

Silver Queen West

Replacement Reserve Schedule

Jul-09

3.00% Inflation

4.00% Interest

	Estimate		Estimate Scheduled Replacement														
	Cost	Date	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Building Painting (Annual)																	
Materials	2,000	2008	2,440	2,180	2,240	2,300	2,360	2,420	2,480	2,540	2,600	2,660	2,720	2,780	2,840	2,900	
Labor	1,000	2008	4,873	2,820	1,120	1,150	1,180	1,210	1,240	1,270	1,300	1,330	1,360	1,390	1,420	1,450	
Parking/Building wall																	
A & B	15,900	1998		20,000													
C & D - upper	35,000	2009		35,000													
C & D - lower	13,000	2000															
Parking Lot Replacement																	
Upper A & B	68,000	2005															
Upper C & D	55,000	2007															
Dumpster pads	4,000	2007															
Parking Lot Seal Coat																	
Upper Lots	5,000	2005		6,711				6,650				7,250				7,550	
Lower Lots	3,600	2005		5,289				4,788				5,220				5,436	
Roof Replacement																	
A building	53,193	2002												85,109			
B building	53,193	2002												85,109			
C building	45,000	2004												69,300			
D building	45,000	2004												69,300			
Garage	15,097	2007												21,891			
Building upgrade																	
Garage doors		2008					1,000,000										
Insulation																	
Siding replacement																	
Window replacement																	
Boiler Replacement																	
Building A	68,000	2009		68,000													
Building B	68,000	2009		68,000													
Building C	76,000	2009		79,000													
Building D	76,000	2009	73,670														
Studio Units																	
Roof & Wall replacement	40,000	1998															
Sidewalk replacement	13,400	1998															
Balcony Replacement																	
5 per year	7,500	2001	5,564	5,000													
Common Entryways																	
Upper - cost per building	9,000	1998															
Lower - per building (2)	11,000	1998															
Sidewalks - A/B				20,000													
Sidewalks - C/D	20,000	2009		20,000													
Vehicle Replacement																	
Truck	25,000	2009	28,693														
Backhoe	20,000	2000															
Maintenance facility																	
Annual payments	10,000	1998															
Service lines / drainage																	
A/B	20,000	2003		76,000													
C/D	75,000	2009		72,000													
Annual Requirement			115,240	480,000	3,360	3,450	1,003,540	15,068	3,720	3,810	3,900	16,460	4,080	334,878	4,170	17,246	4,350
Reserve Contribution			70,392	493,000	35,000	35,000	900,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Operations income			42,805	3,646	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest earned			355	600	2,934	4,317	5,752	1,840	3,711	6,111	8,603	11,191	13,380	16,152	5,803	8,269	10,310
Accumulated Reserves	32,798		31,110	48,356	82,930	118,797	21,009	67,781	127,773	190,073	254,776	309,507	378,808	120,082	181,715	232,738	298,697