$5109,491         \$10,0           14	Special	Investment	Capital	Ending
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	Assessments	Earnings	Expenditures	Balance
2       \$15,978       \$10,0         3       \$19,306       \$10,0         4       \$10,089       \$10,0         5       \$4,663       \$10,0         6       \$5,310,089       \$10,0         7       \$10,089       \$10,0         6       \$5,54,663       \$10,0         7       \$5,5333       \$10,0         8       \$5,5333       \$10,0         9       \$510,491       \$10,0         9       \$510,491       \$10,0         9       \$510,491       \$10,0         10       \$182,566       \$10,0         11       \$5182,660       \$10,0         12       \$5182,622       \$10,0         13       \$5182,622       \$10,0         14       \$5182,622       \$10,0         15       \$5269,893       \$10,0         16       \$5369,893       \$10,0         17       \$5369,893       \$10,0         18       \$510,0       \$10,0         19       \$510,0       \$10,0         19       \$5767,430       \$10,0         19       \$5789,455       \$10,0         19       \$5789,455       \$10,0     <	000 \$0	\$465	\$6,600	\$15,978
3       \$19,306       \$10,0         4       \$10,089       \$10,0         5       \$4,663       \$10,0         6       (\$27,832)       \$10,0         7       (\$25,383)       \$10,0         8       (\$109,491)       \$10,0         9       (\$108,176)       \$10,0         10       (\$182,566)       \$10,0         11       (\$182,622)       \$10,0         12       (\$216,138)       \$10,0         13       (\$2369,893)       \$10,0         14       (\$3398,532)       \$10,0         15       (\$511,011)       \$10,0         16       (\$5398,532)       \$10,0         17       (\$511,911)       \$10,0         18       (\$5713,60)       \$10,0         19       (\$5714,30)       \$10,0         19       (\$789,455)       \$10,0         19       (\$789,455)       \$10,0         19       (\$789,455)       \$10,0         19       (\$789,455)       \$10,0         19       (\$789,455)       \$10,0         19       (\$789,455)       \$10,0         19       (\$789,455)       \$10,0	000 \$0	\$562	\$7,234	\$19,306
4       \$10,089       \$10,0         5       \$4,663       \$10,0         6       (\$27,832)       \$10,0         7       (\$25,383)       \$10,0         8       (\$109,491)       \$10,0         9       (\$109,491)       \$10,0         10       (\$182,366)       \$10,0         11       (\$182,366)       \$10,0         12       (\$182,622)       \$10,0         13       (\$216,138)       \$10,0         14       (\$369,893)       \$10,0         15       (\$2369,893)       \$10,0         16       (\$511,011)       \$10,0         17       (\$511,911)       \$10,0         18       (\$511,911)       \$10,0         19       (\$789,455)       \$10,0         19       (\$789,455)       \$10,0	000 \$0	\$294	\$19,511	\$10,089
5       \$4,663       \$10,0         6       (\$27,832)       \$10,0         7       (\$25,383)       \$10,0         8       (\$109,491)       \$10,0         9       (\$108,176)       \$10,0         10       (\$182,566)       \$10,0         11       (\$182,622)       \$10,0         12       (\$216,138)       \$10,0         13       (\$2398,532)       \$10,0         14       (\$3398,532)       \$10,0         15       (\$513,000       \$10,0         16       (\$5398,532)       \$10,0         17       (\$511,911)       \$10,0         18       (\$5767,430)       \$10,0         19       (\$789,455)       \$10,0         19       (\$789,455)       \$10,0	000 \$0	\$136	\$15,562	\$4,663
6       (\$27,832)       \$10,0         7       (\$25,383)       \$10,0         8       (\$109,491)       \$10,0         9       (\$109,491)       \$10,0         9       (\$108,176)       \$10,0         10       (\$182,366)       \$10,0         11       (\$182,366)       \$10,0         12       (\$182,622)       \$10,0         13       (\$216,138)       \$10,0         14       (\$2369,893)       \$10,0         15       (\$2369,893)       \$10,0         16       (\$511,011)       \$10,0         17       (\$511,911)       \$10,0         18       (\$511,911)       \$10,0         19       (\$789,455)       \$10,0         19       (\$789,455)       \$10,0	000 \$0	\$0	\$42,495	(\$27,832)
7       (\$25,383)       \$10,0         8       (\$109,491)       \$10,0         9       (\$108,176)       \$10,0         10       (\$182,565)       \$10,0         11       (\$182,622)       \$10,0         12       (\$216,138)       \$10,0         13       (\$296,119)       \$10,0         14       (\$2398,532)       \$10,0         15       (\$513,67)       \$10,0         16       (\$514,191)       \$10,0         17       (\$514,191)       \$10,0         18       (\$513,627)       \$10,0         19       (\$789,455)       \$10,0         19       (\$789,455)       \$10,0	000 \$0	\$0	\$7,551	(\$25,383)
8       (\$109,491)       \$10,0         9       (\$108,176)       \$10,0         10       (\$182,366)       \$10,0         11       (\$182,622)       \$10,0         12       (\$182,622)       \$10,0         13       (\$216,138)       \$10,0         14       (\$296,119)       \$10,0         15       (\$2369,893)       \$10,0         16       (\$5389,532)       \$10,0         17       (\$511,911)       \$10,0         18       (\$513,627)       \$10,0         19       (\$789,455)       \$10,0         19       (\$789,455)       \$10,0	000 \$0	\$0	\$94,108	(\$109,491)
9       (\$108,176)       \$10,0         10       (\$182,622)       \$10,0         11       (\$182,622)       \$10,0         12       (\$216,138)       \$10,0         13       (\$296,119)       \$10,0         14       (\$2369,893)       \$10,0         15       (\$5398,532)       \$10,0         16       (\$511,911)       \$10,0         17       (\$511,911)       \$10,0         18       (\$5767,430)       \$10,0         19       (\$789,455)       \$10,0	000 \$0	\$0	\$8,685	(\$108,176)
10       (\$182,366)       \$10,         11       (\$182,622)       \$10,         12       (\$216,138)       \$10,         13       (\$226,119)       \$10,         14       (\$2569,893)       \$10,         15       (\$369,893)       \$10,         16       (\$5369,893)       \$10,         17       (\$513,627)       \$10,         18       (\$511,911)       \$10,         19       (\$789,455)       \$10,	000 \$0	\$0	\$84,190	(\$182,366)
11       (\$182,622)       \$10,0         12       (\$216,138)       \$10,0         13       (\$296,119)       \$10,0         14       (\$2369,893)       \$10,0         15       (\$369,893)       \$10,0         16       (\$5398,532)       \$10,0         17       (\$511,911)       \$10,0         18       (\$5767,430)       \$10,0         19       (\$789,455)       \$10,0	000 \$0	\$0	\$10,256	(\$182,622)
12       (\$216,138)       \$10,0         13       (\$296,119)       \$10,0         14       (\$369,893)       \$10,0         15       (\$3598,532)       \$10,0         16       (\$513,627)       \$10,0         17       (\$511,911)       \$10,0         18       (\$767,430)       \$10,0         19       (\$789,455)       \$10,0	000 \$0	\$0	\$43,515	(\$216,138)
13       (\$296,119)       \$10,0         14       (\$369,893)       \$10,0         15       (\$398,532)       \$10,0         16       (\$513,627)       \$10,0         17       (\$511,911)       \$10,0         18       (\$767,430)       \$10,0         19       (\$789,455)       \$10,0	000 \$0	\$0	\$89,981	(\$296,119)
14       (\$369,893)       \$10,0         15       (\$398,532)       \$10,0         16       (\$513,627)       \$10,0         17       (\$511,911)       \$10,0         18       (\$767,430)       \$10,0         19       (\$789,455)       \$10,0	000 \$0	\$0	\$83,774	(\$369,893)
15       (\$398,532)       \$10,0         16       (\$513,627)       \$10,0         17       (\$511,911)       \$10,0         18       (\$767,430)       \$10,0         19       (\$789,455)       \$10,0	000 \$0	\$0	\$38,640	(\$398,532)
16         (\$513,627)         \$10,           17         (\$511,911)         \$10,           18         (\$767,430)         \$10,           19         (\$789,455)         \$10,	000 \$0	\$0	\$125,095	(\$513,627)
17     (\$511,911)     \$10,       18     (\$767,430)     \$10,       19     (\$789,455)     \$10,	000 \$0	\$0	\$8,284	(\$511,911)
18         (\$767,430)         \$10,           19         (\$789,455)         \$10,	000 \$0	\$0	\$265,519	(\$767,430)
19 (\$789,455) \$10,	000 \$0	\$0	\$32,025	(\$789,455)
	000 \$0	\$0	\$79,336	(\$858,791)
20 (\$858,791) \$10,	000 \$0	\$0	\$11,798	(\$860,590)

CRITERIUM 2 Creeven Engineers 2004

Beginning Balance as of start of year beginning Jan 2010: S12,113 Existing Funding Levels

ONTRIBUTIO	NS	SPECIAL ASSESSMEN	STN		
AMOUNT		Totals			
\$10,000.00	per year	Per Year	\$0	Per Unit	\$0
\$222.22	per unit per year				
\$1,000.00	per month				
\$18.52	per unit per month				

Desizated Amount Funding and Free	nditures.														
Very Vinter Annual Funding and Sola	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Vest Number		2	5	4	\$	9	1	8	6	10	11	12	13	14	15
End of Year Reserve Fund Balance	15,978	19,306	10,089	4,663	(27,832)	(25,383)	(165'601)	(108,176)	(182,366)	(182,622)	(216,138)	(296,119)	(369,893)	(398,532)	(513,627)
Capital Expenditures.	6,600	7,234	115,911	15,562	42,495	7,551	94,108	8,685	84,190	10,256	43,515	186'68	83,774	38,640	125,095
Total Revenue (all sources)	10,465	10,562	10,294	10,136	000'01	10,000	10,000	10,000	10,000	10,000	10,000	000'01	10,000	10,000	10,000
Ycar;	2025	2026	2027	2028	2029										
Year Number.	16	17	18	19	20										
End of Year Reserve Fund Balance	(116'115)	(767,430)	(789,455)	(858,791)	(860,590)										



14	
-	2004
N SAS	Side
SIL	000
E H	T mit
E	riter
U	0

Alternative 1: Level Funding with Steps

d Fee Spe Revenue Assessi	Spe	cial nents 1	Special Assessments 2	Investment Earnings	Capital Expenditures	Ending Balance
13 \$27.	000	\$0	\$0	\$975	\$6,600	\$33,488
\$32,	400	\$0	\$0	\$1,760	\$7,234	\$60,414
14 \$32	,400	\$0	\$0	\$2,199	\$19,511	\$75,502
02 \$41	,040	\$0	\$0	\$3,029	\$15,562	\$104,009
09 \$41	.040	\$0	\$0	\$3,077	\$42,495	\$105,630
30 \$41	,040	\$0	\$0	\$4,174	\$7,551	\$143,293
93 \$49	,680	\$0	\$0	\$2,966	\$94,108	\$101,831
31 \$49,	680	\$0	\$0	\$4,285	\$8,685	\$147,111
11 \$49.	680	\$0	\$0	\$3.378	\$84,190	\$115,979
79 \$58	,320	\$0	\$0	\$4,921	\$10,256	\$168,964
54 \$58.	320	\$0	\$0	\$5,513	\$43,515	\$189,282
82 \$58.	,320	\$0	\$0	\$4,729	\$89,981	\$162.349
49 \$66	.960	\$0	\$0	\$4,366	\$83,774	\$149,901
01 \$66,	960	\$0	\$0	\$5,347	\$38,640	\$183,568
58 \$66	.960	\$0	\$0	\$3,763	\$125,095	\$129,197
97 \$75.	600	\$0	\$0	\$5,895	\$8,284	\$202,408
08 \$75	,600	\$0	\$0	\$375	\$265,519	\$12,864
54 \$75	,600	\$0	\$0	\$1,693	\$32,025	\$58,132
32 \$84		\$0	\$0	\$1,891	\$79,336	\$64.927
27 \$84	.240					00V 1V14

7/20/2010

Page 10 of 16

CRITERIUM CORPORT

> Alternative 1: Level Funding with Steps Beginning Balance as of start of year beginning Jan 2010: \$12,113

FIRST YR LAST YR 532,400.00 \$84,240.00 per year	-		-										
S600.00 S1.560.00 ner unit ner vear		First Second		Totals Per Year Per Year	\$0 \$0	Per Unit Per Unit	\$0 \$0		Starting an Increme	mount (S): ent by (S): Every	600 160 3	ycar	
\$2,700.00 \$7,020.00 per month \$50.00 \$130.00 per unit per month									H	requency:	9	time	
Projected Annual Funding and Expenditures:						1100	0100	0100	0.00	1000	CC0C	LCUC	2006
Year. 2010 20	2017 2017	5107	2014	CIU2	50107	3	0107	107	11	12	13	14	15
Year Number: 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CUS 24 214	104 009	105 630	143 293	101 831	147.111	115.979	168.964	189,282	162,349	106'611	183,568	129,197
Canial Evanadiance: 50,700 7.27	234 19.511	15.562	42,495	7,551	94,108	8,685	84,190	10,256	43,515	186'68	83,774	38,640	125,095
Total Revenue (all sources) 27,975 34,10	160 34,599	44,069	44,117	45,214	52,646	53,965	53,058	63,241	63,833	63,049	71,326	72,307	70,723
Year: 2025 201	026 2027	2028	2029										
Year Number. 16	17 18	61	20										
End of Y car Reserve Fund Balance 202,408 12,86	864 58,132	64,927	141,489										
Capital Expenditures: 8,284 265,51	519 32,025	79,336	11,798										
Total Revenue (all sources) 81,495 75.9	975 77,293	86,131	88,361										



Alternative 2: Escalating Funding at 5.25% per Year

CRITERIUM # GINERS

Y	ear	Beginning Reserve Fund	Fcc	Special	Special	Investment	Capital	Ending
Nu	mber	Balance	Revenue	Assessments 1	Assessments 2	Earnings	Expenditures	Balance
	1	\$12.113	\$28,125	\$0	\$0	\$1,009	\$6,600	\$34,647
	2	\$34.647	\$35,522	\$0	\$0	\$1,888	\$7,234	\$64,823
	5	\$64.823	\$37,387	\$0	\$0	\$2,481	\$19,511	\$85,180
	4	\$85.180	\$39,350	\$0	\$0	\$3,269	\$15,562	\$112,236
	5	\$112,236	\$41,415	\$0	\$0	\$3,335	\$42,495	\$114,491
	9	\$114,491	\$43,590	\$0	\$0	\$4,516	\$7,551	\$155,046
	7	\$155.046	\$45,878	\$0	\$0	\$3,204	\$94,108	\$110,020
	8	\$110,020	\$48,287	\$0	\$0	\$4,489	\$8,685	\$154,111
	6	\$154,111	\$50,822	\$0	\$0	\$3,622	\$84,190	\$124,365
	10	\$124.365	\$53,490	\$0	\$0	\$5,028	\$10,256	\$172,627
		\$172.627	\$56,298	\$0	\$0	\$5,562	\$43,515	\$190,972
	12	\$190.972	\$59,254	\$0	\$0	\$4,807	\$89,981	\$165,052
	13	\$165.052	\$62.365	\$0	\$0	\$4,309	\$83,774	\$147,952
	14	\$147.952	\$65,639	\$0	\$0	\$5,249	\$38,640	\$180,200
	15	\$180,200	\$69,085	\$0	\$0	\$3,726	\$125,095	\$127,916
	16	\$127.916	\$72,712	\$0	\$0	\$5,770	\$8,284	\$198,114
	17	\$198.114	\$76,529	\$0	\$0	\$274	\$265,519	\$9,398
	18	\$9,398	\$80,547	\$0	\$0	\$1,738	\$32,025	\$59,657
	61	\$59,657	\$84,776	\$0	\$0	\$1,953	\$79,336	\$67,050
	20	\$67.050	\$89.226	\$0	\$0	\$4,334	\$11,798	\$148,812

7/20/2010

Page 12 of 16



Alternative 2: Escalating Funding at 5.25% per Year Beginning Balance as of start of year beginning Jan 2010: \$12,113

and a second sec				Copro.	A CODCCA	SILVAR				S	ETTINGS 6	analyzed by	unit/vcar)			_	
FIRST YR \$33,750.00	LAST YR \$89,226.48	per year		and the	First		Totals Per Year	\$0 80	Per Unit	05 05		Starting at Increme	nount (S): nt by (%): Sten (%):	625 5.25			
\$625.00 \$2,812.50	\$1,652.34 \$7,435.54	per unit per per month	r ycar		Second		Fer Year	NC.	LCL URI	00			Every	- :	ycar	_	
\$52.08	\$137.70	per unit per	r month									<b>H</b>	requency:	20	time	_	
Projected Annual	Funding and Ex	xpenditures:				Tion	2100	7100	2106	3106	0100	0000	1202	2022	2023	20	5
Year; Vare Number		2010	2011	£ 107	4	5	9	L .	8	6	10	11	12	13	14		5
End of Year Reserv	e Fund Balance	34,647	64,823	85,180	112,236	114,491	155,046	110,020	111,421	124,365	172,627	190,972	165,052 89 981	147,952 83 774	38.640	127.9	2 2
Capital Expenditure Total Revenue (all	es: sources)	6,600 29,134	37,410	398,95	42,619	44,750	48,106	49,083	52,775	54,444	815,88	198,19	64,061	66,674	70,887	72,8	-
Vore		5002	2026	2027	2028	2029											
Year Number:		16	17	18	61	20											
End of Year Reserve	ve Fund Balance	911,891 .	865.6	59,657	67,050	148,812											
Total Revenue (all	sources)	78,482	76,803	82,285	86,729	93,561											
					Alternat	ive 2: E	scalating	Funding	at 5.25%	per Yea	Ŀ						_
230,000																	
200'002									<				V				
									/		$\langle$						
150,000					<	<				>		>	125				
s.ull					/		>					>					
Do				1	>								-			/	
100,000																	
000 <sup>1</sup> 05																	
														/			
	2010 2011	2012	2013	2014	2015 201	102	2018	2017 Funding Ye	2020 2021 2025	2022	1702	2024	505	2024	202 202	X02 8	-

7/20/2010

Page 13 of 16

Alternative 3: Existing Level Funding with Special Assessments

CRITERIUM ENCINERS

		Beginning						
	Year	Reserve Fund	Fee	Special	Special	Investment	Capital	Ending
Year	Number	Balance	Revenue	Assessments 1	Assessments 2	Earnings	Expenditures	Balance
2010	1	\$12,113	\$10,000	\$0	\$0	\$465	\$6,600	\$15,978
2011	2	\$15.978	\$12,000	\$0	\$0	\$622	\$7,234	\$21,366
2012	ŝ	\$21,366	\$12,000	80	\$0	\$416	\$19,511	\$14,271
2013	4	\$14,271	\$12,000	\$0	\$0	\$321	\$15,562	\$11,029
2014	5	\$11,029	\$12,000	\$200,000	\$0	\$5,416	\$42,495	\$185,950
2015	9	\$185,950	\$12,000	\$0	\$0	\$5,712	\$7,551	\$196,112
2016	7	\$196,112	\$12,000	\$0	\$0	\$3,420	\$94,108	\$117,423
2017	80	\$117,423	\$12,000	\$0	\$0	\$3,622	\$8,685	\$124,360
2018	6	\$124,360	\$12,000	\$0	\$0	\$1,565	\$84,190	\$53,736
2019	10	\$53,736	\$12,000	\$0	\$0	\$1,664	\$10,256	\$57,144
2020	- 11	\$57,144	\$12,000	\$0	\$0	\$769	\$43,515	\$26,397
2021	12	\$26,397	\$12,000	\$0	\$275,000	\$0	\$89,981	\$223,416
2022	13	\$223,416	\$12,000	S0	\$0	\$4,549	\$83,774	\$156,191
2023	14	\$156,191	\$12,000	\$0	\$0	\$3,887	\$38,640	\$133,437
2024	15	\$133,437	\$12,000	\$0	\$0	\$610	\$125,095	\$20,953
2025	16	\$20,953	\$12,000	\$0	\$0	\$740	\$8,284	\$25,409
2026	17	\$25,409	\$12,000	\$0	\$315,000	\$0	\$265,519	\$86,890
2027	18	\$86,890	\$12,000	\$0	\$0	\$2,006	\$32,025	\$68,870
2028	19	\$68,870	\$12,000	\$0	\$0	\$46	\$79,336	\$1,580
2029	20	\$1,580	\$12,000	\$0	\$0	\$53	\$11,798	\$1,835

7/20/2010

Page 14 of 16

CRITERIUM & Crienum Engineers

Alternative 3: Existing Level Funding with Special Assessments Beginning Balance as of start of year beginning Jan 2010: 512,113

First TK         LAST VR         LAST VR         LAST VR         LAST VR         Starting amount (5):         222.22           \$11.999.88         \$11.999.88         \$11.999.88         \$11.999.88         \$11.999.88         \$212.22         0           \$11.999.88         \$11.999.88         \$11.999.88         \$11.999.88         \$222.22         0         \$222.22           \$222.22         \$232.20         \$200.00         Per Vear         \$275,000         Per Unit         \$5,093         \$99.99         \$\$19.98.87         1         \$\$299.99           \$599.99         \$599.99         \$599.99         \$\$19.95.87         \$\$10.9         \$\$10.95.87         0         \$\$10.95.87         0         \$\$10.95.87         0         \$\$10.95.87         0         \$\$10.95.87         0         0         \$\$10.95.87         0         0         \$\$10.95.87         0         0         \$\$10.95.86         0         0         10	NUTRIBUTION	s			SPECIAL	<b>ASSESSMI</b>	ENTS					SELLINGS	analyzed by	unit/ycar)			
S999.99         S999.99         Every         1         year           \$18.52         \$18.52         per month         Frequency:         20         1         year           S18.52         \$18.52         per month         Every         1         year           Projected Annual Funding and Expenditures:         2011         2013         2014         2015         2019         2020         2021         2022         2033           Vear:         21         1         2013         2014         2015         2019         2020         2021         2022         2033         704         204         2014         2015         2010         2011         2022         2023         2023         2021         2022         2023         2023         2033         744         26,307         744         26,307         2011         12,221         217,416         17712         15,420         15,622         14,316         13,477         2         2         7         38,640         12         2         13,477         2         2         13,477         2         2         13,477         2         2         13,477         2         2         13,477         2         2         13,477	FIRST YR \$11,999.88 \$222.22	LAST YR \$11,999.88 \$222.22	per year per unit per	VCar		First Ja Second Ja	an 2014 an 2021	Totals Per Year Per Year	\$200,000 \$275,000	Per Unit Per Unit	\$3,704 \$5,093		Starting an Increme	nount (S): at by (%): Step (%):	222.22 0 0		
Projected Annual Funding and Expenditures:           Projected Annual Funding and Expenditures:         2010         2013         2014         2015         2016         2017         2018         2019         2020         2021         2022         2023           Year:         1         2         3         4         5         6         7         8         9         10         11         12         13         14           Year Number:         15,060         7,244         19,511         15,562         42,495         7,511         117,423         8,490         10         11         12         13         14           Capial Expenditures:         6,600         7,244         19,511         15,562         42,495         7,513         12,4,106         13,417         2           Capial Expenditures:         0,0465         12,5416         17,712         15,420         15,622         13,564         13,743         28,940         12           Total Revenue (all sources)         10,465         12,7416         17,712         15,420         15,622         13,564         12,769         287,100         16,549         15,886         1           Year:         16         17         18	\$999.99 \$18.52	\$999.99	per month per unit per	month	1								1	Every requency:	20 1	car imc	
Year         2010         2011         2013         2014         2015         2017         2018         2019         2020         2021         2021         2023         2021         2023         2021 <th< th=""><th>Projected Annual F</th><th>Funding and Ex.</th><th>penditures:</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>1</th></th<>	Projected Annual F	Funding and Ex.	penditures:														1
Year Number:     1     2     3     4     5     6     7     8     9     10     11     12     13     13       End of Year Reserve Fund Balance     15,978     21,366     14,271     11,029     185,950     196,112     117,423     124,366     57,144     26,397     223,416     156,191     133,437     2       Capital Expenditures:     6,600     7,234     19,511     15,562     42,495     7,551     94,108     8,685     84,190     10,256     43,515     89,981     83,774     38,640     12       Capital Expenditures:     10,465     12,622     12,7416     17,712     15,420     15,622     13,564     12,709     287,000     16,549     15,866     1       Year     2025     2026     2021     2028     2029     2029     17,712     15,420     15,622     13,564     12,709     287,000     16,549     15,866     1       Year Number:     16     17     18     19,720     15,622     13,564     12,709     287,000     16,549     15,866     1       Year Number:     16     17     18     15,420     15,622     13,564     12,709     287,000     16,549     15,866     1	Ycar.		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
End of Year Reserve Fund Balance 15,978 21,366 14,271 11,029 185,950 196,112 117,423 124,360 53,736 57,144 26,397 223,416 156,191 133,477 2 Capital Expenditures: 6,600 7,224 19,511 15,562 4,2,495 7,551 94,108 8,655 84,190 10,256 43,515 89,981 83,774 38,640 12 Total Revenue (all sources) 10,465 12,622 12,416 12,7416 17,712 15,420 15,622 13,566 12,769 287,000 16,549 15,866 1 Tyta Number: 2025 2026 2027 2028 2029 15,420 15,622 13,566 12,769 287,000 16,549 15,866 1 Tyta Number: 16 17 18 19 0.20 202 2029 Year Number: 26,409 86,890 68,870 1,580 1,830 1,835 79,356 13,566 12,769 287,000 16,549 15,886 1 Tyta Number: 25,409 86,890 68,870 1,580 1,830 1,835 79,356 1,356 13,566 12,779 237,000 16,549 15,886 1 Total Revenue faile Balance 25,409 86,890 68,870 1,580 1,800 1,835 Total Revenue faile Balance 25,409 86,890 68,870 1,580 1,800 1,835 Total Revenue faile Balance 25,409 86,890 68,870 1,580 1,800 1,835 Total Revenue faile Balance 25,409 86,890 68,870 1,580 1,791 Total Revenue faile Balance 25,409 86,390 68,870 1,580 1,835 Total Revenue faile Balance 25,409 86,390 68,870 1,580 1,791 Total Revenue faile Balance 25,409 86,390 68,870 1,580 1,800 1,835 Total Revenue faile Balance 25,409 86,390 68,870 1,580 1,800 1,835 Total Balance 25,400 86,390 68,870 1,580 1,800 1,835 Total Balance 25,400 86,390 68,870 1,580 1,800	Year Number:		-	3	E	4	5	9	7	80	6	10		12	13	14	15
Capital Expenditures:         6,600         7.234         19,511         15,562         42,495         7,551         94,108         8,685         84,190         10,256         43,515         89,981         83,774         38,640         12           Total Revenue (all sources)         10,465         12,622         12,316         17,712         15,420         15,622         13,565         13,564         12,709         287,000         16,549         15,866         1           Year         2025         2026         2021         2028         2029         2029         15,622         13,564         12,769         287,000         16,549         15,886         1           Year         Number         16         17         18         19         202         2029         2029         15,820         15,826         15,866         15,866         15,866         1         38,640         12,769         287,000         16,549         15,886         1           Year         16         17         18         19         202         2029         2029         2029         23,566         12,769         287,000         16,549         15,886         1           Toid for Vear Reserve fund Balance         25,409	End of Year Reserve	c Fund Balance	15,978	21,366	14,271	11,029	185,950	196,112	117,423	124,360	53,736	57,144	26,397	223.416	156,191	133,437	20,953
Total Revenue (all sources)         10,465         12,612         12,716         17,712         15,420         15,622         13,5664         12,769         287,000         16,549         15,886         1           Year         2025         2026         2027         2028         2029         202         13,565         13,5664         12,769         287,000         16,549         15,886         1           Year         2025         2026         2027         2028         2029         202         2029         20         13,835         1         3         3         1         3         3         3         1         3         3         3         1         3         <	Capital Expenditure	10	6.600	7,234	119,511	15,562	42,495	7,551	94,108	8,685	84,190	10,256	43,515	186'68	83,774	38,640	125,095
Year: 2025 2026 2027 2028 2029 Year Number: 16 17 18 19 20 End of Year Reserve Fund Balance 25,409 86,890 68,870 1,830 1,835 Total Expendentures: 25,409 86,519 32,025 79,356 11,798 Total Reserve Survecs) 12,740 327,000 14,006 11,798	Total Revenue (all s	sources)	10,465	12,622	12,416	12,321	217,416	17,712	15,420	15,622	13,565	13,664	12,769	287,000	16,549	15,886	12,610
Year: 2025 2026 2027 2028 2029 Year Number: 16 17 18 19 20 End of Year Reserve Fund Balance 25,409 86,890 68,870 1,580 1,835 Gaptal Experendiares: 8,284 25,59 32,025 79,356 11,798 Total Revenerdiares: 12,740 327,000 12,005 12,015																	
Year Number. 16 17 18 19 20 End of Year Reserve Fund Balance 25,400 86,890 68,870 1,830 1,835 End for Keenverditures: 25,400 86,890 68,870 1,530 1,835 Total Extermenditures: 12,740 32,000 14,006 12,045	Year:		2025	2026	2027	2028	2029										
End of Year Reserve Fund Balance 25,409 86,890 68,870 1,580 1,580 1,583 Capital Expenditures: 8,284 265,519 32,025 79,336 11,798 Total Revenue (all sources) 12,740 327,000 14,006 12,046 12,053	Year Number,		16	17	18	61	20										
Capital Expenditures: 8,284 265,519 32,025 79,336 11,798 Total Revenue (all sources) 12,740 327,000 14,006 12,046 12,053	End of Year Reserve	c Fund Balance	25,409	86,890	68,870	1,580	1,835										
Total Revenue (all sources) 12.740 327,000 14,006 12,053	Capital Expenditure	12	8,284	265,519	32,025	79,336	861,11										
	Total Revenue (all s	sources)	12,740	327,000	14,006	12,046	12,053										



7/20/2010

Annual Expense By Year



Year. Year Number:	2010	2011	2012	\$102	2014	2015	2016	2017	201X	2019	2020	2021	2022	0023 20 14	024 2	025 2	19	7027 18	2028 19	102
Sile						4	7 0000		.0				4				1 000			
Concrete Payement Reputs (Periodic) Cost totale & Creeks in Consists Provinced (Periodic)			1000 C.		0		0	2.000			0		2,000		. 0	0	.0	2,000	0	0
DOLL JOINTS AL LEIGAS IN CONCICUE FAVORIORI (FURIMIC) Bactrico Dedition Service		10%0	0			1.056	a	0		1,056	0	0	0	1,056	•			1,0%6	0	0
Re-stript Fataling opence		No.			1 000	0	0	0		1,000	0	•	0		1,000			0	0	1,000.1
Concrete concents require to concert Cost foliate (Barn Subwalls & Carth / Blds	0	0	2.475		0	0	0	0	2475	.0	0	0	0		2,475	0				
Paint Lieble Games Steel Frame of Carports			II.	5,985	0	0	0	0	0	0	\$,985	0	0	.0	0	0	.0	5,985	0	0
Periodic Repairs to Carport Roofs	0	0	0	u	3,000	8	0	0	0	0	0	0	3,000	0	¢	e	•			=
Replace Corrugated Metal Roofs or Carports			8	0	0	0	0	0	0	0	0	e		9	0			• •	• •	• •
Paint & Repair Wrought Irou Fencing (Permeter)	0	D.	6,192				0		6,192				• •		261.62					
Replace Wrought Iron Fencing (Permeter)					1 116								1.125						0	
Errock & Stone Pataster Reparts (Atom, Cane, Blvd) mean & theory Wreader from Concine of Boot@heirs Area	0.0		42.6		0				226	. 0			.0		212	.0	e	0	0	0
Partiese Wreadd from Ferrerine 64 Pool/Patien Area			10				0		0	0	-		0	0	.0	0	0	D	0	0
Point & Remark Vreathly from / Pleve-Glass Guardinal at Par			1.238				0	a	1,238	0	0	0	0		1,238	0	0		u	
Reduce Wrenefet from/Periodilass Gandrail in Patio Per			B	0	a	0	0	0	0	0		8	0	0		0	.0	0	0	0
Dramare & RR Tie Rei Wall Ressir of SE Cor Blde	2,000	0	0	.0		U		0	0	0	0	÷	0	0	0	0	0	0	8	
Renharz RR Rei Walls al SF Cor of Bide		0		D	0	0	0	u	N,800.	0	0	0	0	0	0	0	0	D	0	0
Stone Retamine Wall Recents (Periodic)	0	0		10	10		.0	.0	1,140	0	0		0	0	0	0	0	0		.0
Conc. Retaining: Wall Repairs Below Fence East of Entry 11		0	0	1,050,1	0	0	0	a	0	0	1,050	0	0	.0	.0	0	÷	1,050	9	e
Stain & Repair Codar Fencing, Around Cooling Tower	a	0	195	8			199	0	0	0	563	0	.0		205	0	0	0	595	
Replace Cedar Fencing Around Cooling Tower	0	0	0	.0	0	0	0	ũ	ø		0	0			0		3.250	¢	¢	e
Rephace HPS Fleedlights ar Carports	n	0				u	0	0	4,550	a	e	0	0		ø		0	0	0	
Replace Sconces ar Early Gate Palasters	0	0	•	0	•	10			100	0		0					0	•	e.	
Building Exterior						-											11 000	0	0	0
Caulking Regults Around Windows (278 reg., 336 stitale 40		5 5									8,400									
Acquisec wood windows in wea scattred	2 0								10,000		a la		4	0	e	0	0	u	0	0
Periodic Exterior radiate Sciniti regimes tonea-ups									a				0	0	1,500	0	0	0	9	0
Particle Dates are related through throw reconcern ranking, rates Desitive Wheel Branch, Desser in Seath Well of Labor											4,000	0	0	0	0	0		8		0
Requests which Pathon towars or down year to towary Boolsee Mond Bollan Downs of Strenge Arcress				0	0		0	0	0				0	0	2,400	0	.0		•	e
Review Wall Service Lights	9		8			8		. 10	400	u	0	0	0	0	0	e	0	0	0	0
Replace Flawerscent Ploodirehts of N. Ext. Wall	a	0	a	0	0	0	e	U.	1,750	R	8		6	0	c	0	0	•	0	0
Spanish Clay Barrell Tile Roof Repairs (Periodic)	0		8		5,000			- 10	0	a	0	0	5,000	0	0	c	0		0	0
Flat Roof Repairs (Periodic)	a	0	8	1,000	0	0	•	u	1,000					1,000.1		0		0	1000	
Replace Common Flat Roofs as 12th Level (Medified Bitim	0	D.				0	0	0	c	0	0	0		6 1					12,0800	
Replace Flat Roof East of Outdoor Pateo (More Easily Acce	0	0	a )	0	0	0	a :	0	= -											
Replace HC Metal Door or Stair Access to Roof & Elev. Eq.	0				100911		1,400										0		0	
Replace Houpan Core Nictal (Koris id: Care Sage of Li-	5		•			2	1000													
Puint Worlds & Chilings and Adds. / Recording Arts	0	0			11	0	3,000	0		.0.	10	0	0	0	a	u	3,000.	0	0	0
Parent Walls at Basement Amenily Area	0	0		0	u	0	2,000	.0.	W	W	.00		0	b.		0	2,000	0	¢	¢
Paint Walls & Colings or Corridors	0	0	0			a	12,000	. 11	0	0	0	0	0	0	e	0	12,000	0	0	
Replace Rugs for Corridors	0	0	0	0	0	a	Q	u.	0		8	40,000						0	0	a 4
Replace Carpet of Basement Amenity Area & Magr's Office	0	0	R		a	a	0	0	0	0	•	0	10116		=	a +				0 0
Replace SC Wood Doors as Elec. Closets & Trash Chutes	0	8	0	0	0	0				= -						2 2				
Replace SC Metal Doors in Stairwells to Fa. Comidon/Space	0	0	0								• •				11 600					
Replace Wall Somers at Each Unit Entry & Corridors	2.0																4 500	8		0
Reptace Call Lights or Contracts. Renford Ach. Efficience Connected 1 indice to Considere			0							a	0	0	0	D	0	0	13,000	9		
Replace Acoustical Celtury in Mnurs Office	0		0	0	0				0	.0	.0	u			200	0	0	D	0	0
Replace Track Lighting at Lobby & Basement Amenity An	0		0	0	0	R	0		a	0	0	2,100	0	0		.0				
Replace Lighting at Lobby	0	-	a	0	0	a	9	1			0	n	0	0	5,000	0	0	-		
Replace Furniture as Lobby	0	•	0	0	0	a		8	4300	0	0		• •	• •			1 4200			
Replace Plumbing Fixtures at Common Restrooms	0	•	0	0	0	q	R	R	-		2	0	0		8		1,0480			
Mechanical					1 0401						0	0	2 K00			0	-		10	
explored maning take represent					0		0					0		16,000	0	.0	.0	0	0	0
Repeace 1 km when 1000035							1 200			0		0		.0	0	.00	1,200	W.		
Reduct Domestic Water Reporter Parities	0	0	0	0	0	0	0	u					0	0	0	0	16,000	0	0	10
Deschares Philling Meters Reactive Domine	a	a	0	0	0	0	0	0	0	0	0	Q	u.		20,000			. 8	-0.	0
Desilves Carrier many recessor a purport		0	0	0	0	0	2 000	q		0		10	0	. 0	0	0	2,000	0	U.	12
Bowleve I addre / Frinat Deck HVAC Systems		0	0	0.	0	0	13.000	0	0	a	9	0	0	u	10		.00		13,000	0
Rentwoor Mines Couler HWAC Solid Soutem	0	0	0				5 000	0			a	.0.		. 0	0	0	0	0	5,000	0
Coolian Tower Repairs (Periodic)	0	0	0	0	0	0	0	-0	10,000	a	0		u	н				.0	0	0
Replace Fan Coil Units in Comdons	0	0	0	0		0	15,000	0	0	0	0	0	0	0	0	0	15,000		=	
Fire Sprinkler System Jockey Pump Repairs		120 L	0	0	0	0	150	9	•	0		190				-	182			
Replace Fire Spendler System Jockey Pump	0.1	0 1	0 0	• •						0 0							6, 500			
Replace Service Elevator A.C. Hoist Motor		0	0				0		0		-	2				2	annu-		2	÷

Page 6 of 16

Annual Expense By Year



Verse	2010	1100	2002	2013	2014	2013	2010	2012	2012	MINT	1010	1200	17107	102.4	1702	6782	20520	2044	1000	
Varia Number	-		+		5	9	t	×	4	10	11	12	11	14	15	16	11	18	1.1	2
Desired Desired of Character A. P. Hourt Medorer		0				0			ņ	0	6	a	0	0	10,000	u	-	-0	.0	0
Repeace Restochtan LACAROT ALL. INDIA MANUS							1-100							0	- 0	0	1.100	.0	. 0	
Replace Pool Filler					0 mm		and 't						L SOO						0	0
Replace Pool Equipment Pump		0 0	0	0	1,2000	0	a,					5 1	interint.							
Replace 1.1, Sump Pump		0	0	0	0	0		0	0	0	0						1 active			
Rendsce Phone-link Entry Acress System		0 0	0	0	0	0	0	0	0	a	a	1,500	0	0	0	0				0
Replace Fauls Controlled Access Software System		0 0	0	0		0	0	0	a	g	9	4,500			11	0	0	0	0	÷
centrics																	1			
Re-unface Pool		0 0	0	0	3,150	÷	0	•	0	0	a		3.150	8	8	8	0	•	4	•
Reseat Pool Cannar Joint (Deck-O-Scall)		055 0	0	e .	0	950	0	0	0	550	0	0	0	230				2000	0	÷
Destruction Construction Amount Prod		0 0	0		0	0	5,063	•	c	0	0		p	a	a	0	5,063	n		0
Developed Florel Elementation Aproximity and			0	1.200	0	0	- 0.		0	0	1,200	0	q			.0.		1,200	0	0
Dealess Batis Wirker Environment		0 0	0	0	0	0.	1,800	0	0	0	0	0	0	0	0	a	1 mm			4
Reedings Particulture Encontrary		0.0		0	0	0	0	•	0	0	0	1.500	u.		u	8	a	0	0	e
Bendare Gas Gold an Pation			0	0	750	0	0	0	0	0	0	0	1350	0	0	0	8	8	u	a
Bendary Ontdoor Seeskres on Pool / Pation		0 0			0	0	0	0	¢	0	-	1,500	0	0	0	p	0	0	a	0
Renlace Theatre Chains		0 0	0		0		0	0	0	0		0	6,000	0	0	0		2	a	
Renlace HD Projector 4/2 Theatre			0 0	0	N,0000	•	0	0	0	0		0	X,000	0	0	0	o	¢	c	-
Redace Real Table		0 0	0	0	u	8		0	0	0	0	0	1,230	0	0	0	a	¢	R	
Boolerse Courties on Paul Table Area			0	0	0	•	0	0	0	0	0	0	0	0	2,000	0	0	0	R	•
Doubless Table E Claime Next to Kitchen		0		0	-			0	0.	0	1,500	0	0	0	0	0	0	0	0	0
Realmost Table D. Physics on Mine Result				0	0	0	0	8	0	0	2,000	0	0	0	0	0	a	0	0	-
Realistic Refinements to Matchen		0 0	0	0	0		1,500	0	0	0	0	0	0	0	0	0	1,500	0	•	e
Renlace Refriecentor or Closed Rehard From Desk		0 0	0	0	٠	0	1,200	8			0	0	0	8	0	.0	1.290	0	0	0
Replace Mat Panet TV's ur Barement		0 0	0	0	0	0	0	0	0	0	c	d.	0	0	0	0	•	0	•	0
her					0	2	3			1	2		1 600				A GIV	1		
Reserve Study Updates		0	0	0	3,500	0	0		0.500	•	•		1000				and a		and a	1007.1
Contingency	4,60	N 4,60	4,600	7,600	4,600	100974	4,660	4,600	4,600	4,600	4,600	4,600	4,600	0(9)'5	6,600	4,0400	000'+	(100)'e	1000'0	11115'6
tel Conte	6.60	56.9 0	18,039	SULLI	36.325	6,206	74,375	009'9	61,517	7,206	865 62	S8,450	\$1,325	23,206	72,239	1,600	141,763	16,441	591,65	5,600
and the second sec	2.00	162 0	10.511	15 547	42.495	1551	94.108	8.685	84.190	10.256	21215	186°6N	N.J.774	38,640	25,095	N.284	265,519	32.025	79.336	862.11

# **Summary of Reserve Balances**



	Year	Yearly			
Year	Number	Expenditures	<u>Alt. 1</u>	<u>Alt. 2</u>	Alt. 3
2010	1	\$6,600	\$33,488	\$34,647	\$15,978
2011	2	\$7,234	\$60,414	\$64,823	\$21,366
2012	3	\$19,511	\$75,502	\$85,180	\$14,271
2013	4	\$15,562	\$104,009	\$112,236	\$11,029
2014	5	\$42,495	\$105,630	\$114,491	\$185,950
2015	6	\$7,551	\$143,293	\$155,046	\$196,112
2016	7	\$94,108	\$101,831	\$110,020	\$117,423
2017	8	\$8,685	\$147,111	\$154,111	\$124,360
2018	9	\$84,190	\$115,979	\$124,365	\$53,736
2019	10	\$10,256	\$168,964	\$172,627	\$57,144
2020	11	\$43,515	\$189,282	\$190,972	\$26,397
2021	12	\$89,981	\$162,349	\$165,052	\$223,416
2022	13	\$83,774	\$149,901	\$147,952	\$156,191
2023	14	\$38,640	\$183,568	\$180,200	\$133,437
2024	15	\$125,095	\$129,197	\$127,916	\$20,953
2025	16	\$8,284	\$202,408	\$198,114	\$25,409
2026	17	\$265,519	\$12,864	\$9,398	\$86,890
2027	18	\$32,025	\$58,132	\$59,657	\$68,870
2028	19	\$79,336	\$64,927	\$67,050	\$1,580
2029	20	\$11,798	\$141,489	\$148,812	\$1,835



7/20/2010

#### Loop > NZang Bivd --= : 2 10 법호 2 2 12 z 2 5.5 -= 2 × E 1 1 5 -12 -3 = 2 3 2.0 -\$ \* 1 1 2 2 in t = -1 100 = 1 :: 2 3 = 1 1 1 -5 3 E 2 2 = 111 -

## NOTE: PHOTO PAGES DELETED TO SAVE SPACE