

Plaza de Monaco Towers Condominiums Association, Inc
2020 Reserve Plan
Approved September 26, 2019

Reserve Asset	Average Useful Life (Years)	Average Estimated Remaining Useful Life (Years)	Estimated Cost To Replace	Estimated Fund Balance as of 12/31/2019	Annual Funding For 2020	Budgeted Expenditures For 2020	Estimated Fund Balance as of 12/31/2020	Monthly Funding 2020	Number of Reserve Assets
Building Components	20.6	14.2	\$ 2,638,500	\$ (68,737)	\$ 197,287	\$ (88,000)	\$ 40,550	\$ 16,441	43
Carpet, Shed & Systems	17.0	21.5	\$ 106,500	\$ 22,422	\$ 35,717	\$ (44,000)	\$ 14,139	\$ 2,976	5
Common Rooms & Equipment	20.2	10.1	\$ 144,000	\$ 40,292	\$ 8,552	\$ -	\$ 48,844	\$ 713	11
Grounds	17.1	10.0	\$ 156,500	\$ 18,234	\$ 22,636	\$ (12,000)	\$ 28,870	\$ 1,886	7
Parking Lots	20.0	14.2	\$ 310,000	\$ 15,480	\$ 16,200	\$ -	\$ 31,680	\$ 1,350	5
Pool	16.1	7.0	\$ 63,400	\$ 9,523	\$ 4,183	\$ -	\$ 13,706	\$ 349	7
Roofs	15.0	9.2	\$ 884,500	\$ 293,444	\$ 58,967	\$ -	\$ 352,411	\$ 4,914	7
Common Reserve 2020 Funding	19.2	13	\$ 4,303,400	\$ 330,658	\$ 343,540	\$ (144,000)	\$ 530,198	\$ 28,628	85
Tower Specific Reserve 2020 Funding	26.7	13.2	\$ 636,250	\$ 163,822	\$ 31,800	\$ -	\$ 195,622	\$ 2,650	6
Total Reserve 2020 Funding	19.7	12.6	\$ 4,939,650	\$ 494,480	\$ 375,340	\$ (144,000)	\$ 725,820	\$ 31,278	91

Budgeted Expenditures for 2020

Tuckpointing	\$ (50,000)
Camera monitoring system	\$ (30,000)
First floor painting and art work	\$ (28,000)
First floor carpeting	\$ (14,000)
Wood Fence Preservation	\$ (12,000)
Electrical Panel 10 yr maintenance	\$ (10,000)
Common Expenditures	<u>\$ (144,000)</u>
Towers--Nothing planned for 2020.	\$ -
Total Expenditures	<u><u>\$ (144,000)</u></u>