

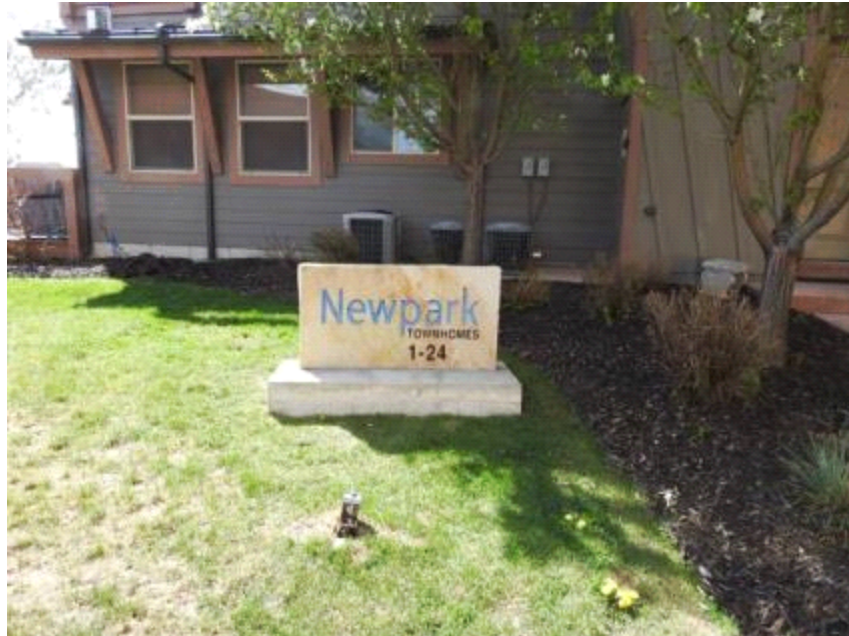
Newpark Resort Residences Owners Association

Reserve Management Plan

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2020



Newpark Resort Residences Owners Association
January 1, 2020

Newpark Resort Residences Owners Association
Reserve Management Plan

Table of Contents

Cover	1
Table of Contents	2
Preparer's Report on Reserve Study	3
Statement of Position	5
Summary of Major Components	6
Cash Flow - Annual	7
Expenditures-Matrix	8
Component List - Summary	11
Disclosures	12
Supplementary Information	15
Component List - Detail	16
Expenditures-List Totals	21



Facilities Advisors Rocky Mountain
1295 Escalante Drive Unit 11
Durango, CO 81303

Robbie Pepper
robbie@fareserves.com
www.coloradoreservestudy.com
(970)946-2352

Preparer's Report on Reserve Study Reserve Management Plan

Type I Reserve Study With On-Site Analysis For 30-Year Projection Period Beginning January 1, 2020

NRROA Management Committee
Newpark Resort Residences Owners Association
Park City, UT

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Newpark Resort Residences Owners Association by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of Newpark Resort Residences Owners Association upon which this reserve management plan is based was performed by Robbie Pepper, RS, RSS, CMCA, CCIM, GRI of Facilities Advisors Rocky Mountain LLC on May 27, 2020.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Newpark Resort Residences Owners Association. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2020, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2020, and related disclosures that provide important information regarding the basic financial exhibits.

NRROA Management Committee Newpark Resort Residences Owners Association is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Newpark Resort Residences Owners Association, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the Newpark Resort Residences Owners Association, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Newpark Resort Residences Owners Association's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Newpark Resort Residences Owners Association's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Rocky Mountain LLC
Robbie Pepper RS, RSS, CMCA, CCIM, GRI
December 2, 2020

Newpark Resort Residences Owners Association
January 1, 2020

Statement of Position

Projection period: January 1, 2020 to 2049
Type of Project: Condominium Homeowners Association
Number of Units: 95
Location: Park City, UT
Project Construction date: July 1, 2004

On-Site analysis performed by: Robbie Pepper
Component analysis performed by: Robbie Pepper
Report prepared by: Robbie Pepper

No special assessments are considered necessary during the 30-year projection period.

Current Replacement Cost of All Components	\$ 2,987,529
Future Replacement Cost of All Components	\$ 4,941,787
Projected Balance of Reserve Funds at January 1, 2020	\$ 170,993
100% Funded Amount at January 1, 2020	\$ 946,014
Percent Funded at January 1, 2020	\$18.08 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2020	\$ 8,158
Projected Reserve Contribution	\$ 118,340
Average Annual Reserve Contribution Per Unit	\$ 1,246
Monthly Reserve Contribution First Year of Projection	\$ 9,862
Average Monthly Reserve Contribution Per Unit	\$ 104
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	1.00 %

Components Excluded from This Report

Major Component	Reason Excluded
In Wall Utilities	Not Included
Underground Utilities	Not Included
Street Base	Not Included
Structures	Lifetime Component

Summary of major components is presented on next page

See Preparers report on Significant Assumptions

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Decks	0-25	\$ 45,473
Doors	25	15,937
Exterior Surfaces	3-19	1,092,569
Fences-Walls-Gates	16-29	301,519
Fire Safety	15	59,294
Lighting	15	90,126
Painting	2-24	1,205,791
Roof	6-24	2,067,834
Structural	15	63,246
		<u>\$ 4,941,789</u>

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/20 - 12/20	\$ 170,993.00	\$ 118,340.04	\$ 2,287.91	\$ 5,074.45	\$ 286,546.50
01/21 - 12/21	286,546.50	130,174.08	3,531.42	0.00	420,252.00
01/22 - 12/22	420,252.00	143,191.44	4,742.13	43,067.84	525,117.73
01/23 - 12/23	525,117.73	157,510.56	5,734.16	72,084.78	616,277.67
01/24 - 12/24	616,277.67	173,261.64	6,669.19	85,098.84	711,109.66
01/25 - 12/25	711,109.66	190,587.84	7,721.33	82,357.40	827,061.43
01/26 - 12/26	827,061.43	190,587.84	9,030.65	50,896.88	975,783.04
01/27 - 12/27	975,783.04	190,587.84	10,529.14	49,927.42	1,126,972.60
01/28 - 12/28	1,126,972.60	190,587.84	11,745.94	115,706.80	1,213,599.58
01/29 - 12/29	1,213,599.58	190,587.84	13,025.89	26,484.00	1,390,729.31
	170,993.00	1,675,416.96	75,017.76	530,698.41	1,390,729.31

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/30 - 12/30	\$ 1,390,729.31	\$ 190,587.84	\$ 14,895.63	\$ 6,819.63	\$ 1,589,393.15
01/31 - 12/31	1,589,393.15	190,587.84	16,922.70	0.00	1,796,903.69
01/32 - 12/32	1,796,903.69	190,587.84	19,007.37	0.00	2,006,498.90
01/33 - 12/33	2,006,498.90	190,587.84	21,112.95	0.00	2,218,199.69
01/34 - 12/34	2,218,199.69	190,587.84	22,955.60	61,864.95	2,369,878.18
01/35 - 12/35	2,369,878.18	190,587.84	17,006.78	1,689,157.73	888,315.07
01/36 - 12/36	888,315.07	190,587.84	7,744.54	429,798.03	656,849.42
01/37 - 12/37	656,849.42	190,587.84	6,321.96	268,393.12	585,366.10
01/38 - 12/38	585,366.10	190,587.84	5,566.86	276,444.96	505,075.84
01/39 - 12/39	505,075.84	190,587.84	4,722.19	284,738.32	415,647.55
	1,390,729.31	1,905,878.40	136,256.58	3,017,216.74	415,647.55

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/40 - 12/40	\$ 415,647.55	\$ 190,587.84	\$ 4,752.55	\$ 82,485.11	\$ 528,502.83
01/41 - 12/41	528,502.83	190,587.84	5,918.27	75,519.72	649,489.22
01/42 - 12/42	649,489.22	190,587.84	7,105.42	81,674.57	765,507.91
01/43 - 12/43	765,507.91	95,293.92	6,015.71	468,727.39	398,090.15
01/44 - 12/44	398,090.15	76,235.16	676.57	479,528.99	-4,527.11
01/45 - 12/45	-4,527.11	68,611.56	178.00	26,561.90	37,700.55
01/46 - 12/46	37,700.55	61,750.44	688.41	0.00	100,139.40
01/47 - 12/47	100,139.40	55,575.36	1,284.68	0.00	156,999.44
01/48 - 12/48	156,999.44	50,017.92	1,828.02	0.00	208,845.38
01/49 - 12/49	208,845.38	50,017.92	1,525.17	179,373.96	81,014.51
	415,647.55	1,029,265.80	29,972.80	1,393,871.64	81,014.51

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures-Matrix

Category	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Decks	5,074					5,882				
Exterior Surfaces				27,724	28,556	29,413				
Painting			43,067	44,359	56,542	47,061	48,473	49,927	115,706	26,484
Roof							2,423			
	5,074	0	43,067	72,084	85,098	82,357	50,896	49,927	115,706	26,484

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Decks	6,819					7,905				
Exterior Surfaces						189,739	194,954	201,294	207,333	213,553
Fences-Walls-Gates							122,144			
Fire Safety						59,293				
Lighting						90,126				
Painting					14,583		81,429	67,098	69,111	71,184
Roof					47,281	1,278,845	31,269			
Structural						63,246				
	6,819	0	0	0	61,864	1,689,157	429,798	268,393	276,444	284,738

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Decks	9,165					10,624				
Doors						15,937				
Fences-Walls-Gates										179,373
Painting	73,320	75,519	77,785	80,118	164,013					
Roof			3,889	388,608	315,515					
	82,485	75,519	81,674	468,727	479,528	26,561	0	0	0	179,373

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Decks							
Balcony/Deck Membrane	7/20 - 7/45	\$ 5,000.00	6 Allow	\$ 30,000	5:00	13:00	\$ 45,472
				\$ 30,000			\$ 45,472
Doors							
Utility Doors	7/2045	\$ 500.00	15 Each	\$ 7,500	40:00	25:06	\$ 15,937
				\$ 7,500			\$ 15,937
Exterior Surfaces							
Cement Board Siding	7/35 - 7/39	\$ 20,000.00	15 Job	\$ 300,000	30:00	17:06	\$ 503,676
Corrugated Metal Siding	7/35 - 7/39	20,000.00	15 Job	300,000	30:00	17:06	503,199
Fascia-Soffits-Flashing-Trim- Vents-Roo	7/23 - 7/25	5,000.00	15 Allow	75,000	7:00	4:06	85,694
				\$ 675,000			\$ 1,092,570
Fences-Walls-Gates							
Balcony Metal-Wood-Fencing/Screen	7/36 - 7/49	\$ 5,000.00	30 Allow	\$ 150,000	20:00	23:00	\$ 301,518
				\$ 150,000			\$ 301,518
Fire Safety							
Peak Fire Protection-AES Intellinet Pan	7/2035	\$ 2,500.00	15 Each	\$ 37,500	30:00	15:06	\$ 59,293
				\$ 37,500			\$ 59,293
Lighting							
Lantern Lights	7/2035	\$ 150.00	380 Each	\$ 57,000	30:00	15:06	\$ 90,126
				\$ 57,000			\$ 90,126
Painting							
Posts-Beams- Fascia-Soffits- Pergola- P	7/28 - 7/44	\$ 50,000.00	3 Job	\$ 150,000	8:00	16:06	\$ 248,864
Siding Painting-Metal-Wood-Cement B	7/22 - 7/44	20,000.00	30 Job	600,000	15:00	13:03	911,888
Unit Front Doors Paint/Stain	7/24 - 7/44	100.00	285 Each	28,500	10:00	14:06	45,034
				\$ 778,500			\$ 1,205,787
Roof							
Downspouts-Gutters-Drains-Heat Tape	7/43 - 1/44	\$ 194,016.00	1.8 Allow	\$ 349,228	25:00	23:09	\$ 704,124
Heat Tape	7/26 - 7/42	2,000.00	3 Allow	6,000	8:00	14:06	9,383
Roof-Membrane	7/34 - 7/36	8.00	9,600 Each	76,800	20:00	15:05	121,017
Roof-Metal-Asphalt-Shingle	7/2035	8.00	97,500 Each	780,000	30:00	15:06	1,233,308
				\$ 1,212,028			\$ 2,067,833
Structural							
Architectural Decorative Beams	7/2035	\$ 20,000.00	1 Allow	\$ 20,000	15:00	15:06	\$ 31,623
Balcony Structural Support	7/2035	20,000.00	1 Allow	20,000	15:00	15:06	31,623
				\$ 40,000			\$ 63,246
				\$ 2,987,528			\$ 4,941,786

Newpark Resort Residences Owners Association

January 1, 2020

Disclosures

Site Analysis

Newpark Resort Residences Owners Association is a Condominium Homeowners Association located in Park City, UT. The project was constructed beginning July 1, 2004. The Association consists of a total of 95 Condominium Units in 15 buildings.. The site analysis was performed on May 27, 2020 by Robbie Pepper RS, RSS, CMCA, CCIM, GRI of Facilities Advisors Rocky Mountain.

John Tracy was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International's cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

See Preparer's Report
See Summary of Significant Assumptions

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 1.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 18.08% as of January 1, 2020 using the inflation adjusted method of calculating percent funded.

See Preparer's Report
See Summary of Significant Assumptions

January 1, 2020

Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 1.00% is used in the funding plan.
- Inflation rate of 3.00% is used in the funding plan.

See Preparer's Report
See Summary of Significant Assumptions

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Decks	5:00	0:06 -25:06	\$ 45,473
Doors	40:00	25:06	15,937
Exterior Surfaces	7:00 -30:00	3:06 -19:06	1,092,569
Fences-Walls-Gates	20:00	16:06 -29:06	301,519
Fire Safety	30:00	15:06	59,294
Lighting	30:00	15:06	90,126
Painting	8:00 -15:00	2:06 -24:06	1,205,791
Roof	8:00 -30:00	6:06 -24:00	2,067,834
Structural	15:00	15:06	63,246
			<u>4,941,789</u>

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Subcategory Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Decks								
Balcony/Deck Membrane	07/01/2020	\$ 5,000.00	1 Allow	\$ 5,000.00	5:00	5:00	0:06	\$ 5,074.45
Balcony/Deck Membrane	07/01/2025	5,000.00	1 Allow	5,000.00	5:00	5:06	5:06	5,882.67
Balcony/Deck Membrane	07/01/2030	5,000.00	1 Allow	5,000.00	5:00	10:06	10:06	6,819.63
Balcony/Deck Membrane	07/01/2035	5,000.00	1 Allow	5,000.00	5:00	15:06	15:06	7,905.82
Balcony/Deck Membrane	07/01/2040	5,000.00	1 Allow	5,000.00	5:00	20:06	20:06	9,165.01
Balcony/Deck Membrane	07/01/2045	5,000.00	1 Allow	5,000.00	5:00	25:06	25:06	10,624.76
				<u>30,000.00</u>				<u>45,472.34</u>
				30,000.00				45,472.34
Doors								
Utility Doors	07/01/2045	\$ 500.00	15 Each	\$ 7,500.00	40:00	40:00	25:06	\$ 15,937.14
				<u>7,500.00</u>				<u>15,937.14</u>
				7,500.00				15,937.14
Exterior Surfaces								
Cement Board Siding	07/01/2035	\$ 20,000.00	1 Job	\$ 20,000.00	30:00	30:00	15:06	\$ 31,623.28
Cement Board Siding	07/01/2035	20,000.00	1 Job	20,000.00	30:00	30:00	15:06	31,623.28
Cement Board Siding	07/01/2035	20,000.00	1 Job	20,000.00	30:00	30:00	15:06	31,623.28
Cement Board Siding	07/01/2036	20,000.00	1 Job	20,000.00	30:00	30:00	16:06	32,571.98
Cement Board Siding	07/01/2036	20,000.00	1 Job	20,000.00	30:00	30:00	16:06	32,571.98
Cement Board Siding	07/01/2036	20,000.00	1 Job	20,000.00	30:00	30:00	16:06	32,571.98
Cement Board Siding	07/01/2037	20,000.00	1 Job	20,000.00	30:00	30:00	17:06	33,549.14
Cement Board Siding	07/01/2037	20,000.00	1 Job	20,000.00	30:00	30:00	17:06	33,549.14
Cement Board Siding	07/01/2037	20,000.00	1 Job	20,000.00	30:00	30:00	17:06	33,549.14
Cement Board Siding	07/01/2038	20,000.00	1 Job	20,000.00	30:00	30:00	18:06	34,555.62
Cement Board Siding	07/01/2038	20,000.00	1 Job	20,000.00	30:00	30:00	18:06	34,555.62
Cement Board Siding	07/01/2038	20,000.00	1 Job	20,000.00	30:00	30:00	18:06	34,555.62
Cement Board Siding	07/01/2039	20,000.00	1 Job	20,000.00	30:00	30:00	19:06	35,592.29
Cement Board Siding	07/01/2039	20,000.00	1 Job	20,000.00	30:00	30:00	19:06	35,592.29

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Subcategory Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Exterior Surfaces								
Cement Board Siding	07/01/2039	\$ 20,000.00	1 Job	\$ 20,000.00	30:00	30:00	19:06	\$ 35,592.29
Corrugated Metal Siding	07/01/2035	20,000.00	1 Job	20,000.00	30:00	30:00	15:06	31,623.28
Corrugated Metal Siding	07/01/2035	20,000.00	1 Job	20,000.00	30:00	30:00	15:06	31,623.28
Corrugated Metal Siding	07/01/2035	20,000.00	1 Job	20,000.00	30:00	30:00	15:06	31,623.28
Corrugated Metal Siding	07/01/2036	20,000.00	1 Job	20,000.00	30:00	30:00	16:06	32,571.98
Corrugated Metal Siding	07/01/2036	20,000.00	1 Job	20,000.00	30:00	30:00	16:06	32,571.98
Corrugated Metal Siding	01/01/2036	20,000.00	1 Job	20,000.00	30:00	30:00	16:00	32,094.13
Corrugated Metal Siding	07/01/2037	20,000.00	1 Job	20,000.00	30:00	30:00	17:06	33,549.14
Corrugated Metal Siding	07/01/2037	20,000.00	1 Job	20,000.00	30:00	30:00	17:06	33,549.14
Corrugated Metal Siding	07/01/2037	20,000.00	1 Job	20,000.00	30:00	30:00	17:06	33,549.14
Corrugated Metal Siding	07/01/2038	20,000.00	1 Job	20,000.00	30:00	30:00	18:06	34,555.62
Corrugated Metal Siding	07/01/2038	20,000.00	1 Job	20,000.00	30:00	30:00	18:06	34,555.62
Corrugated Metal Siding	07/01/2038	20,000.00	1 Job	20,000.00	30:00	30:00	18:06	34,555.62
Corrugated Metal Siding	07/01/2039	20,000.00	1 Job	20,000.00	30:00	30:00	19:06	35,592.29
Corrugated Metal Siding	07/01/2039	20,000.00	1 Job	20,000.00	30:00	30:00	19:06	35,592.29
Corrugated Metal Siding	07/01/2039	20,000.00	1 Job	20,000.00	30:00	30:00	19:06	35,592.29
Fascia-Soffits-Flashing-Trim- Vents-Roof	07/01/2023	5,000.00	1 Allow	5,000.00	7:00	7:00	3:06	5,544.98
Fascia-Soffits-Flashing-Trim- Vents-Roof	07/01/2023	5,000.00	1 Allow	5,000.00	7:00	7:00	3:06	5,544.98
Fascia-Soffits-Flashing-Trim- Vents-Roof	07/01/2023	5,000.00	1 Allow	5,000.00	7:00	7:00	3:06	5,544.98
Fascia-Soffits-Flashing-Trim- Vents-Roof	07/01/2023	5,000.00	1 Allow	5,000.00	7:00	7:00	3:06	5,544.98
Fascia-Soffits-Flashing-Trim- Vents-Roof	07/01/2023	5,000.00	1 Allow	5,000.00	7:00	7:00	3:06	5,544.98
Fascia-Soffits-Flashing-Trim- Vents-Roof	07/01/2024	5,000.00	1 Allow	5,000.00	7:00	7:00	4:06	5,711.33
Fascia-Soffits-Flashing-Trim- Vents-Roof	07/01/2024	5,000.00	1 Allow	5,000.00	7:00	7:00	4:06	5,711.33
Fascia-Soffits-Flashing-Trim- Vents-Roof	07/01/2024	5,000.00	1 Allow	5,000.00	7:00	7:00	4:06	5,711.33
Fascia-Soffits-Flashing-Trim- Vents-Roof	07/01/2024	5,000.00	1 Allow	5,000.00	7:00	7:00	4:06	5,711.33
Fascia-Soffits-Flashing-Trim- Vents-Roof	07/01/2024	5,000.00	1 Allow	5,000.00	7:00	7:00	4:06	5,711.33
Fascia-Soffits-Flashing-Trim- Vents-Roof	07/01/2025	5,000.00	1 Allow	5,000.00	7:00	7:00	5:06	5,882.67
Fascia-Soffits-Flashing-Trim- Vents-Roof	07/01/2025	5,000.00	1 Allow	5,000.00	7:00	7:00	5:06	5,882.67
Fascia-Soffits-Flashing-Trim- Vents-Roof	07/01/2025	5,000.00	1 Allow	5,000.00	7:00	7:00	5:06	5,882.67

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Subcategory Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Exterior Surfaces								
Fascia-Soffits-Flashing-Trim- Vents-Roof	07/01/2025	\$ 5,000.00	1 Allow	\$ 5,000.00	7:00	7:00	5:06	\$ 5,882.67
Fascia-Soffits-Flashing-Trim- Vents-Roof	07/01/2025	5,000.00	1 Allow	5,000.00	7:00	7:00	5:06	5,882.67
				<u>675,000.00</u>				<u>1,092,570.91</u>
				675,000.00				1,092,570.91
Fences-Walls-Gates								
Balcony Metal-Wood-Fencing/Screen	07/01/2036	\$ 5,000.00	15 Allow	\$ 75,000.00	20:00	20:00	16:06	\$ 122,144.94
Balcony Metal-Wood-Fencing/Screen	07/01/2049	5,000.00	15 Allow	75,000.00	20:00	29:06	29:06	179,373.96
				<u>150,000.00</u>				<u>301,518.90</u>
				150,000.00				301,518.90
Fire Safety								
Peak Fire Protection-AES Intellinet Panels	07/01/2035	\$ 2,500.00	15 Each	\$ 37,500.00	30:00	30:00	15:06	\$ 59,293.66
				<u>37,500.00</u>				<u>59,293.66</u>
				37,500.00				59,293.66
Lighting								
Lantern Lights	07/01/2035	\$ 150.00	380 Each	\$ 57,000.00	30:00	30:00	15:06	\$ 90,126.36
				<u>57,000.00</u>				<u>90,126.36</u>
				57,000.00				90,126.36
Painting								
Posts-Beams- Fascia-Soffits- Pergola- Paint	07/01/2028	\$ 50,000.00	1 Job	\$ 50,000.00	8:00	8:06	8:06	\$ 64,281.56
Posts-Beams- Fascia-Soffits- Pergola- Paint	07/01/2036	50,000.00	1 Job	50,000.00	8:00	16:06	16:06	81,429.96
Posts-Beams- Fascia-Soffits- Pergola- Paint	07/01/2044	50,000.00	1 Job	50,000.00	8:00	24:06	24:06	103,153.03
Siding Painting-Metal-Wood-Cement Boar	07/01/2022	20,000.00	1 Job	20,000.00	15:00	15:00	2:06	21,533.92
Siding Painting-Metal-Wood-Cement Boar	07/01/2022	20,000.00	1 Job	20,000.00	15:00	15:00	2:06	21,533.92
Siding Painting-Metal-Wood-Cement Boar	07/01/2023	20,000.00	1 Job	20,000.00	15:00	15:00	3:06	22,179.94
Siding Painting-Metal-Wood-Cement Boar	07/01/2023	20,000.00	1 Job	20,000.00	15:00	15:00	3:06	22,179.94

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Subcategory Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Painting								
Siding Painting-Metal-Wood-Cement Boar	07/01/2024	\$ 20,000.00	1 Job	\$ 20,000.00	15:00	15:00	4:06	\$ 22,845.33
Siding Painting-Metal-Wood-Cement Boar	07/01/2024	20,000.00	1 Job	20,000.00	15:00	15:00	4:06	22,845.33
Siding Painting-Metal-Wood-Cement Boar	07/01/2025	20,000.00	1 Job	20,000.00	15:00	15:00	5:06	23,530.69
Siding Painting-Metal-Wood-Cement Boar	07/01/2025	20,000.00	1 Job	20,000.00	15:00	15:00	5:06	23,530.69
Siding Painting-Metal-Wood-Cement Boar	07/01/2026	20,000.00	1 Job	20,000.00	15:00	15:00	6:06	24,236.61
Siding Painting-Metal-Wood-Cement Boar	07/01/2026	20,000.00	1 Job	20,000.00	15:00	15:00	6:06	24,236.61
Siding Painting-Metal-Wood-Cement Boar	07/01/2027	20,000.00	1 Job	20,000.00	15:00	15:00	7:06	24,963.71
Siding Painting-Metal-Wood-Cement Boar	07/01/2027	20,000.00	1 Job	20,000.00	15:00	15:00	7:06	24,963.71
Siding Painting-Metal-Wood-Cement Boar	07/01/2028	20,000.00	1 Job	20,000.00	15:00	15:00	8:06	25,712.62
Siding Painting-Metal-Wood-Cement Boar	07/01/2028	20,000.00	1 Job	20,000.00	15:00	15:00	8:06	25,712.62
Siding Painting-Metal-Wood-Cement Boar	07/01/2029	20,000.00	1 Job	20,000.00	15:00	15:00	9:06	26,484.00
Siding Painting-Metal-Wood-Cement Boar	07/01/2037	20,000.00	1 Job	20,000.00	15:00	17:06	17:06	33,549.14
Siding Painting-Metal-Wood-Cement Boar	07/01/2037	20,000.00	1 Job	20,000.00	15:00	17:06	17:06	33,549.14
Siding Painting-Metal-Wood-Cement Boar	07/01/2038	20,000.00	1 Job	20,000.00	15:00	18:06	18:06	34,555.62
Siding Painting-Metal-Wood-Cement Boar	07/01/2038	20,000.00	1 Job	20,000.00	15:00	18:06	18:06	34,555.62
Siding Painting-Metal-Wood-Cement Boar	07/01/2039	20,000.00	1 Job	20,000.00	15:00	19:06	19:06	35,592.29
Siding Painting-Metal-Wood-Cement Boar	07/01/2039	20,000.00	1 Job	20,000.00	15:00	19:06	19:06	35,592.29
Siding Painting-Metal-Wood-Cement Boar	07/01/2040	20,000.00	1 Job	20,000.00	15:00	20:06	20:06	36,660.05
Siding Painting-Metal-Wood-Cement Boar	07/01/2040	20,000.00	1 Job	20,000.00	15:00	20:06	20:06	36,660.05
Siding Painting-Metal-Wood-Cement Boar	07/01/2041	20,000.00	1 Job	20,000.00	15:00	21:06	21:06	37,759.86
Siding Painting-Metal-Wood-Cement Boar	07/01/2041	20,000.00	1 Job	20,000.00	15:00	21:06	21:06	37,759.86
Siding Painting-Metal-Wood-Cement Boar	07/01/2042	20,000.00	1 Job	20,000.00	15:00	22:06	22:06	38,892.65
Siding Painting-Metal-Wood-Cement Boar	07/01/2042	20,000.00	1 Job	20,000.00	15:00	22:06	22:06	38,892.65
Siding Painting-Metal-Wood-Cement Boar	07/01/2043	20,000.00	1 Job	20,000.00	15:00	23:06	23:06	40,059.43
Siding Painting-Metal-Wood-Cement Boar	07/01/2043	20,000.00	1 Job	20,000.00	15:00	23:06	23:06	40,059.43
Siding Painting-Metal-Wood-Cement Boar	07/01/2044	20,000.00	1 Job	20,000.00	15:00	24:06	24:06	41,261.21
Unit Front Doors Paint/Stain	07/01/2024	100.00	95 Each	9,500.00	10:00	10:00	4:06	10,851.53
Unit Front Doors Paint/Stain	07/01/2034	100.00	95 Each	9,500.00	10:00	14:06	14:06	14,583.55
Unit Front Doors Paint/Stain	07/01/2044	100.00	95 Each	9,500.00	10:00	24:06	24:06	19,599.08

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Subcategory Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Roof								
				778,500.00				1,205,787.64
				778,500.00				1,205,787.64
Downspouts-Gutters-Drains-Heat Tape	07/01/2043	\$ 194,016.00	1 Allow	\$ 194,016.00	25:00	25:00	23:06	\$ 388,608.53
Downspouts-Gutters-Drains-Heat Tape	01/01/2044	194,016.00	0.8 Allow	155,212.80	25:00	25:00	24:00	315,515.67
Heat Tape	07/01/2026	2,000.00	1 Allow	2,000.00	8:00	8:00	6:06	2,423.66
Heat Tape	07/01/2034	2,000.00	1 Allow	2,000.00	8:00	14:06	14:06	3,070.22
Heat Tape	07/01/2042	2,000.00	1 Allow	2,000.00	8:00	22:06	22:06	3,889.27
Roof-Membrane	07/01/2034	8.00	1,200 Each	9,600.00	20:00	20:00	14:06	14,737.06
Roof-Membrane	07/01/2034	8.00	1,200 Each	9,600.00	20:00	20:00	14:06	14,737.06
Roof-Membrane	07/01/2034	8.00	1,200 Each	9,600.00	20:00	20:00	14:06	14,737.06
Roof-Membrane	07/01/2035	8.00	1,200 Each	9,600.00	20:00	20:00	15:06	15,179.18
Roof-Membrane	07/01/2035	8.00	1,200 Each	9,600.00	20:00	20:00	15:06	15,179.18
Roof-Membrane	07/01/2035	8.00	1,200 Each	9,600.00	20:00	20:00	15:06	15,179.18
Roof-Membrane	07/01/2036	8.00	1,200 Each	9,600.00	20:00	20:00	16:06	15,634.55
Roof-Membrane	07/01/2036	8.00	1,200 Each	9,600.00	20:00	20:00	16:06	15,634.55
Roof-Metal-Asphalt-Shingle	07/01/2035	8.00	97,500 Each	780,000.00	30:00	30:00	15:06	1,233,308.11
				1,212,028.80				2,067,833.28
				1,212,028.80				2,067,833.28
Structural								
Architectural Decorative Beams	07/01/2035	\$ 20,000.00	1 Allow	\$ 20,000.00	15:00	15:06	15:06	\$ 31,623.28
Balcony Structural Support	07/01/2035	20,000.00	1 Allow	20,000.00	15:00	15:06	15:06	31,623.28
				40,000.00				63,246.56
				40,000.00				63,246.56
				2,987,528.80				4,941,786.79

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures-List Totals

Category		Service	Estimated		
Date	Code	Date	Life	Current Cost	Expenditure
Decks					
Balcony/Deck Membrane					
07/01/2020	920-001-0002		5:00	\$ 5,000.00	\$ 5,074.45
07/01/2025	920-002-0002		5:06	5,000.00	5,882.67
07/01/2030	920-003-0002		10:06	5,000.00	6,819.63
07/01/2035	920-004-0002		15:06	5,000.00	7,905.82
07/01/2040	920-005-0002		20:06	5,000.00	9,165.01
07/01/2045	920-006-0002		25:06	5,000.00	10,624.76
				<u>30,000.00</u>	<u>45,472.34</u>
Doors					
Utility Doors					
07/01/2045	910-000-0003		40:00	\$ 7,500.00	\$ 15,937.14
				<u>7,500.00</u>	<u>15,937.14</u>
Exterior Surfaces					
Cement Board Siding					
07/01/2035	920-001-0007		30:00	\$ 20,000.00	\$ 31,623.28
07/01/2035	920-002-0007		30:00	20,000.00	31,623.28
07/01/2035	920-003-0007		30:00	20,000.00	31,623.28
07/01/2036	920-004-0007		30:00	20,000.00	32,571.98
07/01/2036	920-005-0007		30:00	20,000.00	32,571.98
07/01/2036	920-006-0007		30:00	20,000.00	32,571.98
07/01/2037	920-007-0007		30:00	20,000.00	33,549.14
07/01/2037	920-008-0007		30:00	20,000.00	33,549.14
07/01/2037	920-009-0007		30:00	20,000.00	33,549.14
07/01/2038	920-010-0007		30:00	20,000.00	34,555.62
07/01/2038	920-011-0007		30:00	20,000.00	34,555.62
07/01/2038	920-012-0007		30:00	20,000.00	34,555.62
07/01/2039	920-013-0007		30:00	20,000.00	35,592.29
07/01/2039	920-014-0007		30:00	20,000.00	35,592.29
07/01/2039	920-015-0007		30:00	20,000.00	35,592.29
				<u>300,000.00</u>	<u>503,676.93</u>
Corrugated Metal Siding					
07/01/2035	920-001-0005		30:00	\$ 20,000.00	\$ 31,623.28
07/01/2035	920-002-0005		30:00	20,000.00	31,623.28
07/01/2035	920-003-0005		30:00	20,000.00	31,623.28
01/01/2036	920-006-0005		30:00	20,000.00	32,094.13
07/01/2036	920-004-0005		30:00	20,000.00	32,571.98
07/01/2036	920-005-0005		30:00	20,000.00	32,571.98
07/01/2037	920-007-0005		30:00	20,000.00	33,549.14
07/01/2037	920-008-0005		30:00	20,000.00	33,549.14
07/01/2037	920-009-0005		30:00	20,000.00	33,549.14
07/01/2038	920-010-0005		30:00	20,000.00	34,555.62
07/01/2038	920-011-0005		30:00	20,000.00	34,555.62

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category		Service	Estimated		
Date	Code	Date	Life	Current Cost	Expenditure
Corrugated Metal Siding					
07/01/2038	920-012-0005		30:00	\$ 20,000.00	\$ 34,555.62
07/01/2039	920-013-0005		30:00	20,000.00	35,592.29
07/01/2039	920-014-0005		30:00	20,000.00	35,592.29
07/01/2039	920-015-0005		30:00	20,000.00	35,592.29
				<u>300,000.00</u>	<u>503,199.08</u>
Fascia-Soffits-Flashing-Trim- Vents-Roof					
07/01/2023	920-001-0008		7:00	\$ 5,000.00	\$ 5,544.98
07/01/2023	920-002-0008		7:00	5,000.00	5,544.98
07/01/2023	920-003-0008		7:00	5,000.00	5,544.98
07/01/2023	920-004-0008		7:00	5,000.00	5,544.98
07/01/2023	920-005-0008		7:00	5,000.00	5,544.98
07/01/2024	920-006-0008		7:00	5,000.00	5,711.33
07/01/2024	920-007-0008		7:00	5,000.00	5,711.33
07/01/2024	920-008-0008		7:00	5,000.00	5,711.33
07/01/2024	920-009-0008		7:00	5,000.00	5,711.33
07/01/2024	920-010-0008		7:00	5,000.00	5,711.33
07/01/2025	920-011-0008		7:00	5,000.00	5,882.67
07/01/2025	920-012-0008		7:00	5,000.00	5,882.67
07/01/2025	920-013-0008		7:00	5,000.00	5,882.67
07/01/2025	920-014-0008		7:00	5,000.00	5,882.67
07/01/2025	920-015-0008		7:00	5,000.00	5,882.67
				<u>75,000.00</u>	<u>85,694.90</u>
Fences-Walls-Gates					
Balcony Metal-Wood-Fencing/Screen					
07/01/2036	920-001-0009		20:00	\$ 75,000.00	\$ 122,144.94
07/01/2049	920-002-0009		29:06	75,000.00	179,373.96
				<u>150,000.00</u>	<u>301,518.90</u>
Fire Safety					
Peak Fire Protection-AES Intellinet Panels					
07/01/2035	910-000-0015		30:00	\$ 37,500.00	\$ 59,293.66
				<u>37,500.00</u>	<u>59,293.66</u>
Lighting					
Lantern Lights					
07/01/2035	910-000-0016		30:00	\$ 57,000.00	\$ 90,126.36
				<u>57,000.00</u>	<u>90,126.36</u>
Painting					
Posts-Beams- Fascia-Soffits- Pergola- Painting					
07/01/2028	920-001-0018		8:06	\$ 50,000.00	\$ 64,281.56
07/01/2036	920-002-0018		16:06	50,000.00	81,429.96
07/01/2044	920-003-0018		24:06	50,000.00	103,153.03
				<u>150,000.00</u>	<u>248,864.55</u>

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category		Service	Estimated		
Date	Code	Date	Life	Current Cost	Expenditure
Siding Painting-Metal-Wood-Cement Board					
07/01/2022	920-001-0017		15:00	\$ 20,000.00	\$ 21,533.92
07/01/2022	920-002-0017		15:00	20,000.00	21,533.92
07/01/2023	920-003-0017		15:00	20,000.00	22,179.94
07/01/2023	920-004-0017		15:00	20,000.00	22,179.94
07/01/2024	920-005-0017		15:00	20,000.00	22,845.33
07/01/2024	920-006-0017		15:00	20,000.00	22,845.33
07/01/2025	920-007-0017		15:00	20,000.00	23,530.69
07/01/2025	920-008-0017		15:00	20,000.00	23,530.69
07/01/2026	920-009-0017		15:00	20,000.00	24,236.61
07/01/2026	920-010-0017		15:00	20,000.00	24,236.61
07/01/2027	920-011-0017		15:00	20,000.00	24,963.71
07/01/2027	920-012-0017		15:00	20,000.00	24,963.71
07/01/2028	920-013-0017		15:00	20,000.00	25,712.62
07/01/2028	920-014-0017		15:00	20,000.00	25,712.62
07/01/2029	920-015-0017		15:00	20,000.00	26,484.00
07/01/2037	920-016-0017		17:06	20,000.00	33,549.14
07/01/2037	920-017-0017		17:06	20,000.00	33,549.14
07/01/2038	920-018-0017		18:06	20,000.00	34,555.62
07/01/2038	920-019-0017		18:06	20,000.00	34,555.62
07/01/2039	920-020-0017		19:06	20,000.00	35,592.29
07/01/2039	920-021-0017		19:06	20,000.00	35,592.29
07/01/2040	920-022-0017		20:06	20,000.00	36,660.05
07/01/2040	920-023-0017		20:06	20,000.00	36,660.05
07/01/2041	920-024-0017		21:06	20,000.00	37,759.86
07/01/2041	920-025-0017		21:06	20,000.00	37,759.86
07/01/2042	920-026-0017		22:06	20,000.00	38,892.65
07/01/2042	920-027-0017		22:06	20,000.00	38,892.65
07/01/2043	920-028-0017		23:06	20,000.00	40,059.43
07/01/2043	920-029-0017		23:06	20,000.00	40,059.43
07/01/2044	920-030-0017		24:06	20,000.00	41,261.21
				600,000.00	911,888.93
Unit Front Doors Paint/Stain					
07/01/2024	920-001-0020		10:00	\$ 9,500.00	\$ 10,851.53
07/01/2034	920-002-0020		14:06	9,500.00	14,583.55
07/01/2044	920-003-0020		24:06	9,500.00	19,599.08
				28,500.00	45,034.16
Roof					
Downspouts-Gutters-Drains-Heat Tape					
07/01/2043	920-001-0024		25:00	\$ 194,016.00	\$ 388,608.53
01/01/2044	920-002-0024		25:00	155,212.80	315,515.67
				349,228.80	704,124.20
Heat Tape					

Newpark Resort Residences Owners Association

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category Date	Code	Service Date	Estimated Life	Current Cost	Expenditure
Heat Tape					
07/01/2026	920-001-0025		8:00	\$ 2,000.00	\$ 2,423.66
07/01/2034	920-002-0025		14:06	2,000.00	3,070.22
07/01/2042	920-003-0025		22:06	2,000.00	3,889.27
				<u>6,000.00</u>	<u>9,383.15</u>
Roof-Membrane					
07/01/2034	920-001-0022		20:00	\$ 9,600.00	\$ 14,737.06
07/01/2034	920-002-0022		20:00	9,600.00	14,737.06
07/01/2034	920-003-0022		20:00	9,600.00	14,737.06
07/01/2035	920-004-0022		20:00	9,600.00	15,179.18
07/01/2035	920-005-0022		20:00	9,600.00	15,179.18
07/01/2035	920-006-0022		20:00	9,600.00	15,179.18
07/01/2036	920-007-0022		20:00	9,600.00	15,634.55
07/01/2036	920-008-0022		20:00	9,600.00	15,634.55
				<u>76,800.00</u>	<u>121,017.82</u>
Roof-Metal-Asphalt-Shingle					
07/01/2035	910-000-0023		30:00	\$ 780,000.00	\$ 1,233,308.11
				<u>780,000.00</u>	<u>1,233,308.11</u>
Structural					
Architectural Decorative Beams					
07/01/2035	910-000-0028		15:06	\$ 20,000.00	\$ 31,623.28
				<u>20,000.00</u>	<u>31,623.28</u>
Balcony Structural Support					
07/01/2035	910-000-0029		15:06	\$ 20,000.00	\$ 31,623.28
				<u>20,000.00</u>	<u>31,623.28</u>