

Kappa Association (#8) homeowners are assessed the actual expenses for all operational costs. Therefore, an operation budget is not available for viewing.

Below is the Long-term Maintenance Replacement Study.

BUILDING #8
30-May-08 **LONG TERM REPLACEMENT RESERVE PROJECT**
"Estimated"

	*Estimated Useful Life	Life Left in Years	Next Replacement Date	Current Replacement Value	Inflation Factor	Future Cost To Assn.	Allocation of Current Maint. Fund	Monthly Funding Needed
Roof Replaced in 2004	15	11	2019	\$25,750	4%	\$39,641	\$400	\$297
Deck Carpeting Replaced in 2006	10	8	2016	\$5,600	4%	\$7,664	\$5,600	\$21
Boilers Domestic Hot Water Heating System	15 30	2 2	2010 2010	\$6,500 \$14,420	4% 4%	\$7,030 \$15,597	\$6,500 \$11,303	\$22 \$179
Exterior Painting last full paint in 1987 *	8	8	2016	\$12,360	4%	\$16,916	\$100	\$175
Washer/Dryer Replacement New in 07/08	10	10	2018	\$850	4%	\$1,258	\$100	\$10
General Maintenance							\$200	\$17
TOTAL						\$86,764	\$24,203	\$722
Less Current Monthly Funding								\$600
Monthly Funding Over <Under> Assessed								(\$122)

(* Note: Owners painting has extended life of paint well beyond life expectancy)