

Plaza de Monaco Towers Condominiums Association, Inc
2022 Reserve Plan
APPROVED SEPT 2, 2021

Reserve Asset	Average Useful Life (Years)	Average Estimated Remaining Useful Life (Years)	Estimated Cost To Replace	Estimated Fund Balance as of 12/31/2021	Annual Funding For 2022	Budgeted Expenditures For 2022	Estimated Fund Balance as of 12/31/2022	Monthly Funding 2022	Number of Reserve Assets
Building Components	18.0	11.2	\$ 2,387,000	\$ 138,162	\$ 152,906	\$ -	\$ 291,068	\$ 12,742	38
Carpet, Shed & Systems	13.0	16.4	\$ 174,000	\$ 32,025	\$ 16,468	\$ (4,000)	\$ 44,493	\$ 1,372	5
Common Rooms & Equipment	19.7	8.8	\$ 120,050	\$ 28,151	\$ 10,643	\$ -	\$ 38,794	\$ 887	11
Grounds	15.1	8.6	\$ 174,000	\$ 47,629	\$ 25,223	\$ (40,500)	\$ 32,352	\$ 2,102	9
Parking Lots	20.2	11.2	\$ 310,000	\$ 56,669	\$ 32,435	\$ (20,000)	\$ 69,104	\$ 2,703	5
Pool	14.0	7.1	\$ 73,900	\$ 22,850	\$ 9,111	\$ -	\$ 31,961	\$ 759	9
Roofs	15.0	8.8	\$ 884,500	\$ 472,753	\$ 98,921	\$ -	\$ 571,674	\$ 8,243	7
Common Reserve 2022 Funding	17.1	11	\$ 4,123,450	\$ 798,239	\$ 345,707	\$ (64,500)	\$ 1,079,446	\$ 28,809	84
Tower Specific Reserve 2022 Funding	23.6	12.0	\$ 679,250	\$ 235,920	\$ 35,368	\$ -	\$ 271,288	\$ 2,947	7
Total Reserve 2022 Funding	17.7	10.8	\$ 4,802,700	\$ 1,034,159	\$ 381,075	\$ (64,500)	\$ 1,350,734	\$ 31,756	91

Calculated Fully Funded Balance: \$ 2,485,795

Budgeted Expenditures for 2022

Backflow preventor	\$ (2,000)
Landscaping, trees, and bushes	\$ (5,000)
Monitoring systems	\$ (4,000)
Property lighting	\$ (10,000)
Sewer pipe	\$ (11,000)
Yard tractor	\$ (12,500)
Parking structure	\$ (20,000)
Common Expenditures	<u>\$ (64,500)</u>
Towers--Nothing planned for 2022.	\$ -
Total Expenditures	<u>\$ (64,500)</u>