



FISCAL YEAR STARTING	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
STARTING BALANCE	0	51,470	106,543	165,409	228,268	291,619	362,951	438,927	450,114	533,319	600,709	691,832	654,592	751,957	767,621	845,487	868,829	983,697	952,344	1,075,432	1,088,232	1,221,932	1,175,906	1,318,604	1,166,993	
TOTAL EXPENSES	6,530	6,726	6,928	7,136	11,060	7,570	7,797	77,703	8,272	29,620	10,852	145,199	11,513	99,589	40,569	100,840	12,958	166,566	13,747	131,920	14,585	202,800	15,473	318,823	1,176,137	
INTEREST	0	2,059	4,262	6,616	9,131	11,665	14,518	17,557	18,005	21,333	24,028	27,673	26,184	30,078	30,705	33,819	34,753	39,348	38,094	43,017	43,529	48,877	47,036	52,744	46,680	
CONTRIBUTION	58,000	59,740	61,532	63,378	65,280	67,238	69,255	71,333	73,473	75,677	77,947	80,286	82,694	85,175	87,730	90,362	93,073	95,865	98,741	101,703	104,754	107,897	111,134	114,468	117,902	
ENDING BALANCE	51,470	106,543	165,409	228,268	291,619	362,951	438,927	450,114	533,319	600,709	691,832	654,592	751,957	767,621	845,487	868,829	983,697	952,344	1,075,432	1,088,232	1,221,932	1,175,906	1,318,604	1,166,993	155,438	
ASPHALT SHINGLES																									335,004	
EVESTROUGHING																										125,627
VINYL DECK MEMBRANE																		153219								
WINDOWS										2,016	2,076	2,139	2,203	2,269	2,337	2,407	2,479	2,554	2,630	2,709	2,791	2,874	2,961	3,049	3,141	
EXTERIOR PAINTING										6720										9031						
CARPETS												59882													85377	
PAINTING								30,402								38,513									48,787	
LOBBY																					27,092					
ELEVATOR CAB RENOVATIONS																					54,183					
ELEVATOR UPGRADES																										104,689
ELECTRICAL & LIGHTING															23,370											31,407
BOILERS																										192628
CIRCULATION PUMPS								12668								16047										20328
FAN COIL UNITS																										115,158
CONDENSING UNITS																										91476
EXPANSION TANKS												4,277														6,098
MAKE-UP AIR UNITS																						187778				
VENTILATION														87730												
CO MONITORING												35644														50820
HOT WATER TANKS								26602									33699									42689
HEATERS												34218														48787
MISC. MECHANICAL	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610	2,688	2,768	2,852	2,937	3,025	3,116	3,209	3,306	3,405	3,507	3,612	3,721	3,832	3,947	4,066	4,188	
FIRE ALARM/INTERCOM/SECURITY																										52344
WATER PROOF MEMBRANE																										104689
CONCRETE REPAIR										8063											10837					
GARAGE DOORS																					10837					
FENCING																										
BUILDING ENVELOPE	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754	1,806	1,860	1,916	1,974	2,033	2,094	
RESERVE FUND STUDY					3710					4301					4985						5780					6700
CONTINGENCIES	3,440	3,543	3,649	3,759	3,872	3,988	4,108	4,231	4,358	4,488	4,623	4,762	4,905	5,052	5,203	5,359	5,520	5,686	5,856	6,032	6,213	6,399	6,591	6,789	6,993	