

Plaza de Monaco Towers Condominiums Association, Inc.

Reserve Plan
Updated 10-22-2015

Capital Assets by Groups	Average Useful Life	Avg Est Remaining Useful Life	Estimated Cost To Replace	Estimated Fund Balance as of 12/31/2015	Annual Funding For 2016	Monthly Funding For 2016
Parking Lots	25 Years	18.5 Years	\$ 190,000	\$ 15,273	\$ 16,894	\$ 1,408
Roofs	15 Years	10.1 Years	\$ 604,000	\$ 74,082	\$ 52,952	\$ 4,413
Buildings Components	20 Years	7.3 Years	\$ 1,098,000	\$ 243,656	\$ 160,733	\$ 13,394
Grounds	23.3 Years	18.7 Years	\$ 126,250	\$ 3,847	\$ 6,532	\$ 544
Carpet, Shed & Systems	19 Years	12.2 Years	\$ 32,000	\$ 8,190	\$ 4,689	\$ 391
Common Rooms & Equipment	20.2 Years	16.5 Years	\$ 115,500	\$ 8,701	\$ 7,812	\$ 651
Pool Support Equipment	15 Years	11 Years	\$ 32,400	\$ 3,486	\$ 3,486	\$ 290
Tower Specific	29 Years	19.4 Years	\$ 569,000	\$ 51,440	\$ 29,664	\$ 2,472
Total Reserve Funding For 2016			\$ 2,767,150	\$ 408,675	\$ 282,762	\$ 23,563
Common Elements			\$ 2,198,150	\$ 357,235	\$ 253,098	\$ 21,091

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Capital Assets by Components	Additional Info	Last Done	Useful Life	Remaining Useful Life	Current		Average Replacement Cost
					----- Replacement Cost ----- Low	High	
Parking Lots							
Asphalt 1 - Resurface	North	2013	25	23	\$70,000	\$90,000	\$80,000
Asphalt 2 - Resurface	Bates, Monaco	2014	25	24	\$30,000	\$50,000	\$40,000
Ashpalt 3 - Resurface	South - Bates		25	3	\$30,000	\$50,000	\$40,000
Ashpalt 4 - Resurface	Fire Lane	2014	25	24	\$20,000	\$40,000	\$30,000
Group Totals			100	74			\$190,000
Roofs							
EPDM Roof 1 - Replace	Gardens 1		15	11	\$80,000	\$90,000	\$85,000
EPDM Roof 2 - Replace	Gardens 2		15	8	\$80,000	\$90,000	\$85,000
EPDM Roof 3 - Replace	Gardens 3		15	11	\$80,000	\$90,000	\$85,000
EPDM Roof 4 - Replace	Gardens 4		15	11	\$80,000	\$90,000	\$85,000
EPDM Roof 5 - Replace	Towers N		15	8	\$83,000	\$129,000	\$106,000
EPDM Roof 6 - Replace	Towers S		15	12	\$83,000	\$129,000	\$106,000
EPDM Roof 7 - Replace	Pool		15	10	\$40,600	\$63,400	\$52,000
Group Totals			105	71			\$604,000
Buildings Components							
Wood Deck - Replace	Gardens		25	1.5	\$95,000	\$105,000	\$100,000
Siding	Gardens		25	1.5	\$96,000	\$116,000	\$106,000
Tower Decks - Resurface/Reseal		2015	25	25	\$105,000	\$115,000	\$110,000
HVAC Units - Replace	South		25	13	\$110,000	\$130,000	\$120,000
HVAC Units - Replace	North		25	10	\$110,000	\$130,000	\$120,000
Make-up Air Units - Replace	South		20	5	\$20,000	\$30,000	\$25,000
Make-up Air Units - Replace	North		20	5	\$20,000	\$30,000	\$25,000
Make-up Air Units - Replace	Pool		20	10	\$20,000	\$30,000	\$25,000
Large Boilers - Refurbish	South		20	4	\$30,000	\$50,000	\$40,000
Large Boilers - Refurbish	North		20	2	\$30,000	\$50,000	\$40,000
Large Boilers - Refurbish	South		20	6	\$30,000	\$50,000	\$40,000
Large Boilers - Refurbish	North		20	8	\$30,000	\$50,000	\$40,000
Small Boilers - Refurbish	1		20	5	\$15,000	\$25,000	\$20,000
Small Boilers - Refurbish	2		20	1	\$15,000	\$25,000	\$20,000
Small Boilers - Refurbish	3		20	7	\$15,000	\$25,000	\$20,000
Small Boilers - Refurbish	4		20	3	\$15,000	\$25,000	\$20,000
Large Pumps - Replace (part)			15	12	\$7,500	\$12,500	\$10,000

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					Low	High	
Large Pumps - Replace (part)			15	12	\$7,500	\$12,500	\$10,000
Large Pumps - Replace (part)			15	10	\$7,500	\$12,500	\$10,000
Large Pumps - Replace (part)			15	10	\$7,500	\$12,500	\$10,000
Small Pumps - Replace (part)			15	5	\$5,000	\$8,000	\$6,500
Small Pumps - Replace (part)			15	5	\$5,000	\$8,000	\$6,500
Water Heaters - Replace	1	2004	15	4	\$12,000	\$18,000	\$15,000
Water Heaters - Replace	2	2015	15	15	\$12,000	\$18,000	\$15,000
Water Heaters - Replace	3	2013	15	13	\$12,000	\$18,000	\$15,000
Water Heaters - Replace	4	2008	15	8	\$12,000	\$18,000	\$15,000
Water Heaters - Replace	South	2008	15	8	\$12,000	\$18,000	\$15,000
Water Heaters - Replace	South	2011	15	11	\$12,000	\$18,000	\$15,000
Water Heaters - Replace	North	2007	15	7	\$12,000	\$18,000	\$15,000
Water Heaters - Replace	North	2007	15	7	\$12,000	\$18,000	\$15,000
Cabinet Heaters - Replace	Party Room		25	10	\$5,000	\$7,000	\$6,000
Cabinet Heaters - Replace	Front Office		25	8	\$5,000	\$7,000	\$6,000
Cabinet Heaters - Replace	N Main		25	3	\$5,000	\$7,000	\$6,000
Cabinet Heaters - Replace	S Main		25	3	\$5,000	\$7,000	\$6,000
Cabinet Heaters - Replace	N Hall		25	2	\$5,000	\$7,000	\$6,000
Cabinet Heaters - Replace	S Hall		25	3	\$5,000	\$7,000	\$6,000
Cabinet Heaters - Replace	Billiard		25	8	\$5,000	\$7,000	\$6,000
Cabinet Heaters - Replace	Workout		25	2	\$5,000	\$7,000	\$6,000
Cabinet Heaters - Replace	Workout		25	10	\$5,000	\$7,000	\$6,000
Group Totals			780	283			\$1,098,000
Grounds							
Pole Lights - Replace			30	19	\$61,750	\$80,750	\$71,250
Wood Fence 1 - Replace	Towers	2015	20	20	\$22,500	\$32,500	\$27,500
Wood Fence 2 - Replace	Gardens	2012	20	17	\$22,500	\$32,500	\$27,500
Group Totals			70	56			\$126,250

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Carpet, Shed & Systems							
Storage Shed - Replace			30	14	\$2,000	\$3,000	\$2,500
Carpet - Replace	First Floor		10	2	\$12,000	\$16,000	\$14,000
Carpet - Replace	Flr 2-7	2013	15	13	\$6,000	\$10,000	\$8,000
Entry System - Replace			20	17	\$2,000	\$3,000	\$2,500
Security System - Replace			20	15	\$4,000	\$6,000	\$5,000
Group Totals			95	61			\$32,000
Common Rooms & Equipment							
Kitchenette - Refurbish			20	19	\$12,000	\$15,000	\$13,500
Exercise Equipment - Replace (part)			10	4	\$5,000	\$10,000	\$7,500
Exercise Room - Refurbish			12	6	\$4,000	\$6,000	\$5,000
Pool Table - Replace 2			30	29	\$12,000	\$16,000	\$14,000
Steam Room Heater - Replace		2014	20	19	\$4,000	\$6,000	\$5,000
Steam Room - Refurbish		2015	25	25	\$11,900	\$14,000	\$12,950
Locker Rooms/Bathroom - Refurbish			20	14	\$20,000	\$30,000	\$25,000
Club Room - Refurbish			25	19	\$7,800	\$9,800	\$8,800
Game Room - Refurbish			25	19	\$6,000	\$7,500	\$6,750
Offices - Refurbish			25	19	\$6,000	\$10,000	\$8,000
Furniture - Replace (part)			10	8	\$8,000	\$10,000	\$9,000
Group Totals			222	181			\$115,500
Pool Support Equipment							
Pool/Spa - Resurface			20	14	\$18,000	\$22,000	\$20,000
Pool/Spa Filter - Replace			15	11	\$2,400	\$3,000	\$2,700
Pool/Spa Heater - Replace			20	17	\$4,400	\$5,000	\$4,700
Pool Furniture - Replace (part)			5	2	\$4,000	\$6,000	\$5,000
Group Totals			60	44			\$32,400
Tower Specific							
Elevators - Modernize	South	2012	30	27	\$120,000	\$160,000	\$140,000
Elevators - Modernize	North	2012	30	28	\$120,000	\$160,000	\$140,000
Elevator Cabs - Remodel			15	12	\$12,000	\$16,000	\$14,000
Elevator Lift Cylinders 4			50	12	\$200,000	\$280,000	\$240,000
Fire Alarm System - Replace			20	18	\$30,000	\$40,000	\$35,000
Group Totals			145	97			\$569,000