

**CAPX Lodge at Suncadia Master Condo Association  
Supplementary Information Report (AICPA)  
January 1, 2021**

Appliances	Range of Average Service Life per Category		Est. Current Replacement Cost	Average Percent of Expired Service Life by Category	Est. Future Replacement Cost	Fiscal Year Beginning Balance Allocation by Category	Annual Assessment Allocation by Category	Monthly Assessment Allocation by Category	Expired Useful Life of Components Expressed in Dollars aka "Fully Funded"
Asphalt Surfaces	0.25	17.33	\$ 91,355	26.71%	\$ 121,790	\$ 7,768	\$ 6,778	\$ 565	\$ 32,533
Communication	2.25	2.25	\$ 165,000	85.02%	\$ 172,501	\$ 35,019	\$ 9,601	\$ 800	\$ 146,659
Electrical Components	4.25	12.25	\$ 47,400	57.84%	\$ 57,486	\$ 7,940	\$ 3,199	\$ 267	\$ 33,253
Elevators	7.25	7.25	\$ 60,000	63.76%	\$ 69,259	\$ 10,545	\$ 3,855	\$ 321	\$ 44,163
Energy Mgt. System	0.25	2.25	\$ 15,000	84.50%	\$ 15,276	\$ 3,082	\$ 850	\$ 71	\$ 12,909
Fire Systems/Components	1.25	7.25	\$ 47,500	81.49%	\$ 50,076	\$ 9,744	\$ 2,787	\$ 232	\$ 40,809
Flooring	2.25	2.25	\$ 1,500	85.02%	\$ 1,568	\$ 318	\$ 87	\$ 7	\$ 1,333
Furnishing	9.25	9.25	\$ 21,000	57.97%	\$ 25,219	\$ 3,491	\$ 1,404	\$ 117	\$ 14,619
Generator Component	2.25	12.25	\$ 7,200	58.41%	\$ 8,736	\$ 1,219	\$ 486	\$ 41	\$ 5,103
Lighting	4.25	14.25	\$ 25,600	40.42%	\$ 30,115	\$ 2,906	\$ 1,676	\$ 140	\$ 12,172
Mechanical Equipment	7.25	22.25	\$ 814,010	13.04%	\$ 1,175,756	\$ 36,604	\$ 65,437	\$ 5,453	\$ 153,296
Misc. Equipment	1.25	9.25	\$ 63,200	21.45%	\$ 74,754	\$ 3,828	\$ 4,160	\$ 347	\$ 16,033
Paint	1.25	8.83	\$ 622,500	80.15%	\$ 640,955	\$ 122,670	\$ 35,672	\$ 2,973	\$ 513,739
Plumbing	1.25	37.25	\$ 72,400	36.37%	\$ 106,158	\$ 9,220	\$ 5,908	\$ 492	\$ 38,615
Pumps/Motors	1.25	11.25	\$ 17,600	77.98%	\$ 18,690	\$ 3,480	\$ 1,040	\$ 87	\$ 14,574
Roofing	0.25	12.25	\$ 888,000	54.20%	\$ 1,106,450	\$ 143,184	\$ 61,580	\$ 5,132	\$ 599,651
Signage	9.25	12.25	\$ 21,700	41.41%	\$ 27,200	\$ 2,690	\$ 1,514	\$ 126	\$ 11,265
Snow Melt System	0.79	12.25	\$ 9,000	81.55%	\$ 9,710	\$ 1,891	\$ 540	\$ 45	\$ 7,919
Stairs/Railings	12.25	12.25	\$ 8,000	51.01%	\$ 10,196	\$ 1,242	\$ 567	\$ 47	\$ 5,201
Structural	1.25	12.25	\$ 60,000	62.09%	\$ 64,301	\$ 9,534	\$ 3,579	\$ 298	\$ 39,927
Utility Rooms	7.75	7.75	\$ 10,000	22.53%	\$ 11,658	\$ 627	\$ 649	\$ 54	\$ 2,627
Wall Treatment	3.25	3.25	\$ 6,000	18.82%	\$ 6,398	\$ 288	\$ 356	\$ 30	\$ 1,204
Waterproofing	1.25	9.25	\$ 20,000	60.07%	\$ 23,667	\$ 3,394	\$ 1,317	\$ 110	\$ 14,216
Windows/Doors	0.25	2.25	\$ 20,000	86.92%	\$ 20,788	\$ 4,314	\$ 1,157	\$ 96	\$ 18,068
			<b>\$ 3,113,965</b>		<b>\$ 3,848,707</b>	<b>\$ 425,000</b>	<b>\$ 214,200</b>	<b>\$ 17,850</b>	<b>\$ 1,779,889</b>