

**Trailhead Condominium  
AICPA Report by Category  
January 1, 2021**

**Percent Funded: 39.24%**

Category	Minimum Remaining Service Life	Maximum Remaining Service Life	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 Component in Dollars aka "Fully Funded"
Art & Accessories	4.41	4.41	10,000	78.71%	11,151	3,088	681	57	7,871
Asphalt Surfaces	0.41	9.41	72,390	69.89%	89,474	19,853	5,464	455	50,597
Doors & Hardware	1.41	14.41	59,750	57.63%	70,886	13,510	4,329	361	34,432
Electrical	7.41	21.41	19,000	64.53%	26,784	4,811	1,636	136	12,261
Elevator	7.41	14.41	75,000	50.66%	101,394	14,907	6,192	516	37,993
Exterior Façade	9.41	9.41	85,000	66.79%	107,241	22,275	6,549	546	56,769
Fencing/Railing/Gates	1.41	19.41	23,000	63.41%	29,814	5,722	1,821	152	14,583
Flooring	9.41	27.41	124,000	22.09%	175,171	10,747	10,697	891	27,390
Furniture - Exterior	0.41	9.41	4,650	83.91%	4,948	1,531	302	25	3,902
Furniture - Interior	0.41	9.41	27,312	86.91%	29,222	9,314	1,784	149	23,736
Golf Nets	1.41	1.41	-	0.00%	-	-	-	-	-
HVAC	1.41	17.41	63,000	63.59%	80,042	15,720	4,888	407	40,063
Irrigation	1.41	1.41	5,000	91.36%	5,177	1,792	316	26	4,568
Landscaping	1.41	2.41	12,500	68.04%	13,151	3,337	803	67	8,505
Life Safety	14.41	14.41	10,000	60.45%	14,274	2,372	872	73	6,045
Lighting	1.41	9.41	27,000	62.04%	32,826	6,572	2,005	167	16,751
Millwork	7.41	7.41	10,000	70.63%	12,009	2,772	733	61	7,063
Misc. Component	1.41	5.41	36,900	73.88%	41,083	10,696	2,509	209	27,260
Paint	0.41	9.70	181,000	84.45%	189,014	59,978	11,542	962	152,860
Plumbing	6.41	12.41	28,760	25.71%	38,824	2,901	2,371	198	7,393
Pool/Spa Components	1.41	14.41	64,600	52.64%	77,496	13,344	4,732	394	34,008
Refurbishment	9.41	9.41	25,500	47.00%	32,172	4,703	1,965	164	11,985
Roofing	4.41	9.41	136,281	67.45%	170,829	36,068	10,432	869	91,922
Security	1.41	1.41	4,500	74.28%	4,660	1,312	285	24	3,343
Signage	4.41	4.41	4,000	78.71%	4,461	1,235	272	23	3,148
Structural	0.41	19.41	44,500	74.67%	55,726	13,037	3,403	284	33,226
Utility/Drainage	4.41	4.41	12,000	78.71%	13,382	3,706	817	68	9,445
Waterproofing	2.41	2.41	5,000	54.92%	5,307	1,077	324	27	2,746
Windows	21.41	21.41	18,700	56.14%	31,730	4,119	1,938	161	10,498
Wood Decks	9.41	9.41	7,000	66.79%	8,832	1,834	539	45	4,675
			<b>1,196,343</b>		<b>1,477,079</b>	<b>292,333</b>	<b>90,200</b>	<b>7,517</b>	<b>745,039</b>