

ANALYSIS OF THE REMAINING USEFUL LIFE OF SHORT-LIVED BLDG. COMPONENTS:

ITEM	"Near Term" (1st 10 Years)										"Long Term" (Years 11 through 20)									
	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
SITE:																				
Seal Coat Asphalt Paving & Striping	\$4,608																			
1" Asphalt Wear Course & Striping																				
Pool Filter Pool Deck Resurfacing																				
Roofing - Built-Up																				
Exterior Painting																				
Entr. Doors																				
Sliding Glass Doors																				
Windows																				
STRUCTURE, INTERIOR: Units & Common																				
Carpet Units & Common Area	\$31,242	\$31,242																		
Vent. Flooring Units & Common Area																				
Refrigerator, rest room ice maker																				
Range, Oven Elec., 30 inches																				
Microwave - Range Hood	\$14,982	\$22,473	\$29,964	\$37,455	\$44,945															
Dishwasher	\$16,686	\$25,003	\$33,371	\$41,714	\$50,082															
Water & Drain	\$41,126	\$61,690	\$82,253	\$102,816	\$123,379															
Cabinets and Countertops																				
Sinks, Disposal (hard wood)																				
MECHANICAL:																				
Split System, 2 Ton																				
Split System, 1.5 Ton																				
Water heater, gas, on roof																				
Pool & Spa Equip., Filters, pumps, heaters																				
TOTALS	\$351,242	\$355,910	\$72,794	\$109,166	\$145,588	\$218,411	\$344,546	\$490,533	\$546,634	\$250,041	\$993,756	\$380,191	\$180,874	\$532,115	\$604,910					
COMBINATIVE TOTAL UNINFLATED	\$702,483	\$1,038,393	\$1,131,187	\$1,240,353	\$1,383,941	\$1,604,352	\$2,238,898	\$2,729,431	\$3,276,063	\$3,526,106	\$4,519,862	\$4,900,053	\$5,080,927	\$5,613,042	\$6,217,952	\$0,217,952				
TOTAL INFLATED BY 2.0% PER YEAR	\$387,800	\$400,812	\$83,617	\$127,905	\$173,991	\$266,242	\$788,978	\$622,114	\$707,129	\$329,924	\$1,337,465	\$521,921	\$253,267	\$759,991	\$881,240					
DEPOSITS TO RESERVES	\$326,400	\$326,400	\$326,400	\$326,400	\$326,400	\$326,400	\$326,400	\$326,400	\$326,400	\$326,400	\$326,400	\$326,400	\$326,400	\$326,400	\$326,400					
BALANCE	\$1,283,373	\$1,234,628	\$1,502,103	\$1,730,639	\$1,917,661	\$2,152,173	\$1,868,638	\$1,746,296	\$1,536,493	\$1,699,699	\$858,628	\$816,280	\$1,041,738	\$764,982	\$361,442					
ACCUMULATED INTEREST (2.0%)	\$25,667	\$24,693	\$30,042	\$34,613	\$38,353	\$43,043	\$37,373	\$34,926	\$30,730	\$33,994	\$17,173	\$16,326	\$20,833	\$15,300	\$7,229					
FINAL BALANCE	\$1,309,040	\$1,259,320	\$1,532,145	\$1,765,252	\$1,956,014	\$2,195,216	\$1,906,011	\$1,781,222	\$1,567,223	\$1,733,693	\$875,801	\$832,605	\$1,062,573	\$780,281	\$368,670					