

Plaza de Monaco Towers Condominiums Association, Inc
2018 Reserve Plan
Approved October 26, 2017

Reserve Asset	Average Useful Life (Years)	Average Estimated Remaining Useful Life (Years)	Estimated Cost To Replace	Estimated Fund Balance as of 12/31/2017	Annual Funding For 2018	Budgeted Expenditures For 2018	Estimated Fund Balance as of 12/31/2018	Monthly Funding 2018	Number of Reserve Assets
Parking Lots	25.0	17.0	\$ 190,000	\$ 49,061	\$ 9,671	\$ -	\$ 58,732	\$ 806	5
Roofs	15.0	7.8	\$ 667,000	\$ 229,628	\$ 55,849	\$ (40,000)	\$ 245,477	\$ 4,654	8
Building Components	21.9	9.5	\$ 2,388,000	\$ 177,198	\$ 224,745	\$ (545,400)	\$ (143,457)	\$ 18,729	35
Grounds	18.8	13.3	\$ 132,250	\$ 18,270	\$ 8,079	\$ -	\$ 26,349	\$ 673	4
Carpet, Shed & Systems	17.0	8.8	\$ 91,500	\$ 17,532	\$ 9,281	\$ (25,000)	\$ 1,813	\$ 773	5
Common Rooms & Equipment	20.2	14.2	\$ 121,500	\$ 19,095	\$ 10,758	\$ -	\$ 29,853	\$ 896	11
Pool	16.1	10.9	\$ 53,600	\$ 12,902	\$ 4,929	\$ (14,000)	\$ 3,831	\$ 411	7
Common Reserve 2018 Funding	20.1	10.7	\$ 3,643,850	\$ 523,686	\$ 323,312	\$ (624,400)	\$ 222,598	\$ 26,943	75
Tower Specific Reserve 2018 Funding	26.7	14.5	\$ 584,000	\$ 109,793	\$ 31,953	\$ (15,000)	\$ 126,746	\$ 2,663	6
Total Reserve 2018 Funding	20.6	11.0	\$ 4,227,850	\$ 633,479	\$ 355,265	\$ (639,400)	\$ 349,344	\$ 29,605	81

Budgeted Expenditures for 2018

Life extending repair of the south tower roof	\$ (40,000)
Gardens project buildings 1 and 3	\$ (510,400)
Tuckpointing portion of the north tower	\$ (20,000)
Replace 1 gardens water heater	\$ (15,000)
Upgrade camera monitoring system	\$ (25,000)
Resurface pool	\$ (14,000)
Common Expenditures	<u>\$ (624,400)</u>
Towers Sprinkler System Testing	\$ (15,000)
Total Expenditures	<u><u>\$ (639,400)</u></u>