

Plaza de Monaco Towers Condominiums Association, Inc
2019 Reserve Plan
Board Approved 10-4-2018

Reserve Asset	Average Useful Life (Years)	Average Estimated Remaining Useful Life (Years)	Estimated Cost To Replace	Estimated Fund Balance as of 12/31/2018	Annual Funding For 2019	Budgeted Expenditures For 2019	Estimated Fund Balance as of 12/31/2019	Monthly Funding 2019	Number of Reserve Assets
Parking Lots	30.0	13.2	\$ 265,000	\$ 58,906	\$ 31,574	\$ (20,000)	\$ 70,480	\$ 2,631	5
Roofs	15.0	6.4	\$ 627,000	\$ 246,126	\$ 44,157	\$ (35,000)	\$ 255,283	\$ 3,680	8
Building Components	21.5	12.1	\$ 2,483,000	\$ (141,506)	\$ 225,421	\$ (182,500)	\$ (98,585)	\$ 18,785	36
Grounds	17.0	12.4	\$ 125,500	\$ 26,416	\$ 6,818	\$ -	\$ 33,234	\$ 568	5
Carpet, Shed & Systems	17.0	8.0	\$ 106,500	\$ 20,691	\$ 36,731	\$ (35,000)	\$ 22,422	\$ 3,061	5
Common Rooms & Equipment	20.2	13.3	\$ 121,500	\$ 28,967	\$ 11,325	\$ -	\$ 40,292	\$ 944	11
Pool	16.1	10.9	\$ 63,400	\$ (4,339)	\$ 6,210	\$ -	\$ 1,871	\$ 518	7
Common Reserve 2019 Funding	20.2	11.4	\$ 3,791,900	\$ 235,261	\$ 362,236	\$ (272,500)	\$ 324,997	\$ 30,186	77
Tower Specific Reserve 2019 Funding	26.7	16.0	\$ 584,000	\$ 130,231	\$ 32,615	\$ -	\$ 162,846	\$ 2,718	6
Total Reserve 2019 Funding	20.7	11.8	\$ 4,375,900	\$ 365,492	\$ 394,851	\$ (272,500)	\$ 487,843	\$ 32,904	83

Budgeted Expenditures for 2019

Gardens project stairwells	\$ (160,000)
Roofs	\$ (35,000)
Upgrade camera monitoring system	\$ (35,000)
Tuckpointing	\$ (22,500)
Parking structure	\$ (20,000)
Common Expenditures	<u>\$ (272,500)</u>
Towers--Nothing planned for 2019.	\$ -
Total Expenditures	<u><u>\$ (272,500)</u></u>