

Lodge at Suncadia Residential Condo Association
Thirty-Year Cash Flow/Capital Budget Summary
January 1, 2022
Financial Exhibit

Number of Units, 1/1/2022	233
Annual capital assessment, 1/1/2022	\$ 119,700
Average CY assessment/owner	\$ 514
Average increase/owner	(27.04)
Inflation rate	3.00%
Interest rate on investments	2.50%
Tax rate on investment income	0.00%
Capital contingency rate	0.00%

Year	Annual Percent Change to Capital / Reserve Assessment	Capital / Reserve Account Beginning Balance	Expired Useful Life of Components Expressed in Dollars aka "Fully Funded"	Percent Ratio of Fully Funded Value to Capital / Reserve Balance	Annual Dollar Change to Capital / Reserve Assessments	Annual Member Capital / Reserve Assessment	Annual Avg. Capital / Reserve Assessment / Owner	Change in Avg. Annual Capital / Reserve Assessment / Owner	Monthly Avg. Capital / Reserve Assessment / Owner	Change in Avg. Monthly Capital / Reserve Assessment / Owner	Estimated Interest, Net of Tax	Annual Expenditures	Capital Contingency	Ending Balance
1/1/2022	-5.00%	296,132	687,898	43.05%	(6,300)	119,700	513.73	(27.04)	42.81	(2.25)	2,646	(500,280)	-	(81,802)
1/1/2023	3.00%	(81,802)	367,604	(22.25%)	3,591	123,291	529.15	15.41	44.10	1.28	-	-	-	41,489
1/1/2024	5.00%	41,489	512,534	8.09%	6,165	129,456	555.60	26.46	46.30	2.20	1,471	(94,769)	-	77,646
1/1/2025	5.00%	77,646	566,045	13.72%	6,473	135,928	583.38	27.78	48.62	2.32	3,640	-	-	217,214
1/1/2026	5.00%	217,214	714,087	30.42%	6,796	142,725	612.55	29.17	51.05	2.43	6,383	(66,520)	-	299,802
1/1/2027	3.00%	299,802	797,886	37.57%	4,282	147,006	630.93	18.38	52.58	1.53	9,333	-	-	456,141
1/1/2028	3.00%	456,141	948,083	48.11%	4,410	151,417	649.86	18.93	54.15	1.58	12,496	(63,983)	-	556,071
1/1/2029	3.00%	556,071	1,037,579	53.59%	4,543	155,959	669.35	19.50	55.78	1.62	15,316	(42,796)	-	684,550
1/1/2030	3.00%	684,550	1,152,818	59.38%	4,679	160,638	689.43	20.08	57.45	1.67	9,591	(762,421)	-	92,359
1/1/2031	3.00%	92,359	576,681	16.02%	4,819	165,457	710.12	20.68	59.18	1.72	857	(281,613)	-	(22,939)
1/1/2032	3.00%	(22,939)	490,247	(4.68%)	4,964	170,421	731.42	21.30	60.95	1.78	1,489	(5,442)	-	143,528
1/1/2033	0.00%	143,528	673,739	21.30%	-	170,421	731.42	-	60.95	-	5,718	-	-	319,668
1/1/2034	0.00%	319,668	863,035	37.04%	-	170,421	731.42	-	60.95	-	8,972	(92,013)	-	407,048
1/1/2035	0.00%	407,048	963,224	42.26%	-	170,421	731.42	-	60.95	-	12,306	-	-	589,775
1/1/2036	0.00%	589,775	1,155,425	51.04%	-	170,421	731.42	-	60.95	-	15,017	(148,607)	-	626,606
1/1/2037	0.00%	626,606	1,207,102	51.91%	-	170,421	731.42	-	60.95	-	17,158	(51,027)	-	763,157
1/1/2038	0.00%	763,157	1,356,772	56.25%	-	170,421	731.42	-	60.95	-	10,195	(881,099)	-	62,674
1/1/2039	0.00%	62,674	705,518	8.88%	-	170,421	731.42	-	60.95	-	3,697	-	-	236,792
1/1/2040	0.00%	236,792	935,362	25.32%	-	170,421	731.42	-	60.95	-	4,432	(289,440)	-	122,205
1/1/2041	0.00%	122,205	885,380	13.80%	-	170,421	731.42	-	60.95	-	2,545	(211,227)	-	83,944
1/1/2042	0.00%	83,944	921,284	9.11%	-	170,421	731.42	-	60.95	-	2,981	(99,868)	-	157,477
1/1/2043	0.00%	157,477	1,071,702	14.69%	-	170,421	731.42	-	60.95	-	6,020	(3,804)	-	330,114
1/1/2044	0.00%	330,114	1,318,309	25.04%	-	170,421	731.42	-	60.95	-	10,195	(15,055)	-	495,674
1/1/2045	0.00%	495,674	1,554,253	31.89%	-	170,421	731.42	-	60.95	-	11,510	(240,939)	-	436,667
1/1/2046	0.00%	436,667	1,572,258	27.77%	-	170,421	731.42	-	60.95	-	1,027	(961,579)	-	(353,464)
1/1/2047	0.00%	(353,464)	901,455	(39.21%)	-	170,421	731.42	-	60.95	-	-	-	-	(183,043)
1/1/2048	0.00%	(183,043)	1,192,232	(15.35%)	-	170,421	731.42	-	60.95	-	-	(86,898)	-	(99,520)
1/1/2049	0.00%	(99,520)	1,399,613	(7.11%)	-	170,421	731.42	-	60.95	-	-	(13,425)	-	57,475
1/1/2050	0.00%	57,475	1,680,921	3.42%	-	170,421	731.42	-	60.95	-	-	(447,082)	-	(219,186)
1/1/2051	0.00%	(219,186)	1,543,676	(14.20%)	-	170,421	731.42	-	60.95	-	-	(283,871)	-	(332,636)

30 Year Expenditure Report		Initiation Rate:		Lodge at Suncoast Residential Condo Association															Lodge at Suncoast Residential Condo Association															Lodge at Suncoast Residential Condo Association														
Fiscal Year Beginning:		3.00%		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051															
Category	Component	Location	Totals	\$ (200,280)	\$ -	\$ (94,749)	\$ -	\$ (64,520)	\$ -	\$ (63,983)	\$ (42,794)	\$ (762,421)	\$ (281,413)	\$ (5,442)	\$ (92,013)	\$ (148,607)	\$ (51,027)	\$ (881,099)	\$ -	\$ (289,440)	\$ (211,227)	\$ (292,646)	\$ (3,804)	\$ (15,055)	\$ (240,936)	\$ (941,579)	\$ -	\$ (86,898)	\$ (13,425)	\$ (147,062)	\$ (283,871)																	
Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	Year11	Year12	Year13	Year14	Year15	Year16	Year17	Year18	Year19	Year20	Year21	Year22	Year23	Year24	Year25	Year26	Year27	Year28	Year29	Year30																			
Artwork	Halfway Artwork - Refurbishment	Holloways	6,044	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																
Artwork	Halfway Artwork - Replacement	Holloways	-	-	-	-	-	-	-	24,057	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																
Doors/Hardware	Misc. Door/Hardware Safflok R/R-Pho	Holloways	-	-	-	-	-	-	-	152,598	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																
Doors/Hardware	Misc. Door/Hardware Safflok R/R-Pho	Holloways	-	-	-	-	-	-	-	-	-	157,173	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																
Electrical Fixtures	Wall Light Fixtures	Holloways	15,110	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																
Electrical Fixtures	Wall Light Fixtures - Shades	Holloways	4,049	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																
Energy Mgt. System	Unit Thermostats	Holloways	-	-	94,749	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																
Flooring	Halfway Carpet Floor #1	Holloways	25,307	-	-	-	-	-	-	32,059	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																
Flooring	Halfway Carpet Floor #2	Holloways	50,619	-	-	-	-	-	-	64,122	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-															
Flooring	Halfway Carpet Floor #3	Holloways	50,623	-	-	-	-	-	-	64,128	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-															
Flooring	Halfway Carpet Floor #4	Holloways	50,627	-	-	-	-	-	-	64,133	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-															
Flooring	Halfway Carpet Floor #5	Holloways	50,631	-	-	-	-	-	-	64,138	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-															
Flooring	Halfway Carpet Floor #6	Holloways	25,318	-	-	-	-	-	-	32,072	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-															
HVAC	Air Handlers #1 R/R	Holloways	-	-	-	-	-	2,948	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-															
HVAC	Air Handlers #2 R/R	Holloways	-	-	-	-	-	2,948	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-															
HVAC	Air Handlers #3 R/R	Holloways	-	-	-	-	-	2,948	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-															
Misc	Light Fixtures	Holloways	-	-	-	-	-	-	-	24,057	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-															
Paint	Balcony Railing Phse #1	Various	-	-	-	-	-	-	-	-	-	40,282	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-															
Paint	Balcony Railing Phse #2	Various	32,752	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-															
Paint	Balcony Railing Phse #3	Various	32,752	-	-	-	-	-	-	-	-	41,489	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-														
Paint	Halfway Painting #1	Holloways	4,039	-	-	-	-	-	-	5,117	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-															
Paint	Halfway Painting #2	Holloways	21,205	-	-	-	-	-	-	26,862	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-														
Paint	Halfway Painting #3	Holloways	21,205	-	-	-	-	-	-	26,862	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-														
Paint	Halfway Painting #4	Holloways	21,205	-	-	-	-	-	-	26,862	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-														
Paint	Halfway Painting #5	Holloways	16,156	-	-	-	-	-	-	20,486	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-														
Paint	Halfway Painting #6	Holloways	6,059	-	-	-	-	-	-	7,675	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-														
Paint	Wood Privacy Walls - Patio Fence S	Various	8,179	-	-	-	-	-	-	9,766	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-														
Paint	Wood Privacy Walls - Patio Fence S	Various	5,112	-	-	-	-	-	-	6,104	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-														
Security	Card Reader System - Safflok	Various	-	-	-	-	-	-	-	-	-	19,140	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-														
Signage	Unit Number R/R	Holloways	-	-	-	-	-	-	-	8,294	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-														
Structure	Balcony R/R	Unit Balconies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-														
Waterproofing	Deck Coating/Waterproofing	Various	51,245	-	-	-	-	57,677	-	-	-	64,916	-	-	-	73,064	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-														
Wood Repair/Replace	Wood Privacy Walls	Various	2,045	-	-	-	-	-	-	2,515	-	-	-	-	-	3,093	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-														

**Lodge at Suncadia Residential Condo Association
Budget to Actual by Category**

FY Beginning: 1/1/2022
(Favorable) /
Unfavorable
Variance

Component	Location	Service Date	Est. Useful Life	Adjusted Life	Replacement Date	Comments	Budget	Actual	Variance
Artwork									
Hallway Artwork - Refurbishment	Hallways	4/1/2016	9.00	(3.00)	04/01/22		\$ 6,044	\$ -	\$ (6,044)
Artwork Total							\$ 6,044	\$ -	\$ (6,044)
Electrical Fixtures									
Wall Light Fixtures	Hallways	4/1/2008	18.00	(4.00)	04/01/22	(blank)	\$ 15,110	\$ -	\$ (15,110)
Wall Light Fixtures - Shades	Hallways	6/1/2016	10.00	(4.00)	06/01/22	(blank)	\$ 4,049	\$ -	\$ (4,049)
Electrical Fixtures Total							\$ 19,159	\$ -	\$ (19,159)
Flooring									
Hallway Carpet Floor #1	Hallways	6/1/2014	8.00	-	06/01/22	(blank)	\$ 25,307	\$ -	\$ (25,307)
Hallway Carpet Floor #2	Hallways	6/2/2014	8.00	-	06/02/22	(blank)	\$ 50,619	\$ -	\$ (50,619)
Hallway Carpet Floor #3	Hallways	6/3/2014	8.00	-	06/03/22	(blank)	\$ 50,623	\$ -	\$ (50,623)
Hallway Carpet Floor #4	Hallways	6/4/2014	8.00	-	06/04/22	(blank)	\$ 50,627	\$ -	\$ (50,627)
Hallway Carpet Floor #5	Hallways	6/5/2014	8.00	-	06/05/22	(blank)	\$ 50,631	\$ -	\$ (50,631)
Hallway Carpet Floor #6	Hallways	6/6/2014	8.00	-	06/06/22	(blank)	\$ 25,318	\$ -	\$ (25,318)
Flooring Total							\$ 253,125	\$ -	\$ (253,125)
Paint									
Balcony Railing Phse #2	Various	10/15/2012	8.00	2.00	10/15/22	(blank)	\$ 32,752	\$ -	\$ (32,752)
Balcony Railing Phse #3	Various	10/15/2012	8.00	2.00	10/15/22	(blank)	\$ 32,752	\$ -	\$ (32,752)
Hallway Painting #1	Hallways	5/1/2015	8.00	(1.00)	04/30/22	Changed to 8-year	\$ 4,039	\$ -	\$ (4,039)
Hallway Painting #2	Hallways	5/1/2015	8.00	(1.00)	04/30/22	Changed to 8-year	\$ 21,205	\$ -	\$ (21,205)
Hallway Painting #3	Hallways	5/1/2015	8.00	(1.00)	04/30/22	Changed to 8-year	\$ 21,205	\$ -	\$ (21,205)
Hallway Painting #4	Hallways	5/1/2015	8.00	(1.00)	04/30/22	Changed to 8-year	\$ 21,205	\$ -	\$ (21,205)
Hallway Painting #5	Hallways	5/1/2015	8.00	(1.00)	04/30/22	Changed to 8-year	\$ 16,156	\$ -	\$ (16,156)
Hallway Painting #6	Hallways	5/1/2015	8.00	(1.00)	04/30/22	Changed to 8-year	\$ 6,059	\$ -	\$ (6,059)
Wood Privacy Walls - Patio Fence River	Various	10/1/2015	6.00	1.00	09/30/22	(blank)	\$ 8,179	\$ -	\$ (8,179)
Wood Privacy Walls - Patio Fence Spa	Various	10/1/2016	6.00	-	10/01/22	2016 expense	\$ 5,112	\$ -	\$ (5,112)
Paint Total							\$ 168,663	\$ -	\$ (168,663)
Waterproofing									
Deck Coating/Waterproofing	Various	11/1/2018	4.00	-	11/01/22	36,000 2016 expen	\$ 51,245	\$ -	\$ (51,245)
Waterproofing Total							\$ 51,245	\$ -	\$ (51,245)
Wood Repair/Replace									
Wood Privacy Walls	Various	10/1/2015	7.00	-	09/30/22	(blank)	\$ 2,045	\$ -	\$ (2,045)
Wood Repair/Replace Total							\$ 2,045	\$ -	\$ (2,045)
Grand Total							\$ 500,280	\$ -	\$ (500,280)

**Lodge at Suncadia Residential Condo Association
Budget to Actual by Location**

FY Beginning: 1/1/2022
(Favorable) /
Unfavorable
Variance

Component	Category	Service Date	Est. Useful Life	Adjusted Life	Replacement Date	Comments	Budget	Actual	Variance
Hallways									
Hallway Artwork - Refurbishment	Artwork	4/1/2016	9.00	(3.00)	04/01/22		\$ 6,044	\$ -	\$ (6,044)
Hallway Carpet Floor #1	Flooring	6/1/2014	8.00	-	06/01/22	(blank)	\$ 25,307	\$ -	\$ (25,307)
Hallway Carpet Floor #2	Flooring	6/2/2014	8.00	-	06/02/22	(blank)	\$ 50,619	\$ -	\$ (50,619)
Hallway Carpet Floor #3	Flooring	6/3/2014	8.00	-	06/03/22	(blank)	\$ 50,623	\$ -	\$ (50,623)
Hallway Carpet Floor #4	Flooring	6/4/2014	8.00	-	06/04/22	(blank)	\$ 50,627	\$ -	\$ (50,627)
Hallway Carpet Floor #5	Flooring	6/5/2014	8.00	-	06/05/22	(blank)	\$ 50,631	\$ -	\$ (50,631)
Hallway Carpet Floor #6	Flooring	6/6/2014	8.00	-	06/06/22	(blank)	\$ 25,318	\$ -	\$ (25,318)
Hallway Painting #1	Paint	5/1/2015	8.00	(1.00)	04/30/22	Changed to 8-year	\$ 4,039	\$ -	\$ (4,039)
Hallway Painting #2	Paint	5/1/2015	8.00	(1.00)	04/30/22	Changed to 8-year	\$ 21,205	\$ -	\$ (21,205)
Hallway Painting #3	Paint	5/1/2015	8.00	(1.00)	04/30/22	Changed to 8-year	\$ 21,205	\$ -	\$ (21,205)
Hallway Painting #4	Paint	5/1/2015	8.00	(1.00)	04/30/22	Changed to 8-year	\$ 21,205	\$ -	\$ (21,205)
Hallway Painting #5	Paint	5/1/2015	8.00	(1.00)	04/30/22	Changed to 8-year	\$ 16,156	\$ -	\$ (16,156)
Hallway Painting #6	Paint	5/1/2015	8.00	(1.00)	04/30/22	Changed to 8-year	\$ 6,059	\$ -	\$ (6,059)
Wall Light Fixtures	Electrical Fixtures	4/1/2008	18.00	(4.00)	04/01/22	(blank)	\$ 15,110	\$ -	\$ (15,110)
Wall Light Fixtures - Shades	Electrical Fixtures	6/1/2016	10.00	(4.00)	06/01/22	(blank)	\$ 4,049	\$ -	\$ (4,049)
Hallways Total							\$ 368,196	\$ -	\$ (368,196)
Various									
Balcony Railing Phse #2	Paint	10/15/2012	8.00	2.00	10/15/22	(blank)	\$ 32,752	\$ -	\$ (32,752)
Balcony Railing Phse #3	Paint	10/15/2012	8.00	2.00	10/15/22	(blank)	\$ 32,752	\$ -	\$ (32,752)
Deck Coating/Waterproofing	Waterproofing	11/1/2018	4.00	-	11/01/22	36,000 2016 expen	\$ 51,245	\$ -	\$ (51,245)
Wood Privacy Walls	Wood Repair/Replace	10/1/2015	7.00	-	09/30/22	(blank)	\$ 2,045	\$ -	\$ (2,045)
Wood Privacy Walls - Patio Fence River	Paint	10/1/2015	6.00	1.00	09/30/22	(blank)	\$ 8,179	\$ -	\$ (8,179)
Wood Privacy Walls - Patio Fence Spa S	Paint	10/1/2016	6.00	-	10/01/22	2016 expense	\$ 5,112	\$ -	\$ (5,112)
Various Total							\$ 132,084	\$ -	\$ (132,084)
Grand Total							\$ 500,280	\$ -	\$ (500,280)

Category	Component	ID	Location	Sub-Location	Qty	Meas Basis	Current/Basis Cost	Service Date	Est Useful Life	Adjusted Life	% Assigned	Replacement Date	Total Basis Cost	Future Replacement Cost	Total Service Life (Est. Life + Adj. Life)	Est. Remaining Life	Budgetary Variance	Budgeted for CY	Total Actual Replacement Cost	Comments	Place a "Y" in the cell for a "One Time Expense"	Model/Type	Model #	Serial #
Electrical Fixtures	Wall Light Fixtures		Hallways		1	Allowance	15,000.00	4/1/2008	18.00	(4)	100%	04/01/22	15,000	15,110	14	0.25	(15,109.65)	TRUE	-					
Artwork	Hallway Artwork - Refurbishment		Hallways		1	Allowance	6,000.00	4/1/2016	9.00	(3)	100%	04/01/22	6,000	6,044	6	0.25	(6,043.86)	TRUE	-					
Paint	Hallway Painting #2		Hallways		1	Allowance	21,000.00	5/1/2015	8.00	(1)	100%	04/30/22	21,000	21,205	7	0.33	(21,204.93)	TRUE	-	Changed to 8-year schedule - adjusted to match carpet schedule				
Paint	Hallway Painting #3		Hallways		1	Allowance	21,000.00	5/1/2015	8.00	(1)	100%	04/30/22	21,000	21,205	7	0.33	(21,204.93)	TRUE	-	Changed to 8-year schedule - adjusted to match carpet schedule				
Paint	Hallway Painting #4		Hallways		1	Allowance	21,000.00	5/1/2015	8.00	(1)	100%	04/30/22	21,000	21,205	7	0.33	(21,204.93)	TRUE	-	Changed to 8-year schedule - adjusted to match carpet schedule				
Paint	Hallway Painting #5		Hallways		1	Allowance	16,000.00	5/1/2015	8.00	(1)	100%	04/30/22	16,000	16,156	7	0.33	(16,156.14)	TRUE	-	Changed to 8-year schedule - adjusted to match carpet schedule				
Paint	Hallway Painting #6		Hallways		1	Allowance	6,000.00	5/1/2015	8.00	(1)	100%	04/30/22	6,000	6,059	7	0.33	(6,058.55)	TRUE	-	Changed to 8-year schedule - adjusted to match carpet schedule				
Paint	Hallway Painting #1		Hallways		1	Allowance	4,000.00	5/1/2015	8.00	(1)	100%	04/30/22	4,000	4,039	7	0.33	(4,039.03)	TRUE	-	Changed to 8-year schedule - adjusted to match carpet schedule				
Flooring	Hallway Carpet Floor #1		Hallways		1	Allowance	25,000.00	6/1/2014	8.00	-	100%	06/01/22	25,000	25,307	8	0.41	(25,307.38)	TRUE	-					
Electrical Fixtures	Wall Light Fixtures - Shades		Hallways		1	Allowance	4,000.00	6/1/2016	10.00	(4)	100%	06/01/22	4,000	4,049	6	0.41	(4,049.18)	TRUE	-					
Flooring	Hallway Carpet Floor #2		Hallways		1	Allowance	50,000.00	6/2/2014	8.00	-	100%	06/02/22	50,000	50,619	8	0.42	(50,618.85)	TRUE	-					
Flooring	Hallway Carpet Floor #3		Hallways		1	Allowance	50,000.00	6/3/2014	8.00	-	100%	06/03/22	50,000	50,623	8	0.42	(50,622.94)	TRUE	-					
Flooring	Hallway Carpet Floor #4		Hallways		1	Allowance	50,000.00	6/4/2014	8.00	-	100%	06/04/22	50,000	50,627	8	0.42	(50,627.04)	TRUE	-					
Flooring	Hallway Carpet Floor #5		Hallways		1	Allowance	50,000.00	6/5/2014	8.00	-	100%	06/05/22	50,000	50,631	8	0.42	(50,631.14)	TRUE	-					
Flooring	Hallway Carpet Floor #6		Hallways		1	Allowance	25,000.00	6/6/2014	8.00	-	100%	06/06/22	25,000	25,318	8	0.43	(25,317.62)	TRUE	-					
Paint	Wood Privacy Walls - Patio Fence River Side		Various		1	Allowance	8,000.00	10/1/2015	6.00	1	100%	09/30/22	8,000	8,179	7	0.74	(8,178.71)	TRUE	-					
Wood Repair/Replace	Wood Privacy Walls		Various		1	Allowance	2,000.00	10/1/2015	7.00	-	100%	09/30/22	2,000	2,045	7	0.74	(2,044.68)	TRUE	-					
Paint	Wood Privacy Walls - Patio Fence Spa Side		Various		1	Allowance	5,000.00	10/1/2016	6.00	-	100%	10/01/22	5,000	5,112	6	0.75	(5,111.70)	TRUE	-	2016 expense				
Paint	Balcony Railing Phse #2		Various		1	Allowance	32,000.00	10/15/2012	8.00	2	100%	10/15/22	32,000	32,752	10	0.79	(32,751.94)	TRUE	-					
Paint	Balcony Railing Phse #3		Various		1	Allowance	32,000.00	10/15/2012	8.00	2	100%	10/15/22	32,000	32,752	10	0.79	(32,751.94)	TRUE	-					
Waterproofing	Deck Coating/Waterproofing		Various		1	Allowance	50,000.00	11/1/2018	4.00	-	100%	11/01/22	50,000	51,245	4	0.83	(51,245.36)	TRUE	-	36,000 2016 expense; adjusted to \$50K and 4-year life				
Energy Mgt. System	Telkonet		Unit Thermostats		254	Allowance	350.00	3/1/2016	7.00	1	100%	03/01/24	88,900	94,769	8	2.16	-	FALSE	-					
HVAC	Air Handlers #1 R/R		Hallways		1	Each	2,600.00	4/1/2008	18.00	-	100%	04/01/26	2,600	2,948	18	4.25	-	FALSE	-					
HVAC	Air Handlers #2 R/R		Hallways		1	Each	2,600.00	4/1/2008	18.00	-	100%	04/01/26	2,600	2,948	18	4.25	-	FALSE	-					
HVAC	Air Handlers #3 R/R		Hallways		1	Each	2,600.00	4/1/2008	18.00	-	100%	04/01/26	2,600	2,948	18	4.25	-	FALSE	-					
Artwork	Hallway Artwork - Replacement		Hallways		1	Allowance	20,000.00	4/1/2008	20.00	-	100%	04/01/28	20,000	24,057	20	6.25	-	FALSE	-					
Misc	Light Fixtures		Hallways		2	Allowance	10,000.00	4/1/2008	20.00	-	100%	04/01/28	20,000	24,057	20	6.25	-	FALSE	-					
Paint	Balcony Railing Phse #1		Various		1	Allowance	32,000.00	10/15/2021	8.00	-	100%	10/15/29	32,000	40,282	8	7.79	-	FALSE	-					
Security	Card Reader System - Saflok		Various		1	Allowance	15,000.00	4/1/2020	10.00	-	100%	04/01/30	15,000	19,140	10	8.25	-	FALSE	-					
Signage	Unit Numbers R/R		Hallways		1	Allowance	6,500.00	4/1/2008	20.00	2	100%	04/01/30	6,500	8,294	22	8.25	-	FALSE	-					
Doors/Hardware	Misc. Door/Hardware Saflok R/R-Phase 1		Hallways		127	Allowance	937.00	6/1/2020	10.00	-	100%	06/01/30	118,999	152,598	10	8.41	-	FALSE	-					
Doors/Hardware	Misc. Door/Hardware Saflok R/R-Phase 2		Hallways		127	Allowance	937.00	6/1/2021	10.00	-	100%	06/01/31	118,999	157,173	10	9.41	-	FALSE	-					
Structural	Balcony R/R		Unit Balconies		1	Allowance	95,500.00	4/1/2008	28.00	-	100%	04/01/36	95,500	145,514	28	14.25	-	FALSE	-					