

20 YEAR PROJECTION SPREADSHEET

End of July Reserves: \$530,887.00
Available to Spend: \$330,887.00 *

Common Elements	Quantity	Units	Unit Cost	Current Cost	Estimated Lifespan	Annual Reserve ****	Actual Age	Remaining Lifespan	Annual Reserve	Unplanned Critical Expenses '09	Year 1 2009 Expenses	Critical 2010 Expenses	Year 2 2010 Expenses	Critical 2011 Expenses	Year 3 2011 Expenses	Year 4 2012 Expenses	Year 5 2013 Expenses	Year 6 2014 Expenses	Year 7 2015 Expenses	Year 8 2016 Expenses	Year 9 2017 Expenses	Year 10 2018 Expenses	Year 11 2019 Expenses	Year 12 2020 Expenses	Year 13 2021 Expenses	Year 14 2022 Expenses	Year 15 2023 Expenses	Year 16-20 2024-2029 Expenses	20 Year Totals		
Site																															
Landscaping			\$980.00	\$980	1	\$980	0	1	\$980		\$980		\$980		\$980	\$980	\$980	\$980	\$980	\$980	\$980	\$980	\$980	\$980	\$980	\$980	\$980	\$980	\$980	\$980	\$15,680
Fences, Gates, Hardware (Painting)			\$5,800.00	\$5,800	16	\$363	13	3	\$1,933		\$0		\$0		\$5,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,800	\$11,600
Sidewalks (Within Property)	7,041	SF	\$6.00	\$42,246	20	\$2,112	15	5	\$8,449		\$0		\$0		\$0	\$0	\$42,246	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,246
Building-Exterior																															
Masonry Repair -2009 Scheduled				\$90,300	20	\$0	1	19			\$90,300		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,300	
Masonry Repair - 2009 Additional Scope				\$57,000	20	\$0	1	19		\$57,000		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,000	
Masonry Tiers 606, 506, 406 (2009)				\$27,100	20	\$0	1	19		\$27,100		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,100	
Penthouse 603 & 608 Masonry Repair (2009)				\$184,581	20	\$0	1	19		\$184,581		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$184,581	
Remaining Masonry Repair (2010-2011)				\$1,300,000	40	\$0	38	2			\$0	\$220,000	\$430,000	\$220,000	\$430,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,300,000	
Future Masonry Maintenance (2011-2029)	45,000	SF		\$340,000	40	\$8,500	20	17	Note 1		\$0	\$0	\$0	\$0	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000	\$340,000	
Sealant at Windows & Doors				\$156,000	15	\$10,400	13	2	\$10,400		\$0	\$26,000	\$52,000	\$26,000	\$52,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,000	
Exterior Service Doors	3	EA	\$400.00	\$1,200	40	\$30	14	26	\$46		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Entry Storefront System	238	SF	\$80.00	\$19,040	20	\$952	14	6	\$3,173		\$0	\$0	\$0	\$0	\$0	\$19,040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,040	
Exterior Lighting	8	EA	\$300.00	\$2,400	25	\$96	14	11	\$218		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400	
Louvers/Vents	100	SF	\$75.00	\$7,500	20	\$375	14	6	\$1,250		\$0	\$0	\$0	\$0	\$0	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500	
North Elevation Masonry Sealer				\$24,000	15	\$1,600	13	2			\$0	\$0	\$0	\$24,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,000	
Critical Façade Report ***	1	EA	\$40,000.00	\$40,000	4	\$10,000	0	4	\$10,000		\$0	\$0	\$0	\$0	\$40,000	\$0	\$0	\$0	\$0	\$40,000	\$0	\$0	\$0	\$0	\$40,000	\$0	\$0	\$0	\$40,000		
Construction Admin Fees (SGW)				\$220,000	1	\$10,000	0	1		\$42,000	\$30,000	\$59,000	\$30,000	\$59,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220,000	
Entry Awning	1	EA	\$7,000.00	\$7,000	15	\$467	14	1	Note 2		\$0	\$0	\$7,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,000	
Building-Interior (Public Space)																															
Tile Flooring Lobby (2009)				\$6,500	15	\$433	14	1	\$433		\$6,500		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,500	
Air Handler (2009)				\$2,525	20	\$126	1	19	\$133		\$2,525		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,525	\$5,050	
Maintenance(2009)				\$3,050	1	\$3,050	0	1	\$3,050		\$3,050		\$3,050		\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$15,250	\$61,000
Carpet (1st Floor)	354	SYD	\$25.00	\$8,850	15	\$590	0	15	Note 3		\$8,850		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,850	\$17,700
Carpet (2nd-6th Floors)	1,773	SYD	\$25.00	\$44,325	15	\$2,955	11	4	Note 4		\$0		\$14,775		\$14,775	\$14,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,325	\$88,650
Painting - Walls, Doors, Trim (2nd-6th Floors)	96,870	SF	\$0.72	\$70,000	18	\$3,889	14	4	Note 5		\$17,500		\$17,500		\$17,500	\$17,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,122	\$128,122
Light Fixtures	50	EA	\$200.00	\$10,000	20	\$500	14	6	\$1,667		\$0		\$0		\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	
Doorlock and Security System				\$25,000	15	\$1,667	14	1	Note 6		\$0		\$25,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000	
Balconies																															
Balcony Structural Repair	104	EA	\$100.00	\$10,400	20	\$520	14	6	\$1,733		\$0	\$1,700	\$0		\$0	\$0	\$0	\$8,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,400
Balcony Painting **	104	EA	\$695.19	\$72,300	15	\$4,820	12	3	\$24,100		\$0		\$0		\$72,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,300	
Balcony Decking **	5,000	SF	\$20.00	\$100,000	19	\$5,263	14	5	\$20,000		\$0	\$1,922	\$0		\$0	\$0	\$98,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	
Roof																															
Gate & Stair Replacement (2009)				\$2,740	15	\$183	1	14	\$196		\$2,740		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,740	\$5,480	
Roof Repairs (2009)				\$4,830	15	\$322	1	14	\$322	\$4,830	\$0		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,830	
Re-Roofing over Existing (Including pitch-pans)	42,000	SF	\$5.25	\$220,500	17	\$12,971	14	3			\$0	\$220,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220,500	
Temp Deck Removal & Replacement				\$175,000	17	\$10,294	0	1			\$0	\$175,000	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175,000	
Rooftop Railing Common Area (Painting)				\$975	15	\$65	14	1	\$975		\$0		\$975		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$975	\$1,950	
Repairs at Penthouses & Pop ups				\$48,000	7	\$6,857	6	1			\$0	\$12,000	\$12,000	\$12,000	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,000	
Parking Garage																															
Lighting & Heating (2009)				\$6,775	20	\$339	1	19	\$357		\$6,775		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,775	\$13,550	
Concrete Deck Repair (2009)	15	SF	\$100.00	\$1,500	15	\$107	1	14	\$107		\$1,500		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	
Louvers & Vents in Stairwells				\$2,500	15	\$167	0	15	Note 7		\$0		\$2,500		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500	
Masonry Repair / Tuckpointing	2,700	SF	\$15.00	\$40,500	20	\$2,025	14	6	\$6,750		\$0		\$0		\$40,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,500	
Garage Deck Coating & Sealant	12,500	SF	\$1.85	\$23,125	7	\$3,304	1	6	\$3,854		\$0		\$0		\$0	\$23,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,125	\$0	\$0	\$0	\$0	\$46,250	
Garage Lighting	12	EA	\$300.00	\$3,600	25	\$144	14	11	\$327		\$0		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600	
Overhead Garage Door Replacement	4	EA	\$6,000.00	\$24,000	11	\$2,182	10	1	Note 8		\$0		\$24,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,000	\$0	\$0	\$0	\$0	\$48,000	
Ironwork (painting)				\$8,000	16	\$500	13	3	\$500		\$0		\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000	
Concrete Repair				\$2,000	20	\$100	13	7	\$286		\$0		\$0		\$0	\$0	\$0	\$0	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000	
Mechanical																															
Rooftop Condensing Units (Common Areas)	4	EA	\$2,350.00	\$9,400	7	\$1,343	10	1	Note 9		\$0		\$9,400		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,400	\$0	\$0	\$0	\$0	\$0	\$9,400	\$0	\$28,200	
Rooftop Units (Common Areas)	3	EA	\$7,00																												