

BEDFORD PARK CONDOMINIUM

CAPITAL RESERVE STUDY

September 2003

REVISED JANUARY 2004

BRADBURY CONSULTANTS, Ltd.

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SECTION I: INTRODUCTION

This analysis has been conducted at the direction of the Board of Directors of the Bedford Park Condominium Unit Owners Association. The purpose for the study is to establish the needed level of funding to ensure that major common element components can be replaced when they are no longer serviceable. The methodology for this study includes an inventory of common elements that will need replacement, assessment of the probable remaining useful life of all such components, estimate of the replacement costs of all items, and calculation of the annual amounts required to be set aside in order to meet replacement costs as they are incurred in the future. Reserve funds are established to fund the replacement only of those major items that have a predictable useful life span. By paying moneys into the fund on a monthly basis, the Association avoids the undesirable need for a large special assessment when replacement time arrives.

In the care and conservation of common elements, several different types of activities are implicit; maintenance, repairs and replacement. Maintenance is a recurring, relatively constant, activity aimed at keeping facilities in good operating order and preventing rapid deterioration. Maintenance is related to reserve funding in that good maintenance practices can extend the useful life of most common elements. In some instances, maintenance is for the purpose of preserving the aesthetics and appearance of common elements. Routine maintenance might include such activities as cleaning gutters or mowing the grass. The costs for routine annual maintenance are not normally included in reserve funding. It makes no sense to put money in the fund only to take it out again the same year.

The second type of activity to be considered is repair. Repairs are unscheduled actions taken to restore a broken, damaged, or deteriorated component. Repair activities might include replacing a broken window or rebuilding a damaged fence. The costs for repairs are not normally included in reserve funding because they cannot be predicted in advance. However, some repair activities can be deferred while funds are accumulated to pay the repair costs. This type of funding differs from normal reserve funding because the cost is incurred on a one-time basis. Making this funding a part of replacement reserves will cause a distortion in the reserve fund over an extended period of time if, when the repairs have been completed, the reserve assessment level is not adjusted.

The third type of property conservation activity is replacement. Replacements that are unanticipated are generally categorized as repairs. However, many components have a predictable useful life, after which they become unserviceable or require extensive repair work to the point of being uneconomical to retain when a replacement can be installed. Examples of replaceable items include roof shingles, pavement, and street lights. It must be pointed out that the predicted useful life of a component and its actual useful life are not identical. A component can last for a longer or a shorter time than would be considered normal. The decision of precisely when to replace an item will be based on its actual condition at the time. For example, roof shingles expected to last for 20 years may be serviceable for up to 30 years or more if they are not subjected to intense sunlight, high heat or falling limbs and debris.

The reserves analysis contained herein is intended serve as a budgeting guide, not a replacement work program. Maintenance practices may affect the life of components. It may be that advances in the design or manufacture of certain materials or equipment will change so drastically as to justify replacing existing components with something different. The new component may then last longer, require less maintenance, or perform its function more economically. Additionally, the advanced design component may cost either more or less than the old style component. At the time of replacement, these factors must be carefully weighed before deciding whether to change to a different type component.

It is common practice to include in reserve funding only items that will need to be replaced in a defined time period. If an item would normally be expected to last as long as the basic structure, it would not be considered a replacement item. Examples of such components might include walls, doors, windows, some types of siding, and chimneys. That is not to say that such items would not require maintenance and repairs.

A special case for reserve funding is painting. This activity might well be considered periodic maintenance. However, because the timing of painting is predictable, it is a major cost item, and it does not occur every year, painting expense is commonly included in reserves funding.

SECTION II: DESCRIPTION OF THE PROPERTY

Bedford Park is comprised of ten buildings constructed as piggyback style "townhouses." All buildings are of frame construction with concrete walls at the lower level. Each dwelling unit has a separate entry and address. There are modules of units consisting of two 2-story units over one ground level flat. Each module is connected to at least one other module to form a building. The buildings house a total of 116 dwelling units.

The buildings at Bedford Park were constructed around 1981. All buildings have exterior siding of brick veneer, stone, or siding with painted wood trim. Much of the wood trim is covered in aluminum cladding. Roofs are built with wood trusses, plywood sheathing and composition shingles. In addition, there are membrane-covered flat roofs that are below wood decks. The decks are supported on top of the membrane by means of wood posts. All flat roofs have a slight slope to direct storm drainage to the eaves.

Automobile parking is provided by at-grade paved parking areas. These parking areas are lighted for security. All electrical and other wired utilities are underground.

In general, the structural condition of the buildings is good. Some rotting of wood trim and decking may have occurred over the years, and this will need attention. Concrete entry slabs show some cracking and chips, but otherwise appear to be in good structural condition. Repairs and continued maintenance of these slabs is very important.

Pavement in the parking area was recently replaced, but sidewalks and curbs are deteriorating somewhat with age.

Good maintenance and replacement practices can keep this condominium attractive and serviceable for many more years.

SECTION III: METHOD OF ANALYSIS

In calculating the funding required for replacement reserves, it is necessary to have an accurate inventory of common elements that will need to be replaced. For Bedford Park, this inventory was done by a combination of site inspections and discussions with the property manager. After verifying all replaceable common elements, a remaining useful economic life was assigned to each. Then, current replacement costs were estimated for each item. These evaluations and estimates are based on observed conditions, published data, experience of the estimator and consultation with suppliers and contractors.

The information described above was used to generate a multiyear projection of expenditures. In so doing, an annual inflation rate of 4% was assumed. (This rate is the approximate average increase in the *Engineering News Record* construction cost index for the past decade.) Then, reserve funds on hand were allocated to the various replacement items, and a calculation was made to ascertain the annual amount needed to reach the funding goal in the year of projected replacement for each item.

One method of calculating reserve requirements is to create a spreadsheet that projects replacement expenditures over a time frame of 20 to 35 years. Annual expenditures are summed and subtracted from the reserve balance. Then, the anticipated revenue from assessments is added. The revenues are adjusted as needed to keep the reserve balance positive. These adjustments can be made for each year, or on a multiyear basis. This method is sometimes referred to as the cash flow method.

Another method of calculating reserve needs is the component item method. This method determines the amount needed to fund replacement for each individual item, regardless of time frame, and divides this amount by the years remaining for the item. A factor for inflation is commonly included. The individual amounts for all the items are summarized to arrive at the annual revenues required for reserves. The number of years for which the reserve assessment will be adequate can be determined only by cash flow spreadsheet because of the varying remaining life values for different components.

This study utilizes the component item method to calculate reserves, and then runs the cash flow spreadsheet to check the reserve fund balances. Incorporated in the calculations is a 5% contingency factor for replacement costs, in addition to the 4% inflation factor previously mentioned.

SECTION IV: COMMENTS ON SPECIFIC REPLACEMENT ITEMS

This section deals with the specific conditions and assumptions inherent in the estimates and projections of the reserve calculations of this study. Each page deals with a specific component and includes information on quantities, condition, economic life, replacement costs, and other recommendations where appropriate. The table of replacement costs, remaining life, reserve contributions, expenditure schedules and reserve balances is in the appendix.

The common element components are generally segregated in three categories, or groups. The first group of items is related to the replacement items the BUILDING EXTERIORS. These components include things like roofs, wall surfaces, decks, etc. The second category is PAINTING. At Bedford Park, all painting is of exterior surfaces. Finally, there is the category of GROUNDS that includes assets such as pavement, site lighting, and retaining walls.

The replacement costs given on the first page of the appendix reflect prices in 2002. These costs can be expected to increase with inflation over time. In the appendix, an inflation factor of 4% annually has been incorporated so that available funds will fully meet replacement need in the future.

One item not included herein is brick pointing. Some residents feel that this activity may be needed soon. While it is possible to categorize brick pointing as "replacement", the economic life of mortar is almost impossible to predict. The durability of mortar is much dependent on the quality of materials used, construction methods, weather exposure, and other variables. For this reason, we consider brick pointing to be in the nature of a repair that is best handled in the annual budgeting process. It is important to recognize that brick pointing is most often done in response to specific observed problems as opposed to being a scheduled maintenance activity.

NOTE: Although we have included general costs for repair of exterior elevated concrete stoops and stairs, we recommend that a competent structural survey be done to determine if these components can be expected to perform safely for the expected life of the buildings.

REPLACEMENT ITEM ANALYSIS

<u>DESCRIPTION</u>		<u>CATEGORY</u>
Replace Roof Shingles		Building Exterior
<u>DATA</u>	Quantity	430 Squares
	Economic Life	25 years
	Replacement year	2017
REPLACEMENT COST		\$315 per square

Reroofing of all ten buildings will be needed in about 15 years. The existing roof shingles and replacement shingles are assumed to have a twenty-year life. It may be that some buildings will not need roofing replacement at the same time as the others. In actual practice, roof shingles are replaced when shingle conditions warrant. Some of the factors affecting shingle life include sun orientation, tree shading, ventilation effectiveness, and quality of the original sheathing construction. At Bedford Park, roof shingle replacement may be more expensive than normal because of the limited staging area available for accessing the roofs. Our estimate of replacement costs assumes that new flashing, ridge vents, vent boots, drip edge and eaves membrane will be installed with the new shingles.

Prior to contracting for roof replacement, an inspection should be made to ascertain the actual condition of the shingles and whether all buildings should be re-roofed at the same time.

REPLACEMENT ITEM ANALYSIS

<u>DESCRIPTION</u>		<u>CATEGORY</u>
Replace Built up/Membrane Roofing		Building Exterior
<u>DATA</u>	Quantity	52 Squares
	Economic Life	30 years
	Replacement year	2012
REPLACEMENT COST		\$850 per square

The 35 flat roof areas are scheduled to be replaced within ten years. Their actual condition is difficult to ascertain because of the wood decks that are built on top. The method of replacement is removal of the overlying wood decks, tear-off of the old material, installation of recovery board, and installation of a new fully adhered membrane. During wood deck removal and tear-off, some plywood decking is likely to be damaged and should be inspected and replaced as needed.

In practice, roofs are replaced when actual condition warrants. Some of the factors affecting membrane life include sun orientation, tree shading, adhesive quality, and quality of the original underlying construction. Our estimate of replacement costs assumes that new flashing at walls will need to be installed at the same time.

Prior to contracting for membrane roof replacement, an inspection should be made to determine actual roof condition, and to evaluate whether the type of membrane now being used is optimum. Additionally, means to improve drainage should be investigated and implemented as appropriate.

REPLACEMENT ITEM ANALYSIS

<u>DESCRIPTION</u>		<u>CATEGORY</u>
Replace Wood Decks		Building Exterior
<u>DATA</u>	Quantity	35 Each
	Economic Life	30 years
	Replacement year	2012
REPLACEMENT COST		\$2,000 per deck

Because the wood decks have to be removed in order to replace the membrane roof material, it makes sense to replace them at the same time. While one would normally expect the wood decks to have a longer service life than the membranes, the very act of removing the wood subjects it to stresses that may require replacement. While it may be possible to use a crane to lift the decks without disassembling them, the cost of such an approach may not be justified. Therefore, we are showing that the decks are to be replaced concurrently with the flat roof membranes.

We are assuming that the buildings at Bedford Park are classified as Construction Type 5B (combustible, non-protected). County records for these buildings are non-existent with respect to construction type. If the buildings are somehow classified as "Protected", flame-resistant wood will be required and this material will increase the cost of deck replacement.

REPLACEMENT ITEM ANALYSIS

<u>DESCRIPTION</u>		<u>CATEGORY</u>
Replace Gutters and Downspouts		Building Exterior
<u>DATA</u>	Quantity	3,040 Linear Feet
	Economic Life	25 years
	Replacement year	2017
REPLACEMENT COST		\$4.70 per linear foot

Gutters and downspouts appear to be in relatively good condition at this time. We have no information on their actual age, but we assume that they are at least ten years old. It is most convenient to replace gutters when shingles are replaced, so we have scheduled gutter replacement to coincide with re-roofing. New gutters and downspouts will be aluminum with enamel finish.

REPLACEMENT ITEM ANALYSIS

<u>DESCRIPTION</u>		<u>CATEGORY</u>
Repair Concrete Stoops and Stairs		Building Exterior
<u>DATA</u>	Quantity	60 Each
	Economic Life	40 years
	Replacement year	2007, 2012
REPLACEMENT COST		\$ 500 per stoop

The exposed concrete of entry stoops shows signs of wear. Weathering is also apparent. Small chunks of concrete have been chipped out and some spalling has occurred. These conditions will get worse as time goes on. When openings in the concrete appear, water, ice and temperature changes all conspire to hasten the deterioration of the concrete. We recommend that a repair program be carried out to patch and seal the defects in the concrete. At the same time, a coating can be applied that will give the patched concrete a uniform appearance while helping to partially protect it from weathering.

A cost of \$500 per stoop has been used for budgeting purposes in this report. Contractor proposals may come in above or below this level. Care must be taken not to select a patching process that will not be durable and may require additional work within a few years.

REPLACEMENT ITEM ANALYSIS

<u>DESCRIPTION</u>		<u>CATEGORY</u>
Paint Exterior Entry Doors & Trim		Painting
<u>DATA</u>	Quantity	120 Each
	Economic Life	4 years
	Replacement year	2006
REPLACEMENT COST		\$300 each

The entry doors and the wood frames need to be painted for both aesthetic and functional reasons. Other wood items such as closure panels under the stairs will be included in this activity. Painting preserves these components and prevents both rot and certain types of damage.

Painting of the exterior wood trim and doors is scheduled for every four years. Doors and trim are unusually susceptible to bumps and scrapes, so annual maintenance actions are advisable. The maintenance needed may include cleaning the exterior surfaces, touching up damaged paint, and repairing any damage that may occur.

Other wood trim that previously needed to be painted has been covered in aluminum cladding, so frequent painting is not required.

When trim is painted, it is important that the surfaces to be repainted are adequately prepared, that proper materials and techniques are employed, and that old caulking is replaced. This can be assured by using comprehensive specifications for painting and by having the work inspected. Lack of attention to these details can lead to premature rotting of the wood trim and thousands of dollars in wood repair costs.

We estimate that the next time for painting will be in three years.

REPLACEMENT ITEM ANALYSIS

<u>DESCRIPTION</u>		<u>CATEGORY</u>
Paint Wrought Iron Balcony Railings		Painting
<u>DATA</u>	Quantity	945 Linear Feet
	Economic Life	4 years
	Replacement year	2006
REPLACEMENT COST		\$3.00 per linear foot

Each balcony has a railing that has an important safety function. The railings are also an aesthetic element of the buildings. Without regular painting, these railings will rust and deteriorate. The painting process should include removing any accumulated rust, priming with rust preventative, and painting with a durable, epoxy or oil-based enamel paint. The best time to paint the railings is with the painting of the buildings. Thus, we have shown railings to be painted on a four-year interval concurrent with painting of entry doors.

Because these railings are located on private wood decks, they will require more care and effort to paint than similar railings that are easier to access.

REPLACEMENT ITEM ANALYSIS

<u>DESCRIPTION</u>		<u>CATEGORY</u>
Paint Railings at Exterior Concrete Steps & Sidewalks		Painting
<u>DATA</u>	Quantity	1,230 linear Feet
	Economic Life	4 years
	Replacement year	2006
REPLACEMENT COST		\$1.80 per linear foot

There are wrought iron railings at walkway steps, including those leading to many of the building entrances. Without regular painting, these railings will rust and deteriorate. The painting process should include removing any accumulated rust, priming with a rust preventative, and painting with a durable, epoxy or oil-based enamel paint. The best time to paint the railings is with the painting of the buildings. Thus, we have all shown railings to be painted every four years coinciding with other exterior painting.

REPLACEMENT ITEM ANALYSIS

<u>DESCRIPTION</u>		<u>CATEGORY</u>
Replace Timber Retaining Walls		Grounds
<u>DATA</u>	Quantity	330 Linear Feet
	Economic Life	20 years
	Replacement year	2004, 2010
REPLACEMENT COST		\$40.00 per linear foot

Timber retaining walls are used throughout the site to support earthen slopes, particularly adjacent to sidewalks. Most of the walls are constructed of pressure treated 6x6 lumber. Some parts of these walls are rotting, especially on the north side of the site. The rest of the retaining walls are generally in good condition, but some movement and deterioration over time is inevitable. We have programmed replacement of these retaining walls in two approximately equal stages beginning in 2004 and then eight years later. Until that time, little maintenance should be needed, but minor repairs may be required from time to time.

REPLACEMENT ITEM ANALYSIS

<u>DESCRIPTION</u>		<u>CATEGORY</u>
Replace Sidewalks		Grounds
<u>DATA</u>	Quantity	5,950 Linear Feet
	Economic Life	30 years
	Replacement year	2005 (20%)
REPLACEMENT COST		\$18.00 per linear foot

The condition of the existing sidewalks varies considerably from place to place. Some of the sidewalk dates from the time of original construction, but sections of walk have been replaced over the years. There are a number of areas that need replacement to avoid tripping hazards. In order to keep up with the continuing deterioration of sidewalks, we have programmed 20% of the walks to be replaced every four years. This rate of replacement will result in all sidewalks being replaced in 20 years. After this period of replacement, the schedule for sidewalk renewal can be adjusted to a less intense pace. This adjustment can take place in future reserve plans.

Some urgent sidewalk repairs may be needed prior to scheduled replacement. This will mean that some funds will be spent out of schedule, but the eventual replacement effort will be reduced by an amount similar to the expedited expenditure.

REPLACEMENT ITEM ANALYSIS

<u>DESCRIPTION</u>		<u>CATEGORY</u>
Replace Curb & Gutter		Grounds
<u>DATA</u>	Quantity	3,380 Linear Feet
	Economic Life	40 years
	Replacement year	2005 (10%)
REPLACEMENT COST		\$25.00 per linear foot

The concrete curb and gutter on the perimeter of the parking areas exhibits a number of problems including cracking, settlement, surface spalling, and other damage. These problems will continue to worsen and will result in safety hazards as well as faulty drainage. The best time to replace curb and gutter is when the parking area is to be sealed re-surfaced. By the time of the next such action (2005), we estimate that approximately 10% of the curb and gutter will warrant replacement. Additional replacement may be needed thereafter, and monitoring of the condition of this item will be necessary.

For purposes of projection, we have assumed that 10% of the total curb & gutter will need replacement every four years. This will be equivalent of replacing all curb & gutter in a time span of forty years.

The first page of the table in the appendix shows a remaining life for curb & gutter of 20 years. This is simply an average of all replacements. Actual replacement years are indicated in subsequent pages of the appendix.

REPLACEMENT ITEM ANALYSIS

<u>DESCRIPTION</u>		<u>CATEGORY</u>
Replace Asphalt Seal Coat		Grounds
<u>DATA</u>	Quantity	4,150 Square Yards
	Economic Life	4 years
	Replacement year	2006
REPLACEMENT COST		\$3.00 per square yard

Seal coating the parking lot will need to be done within the next three to four years. With the new asphalt surface that was installed recently, there is an opportunity for significantly extending the serviceable life of the pavement by utilizing pavement rejuvenation treatment. This method of protecting pavement not only seals cracks and improves surface appearance; it also replaces some of the chemicals in the asphalt that help to keep it flexible. Since pavement starts to break up when it becomes brittle, rejuvenation can be a long-term advantage in keeping pavement intact.

Some areas of pavement may require removal and replacement, but most of the asphalt seems to be in sound condition. The unit cost of \$3.00 per square yard includes an allowance for a small amount of patching and crack sealing. This price is sufficient for rejuvenation treatment if such is desired.

REPLACEMENT ITEM ANALYSIS

<u>DESCRIPTION</u>		<u>CATEGORY</u>
Replace Asphalt Surface		Grounds
<u>DATA</u>	Quantity	4,150 Square Yards
	Economic Life	24 years
	Replacement year	2026
REPLACEMENT COST		\$9.10 per square yard

Parking lot resurfacing will be needed as the asphalt structure eventually breaks down. Because the existing pavement seems to be in very good condition, we estimate its remaining economic life to be about 23 more years. The actual pavement condition will dictate when this work must be done. Pavement life span is dependent upon regular seal coating or rejuvenation as recommended herein.

Resurfacing will consist of milling the old pavement and providing a 2-inch thick overlay. If the old asphalt exhibits significant cracking, we recommend that a paving reinforcing fabric be used to prevent existing cracks from reflecting through the new pavement overlay. Use of paving reinforcement fabric can significantly reduce the need for removing and replacing deteriorated sections of existing pavement prior to placing new asphalt. It also extends the expected life on the overlay. Some areas may be cracked and broken to an extent that will require patching prior to the overlay.

The replacement cost used here includes about 10% patching and assumes the use of paving fabric.

REPLACEMENT ITEM ANALYSIS

<u>DESCRIPTION</u>		<u>CATEGORY</u>
Re-stripe Parking Stalls		Grounds
<u>DATA</u>	Quantity	2,355 Linear Feet
	Economic Life	4 years
	Replacement year	2006
REPLACEMENT COST		\$1.10 per linear foot

Re-striping the parking lot will be necessary each time it is sealed or resurfaced. At the same time, reserved parking designations should be renewed. This work can be done as soon as sealcoating is dry, but in some cases this may require an additional day during which traffic is kept out. When resurfacing is done, lines can be painted as soon as the asphalt has been compacted and is cool.

A 10% contingency has been added to the unit cost to allow for painting of curbs and marking reserved spaces.

REPLACEMENT ITEM ANALYSIS

<u>DESCRIPTION</u>		<u>CATEGORY</u>
Replace Parking Area Lights		Grounds
<u>DATA</u>	Quantity	19 Each
	Economic Life	25 years
	Replacement year	2017
REPLACEMENT COST		\$1,900 each

At all parking areas and near the community pedestrian trail, streetlights are provided. These lights require little maintenance other than replacement of luminaires as they burn out. However, the fixtures corrode over time and some electrical connections may be compromised. The existing lights at Bedford Park are in good to very good condition and some will need replacement in twelve to eighteen years.

We have assumed that all of the streetlights will require replacement in 2017.

SECTION V: RECOMMENDATIONS

Examination of the calculations in the appendix will reveal that the needed level of reserve contributions is approximately \$69,000 per year. We recommend that the new level of assessments be put in place in stages over four years. This will give the Association time to adjust to the new level of funding and assessments. The recommended assessment level will result in adequate reserve funding for the foreseeable future.

In our opinion, there should always be some "cushion" in reserves to be used in unanticipated circumstances. For a community the size of Bedford Park, we think that the cushion should be at least \$50,000. Currently, reserves are very close to this recommended minimum balance. Fortunately, no new major expenditures are anticipated until 2005. This allows the reserve fund to build up as new assessments are phased in over time.

Review of the cash flow spread sheets reveals that the reserve fund balance will be reasonably healthy for the next fourteen years with the recommended level of assessments. This would mean that total assessments would become \$30,000 in 2003, \$40,000 in 2004, \$52,000 in 2005, and \$55,000 in 2006. The Board is cautioned that a commitment to future increases must be recognized and honored. In fact, a new reserve study should be carried out within five years to confirm required new funding levels. It is possible to phase in the increased assessments on a different timetable, but waiting too long to make adjustments could result in the need for a special assessment to catch up, particularly in the fifteenth year when a large total expenditure is anticipated.

A projected negative balance in the reserve fund in Year 15 may not occur if roofing work can be deferred for two years. However, it seems likely that additional assessment increases may be needed within the decade. An updated reserve study will be essential to have a more precise idea of revenue needs leading up to the fifteenth year.

Based on the foregoing discussion and the table in the appendix, we recommend that the planned total contribution to reserves be set at approximately \$30,000 for Fiscal Year 2003, then increased to a level of \$55,000 or higher by 2006. These amounts will be sufficient to fund all currently projected future replacement items, at least until 2018.

The table in the appendix assumes a balance at the end of the 2002 fiscal year of \$53,861. This balance was derived from an estimate provided by CMS Services, the professional property manager.

The reader should keep in mind that this study is built on estimates and projections. Implied in such estimates and projections are assumptions as to cost stability, general inflation, materials availability and various other factors. The degree of expected accuracy of the projections decreases over time. Therefore, we recommend that a new reserve study be done at least every five years. That approach will allow ongoing savings and inflation to be factored into future reserves planning.

APPENDIX

BEDFORD PARK CONDOMINIUM RESERVE FUND ANALYSIS**PREPARED FEBRUARY 2003 BY BRADBURY CONSULTANTS. LTD.****(REVISED 1/26/04)**

DESCRIPTION	QUANTITY	UNIT	COST	TOTAL	LIFE	RMNG	12/31/02 BALANCE	FUTURE RQMNT	ANNUAL RESERVE
<u>BUILDING EXTERIOR:</u>									
-Roof Shingles	430	SQ	\$315	\$135,450	25	15	\$14,947	\$217,019	\$14,468
-Membrane Roofs	52	SQ	\$850	\$44,200	30	10	\$8,129	\$53,394	\$5,339
-Wood Decks	35	EA	\$2,000	\$70,000	30	10	\$12,874	\$84,560	\$8,456
-Gutters & Dnspts	3,040	LF	\$4.70	\$14,288	25	15	\$1,577	\$22,892	\$1,526
-Repair Conc. Stoops*	60	EA	\$500	\$30,000	40	5	\$7,242	\$27,689	\$5,538
<u>PAINTING:</u>									
-Exterior Doors/Trim	120	EA	\$300	\$36,000	4	3	\$2,483	\$37,702	\$12,567
-Balcony Railings	945	LF	\$3.00	\$2,835	4	3	\$196	\$2,969	\$990
-Exterior Railings	1,230	LF	\$1.80	\$2,214	4	3	\$153	\$2,319	\$773
<u>GROUNDS:</u>									
-Timber Retng. Walls*	330	LF	\$40.00	\$13,200	20	5	\$2,731	\$12,737	\$2,547
-Sidewalks*	2,380	LF	\$24.00	\$11,424	40	10	\$2,364	\$13,411	\$1,341
-Curb & Gutter*	3,380	LF	\$25.00	\$8,450	40	20	\$1,166	\$15,961	\$798
-Pavement Seal	4,150	SY	\$3.00	\$12,450	4	4	\$0	\$14,565	\$3,641
-Resurface	4,150	SY	\$9.40	\$39,010	24	24	\$0	\$99,994	\$4,166
-Pvmt Restripe	2,355	LF	\$1.10	\$2,591	4	4	\$0	\$3,031	\$758
-Exterior Pole Lights	19	EA	\$1,900	\$36,100	25	15	\$3,984	\$57,840	\$3,856
TOTAL							\$53,861		\$66,765
CONTINGENCY									\$3,338
ANNUAL AVERAGE (2003 dollars)									\$70,103

* Denotes items that are replaced in phases

BEDFORD PARK CONDOMINIUM CAPITAL RESERVE ANALYSIS

2003	2004	2005	2006	2007
YEAR	YEAR	YEAR	YEAR	YEAR
1	2	3	4	5

BUILDING EXTERIOR:

-Roof Shingles	
-Membrane Roofs	
-Wood Decks	
-Gutters & Dnspts	
-Repair Conc. Stoops*	\$36,500

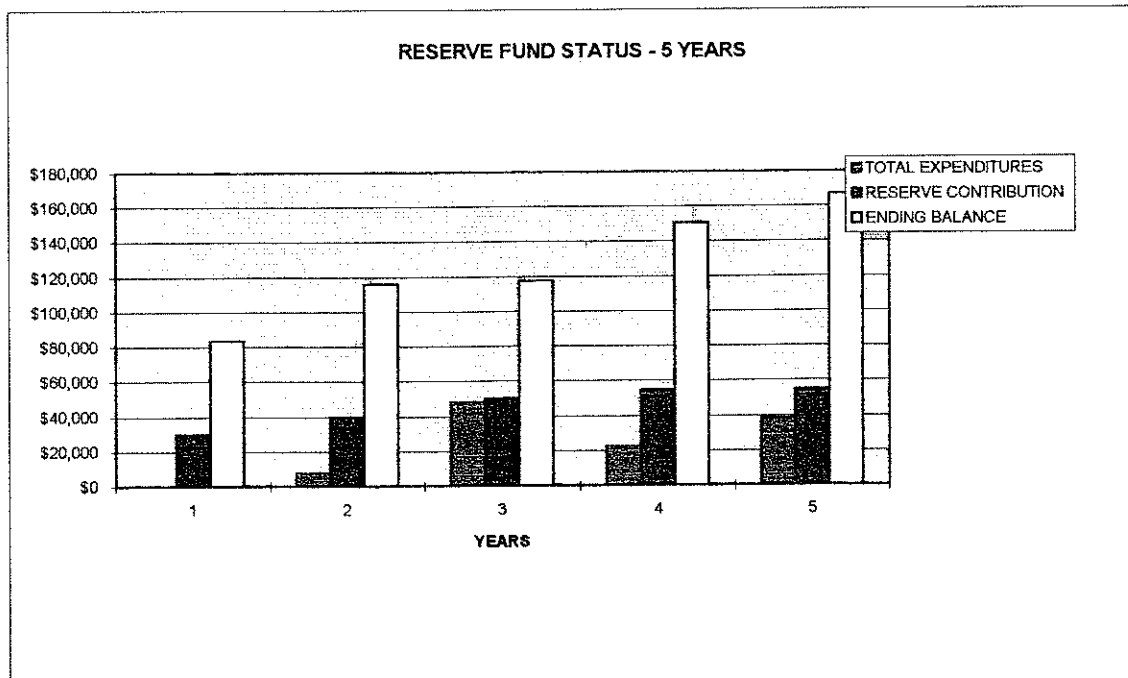
PAINTING:

-Exterior Doors/Trim	\$40,495
-Balcony Railings	\$3,189
-Exterior Railings	\$2,490

GROUND:

-Timber Retng. Walls*	\$7,277
-Sidewalks*	\$2,673
-Curb & Gutter*	\$989
-Pavement Seal	\$14,565
-Resurface	
-Pvmt Restripe	\$3,031
-Exterior Pole Lights	

SUBTOTAL EXPENDITURES	\$0	\$7,277	\$46,175	\$21,257	\$36,500
CONTINGENCY	\$0	\$364	\$2,309	\$1,063	\$1,825
TOTAL EXPENDITURES	\$0	\$7,640	\$48,483	\$22,320	\$38,325
RESERVE CONTRIBUTION	\$30,000	\$40,000	\$50,000	\$55,000	\$55,000
ENDING BALANCE	\$83,861	\$116,221	\$117,738	\$150,418	\$167,093



BEDFORD PARK CONDOMINIUM CAPITAL RESERVE ANALYSIS

2008	2009	2010	2011	2012
YEAR	YEAR	YEAR	YEAR	YEAR
6	7	8	9	10

BUILDING EXTERIOR:

-Roof Shingles				
-Membrane Roofs				\$65,427
-Wood Decks				\$103,617
-Gutters & Dnspts				
-Repair Conc. Stoops*				\$44,407

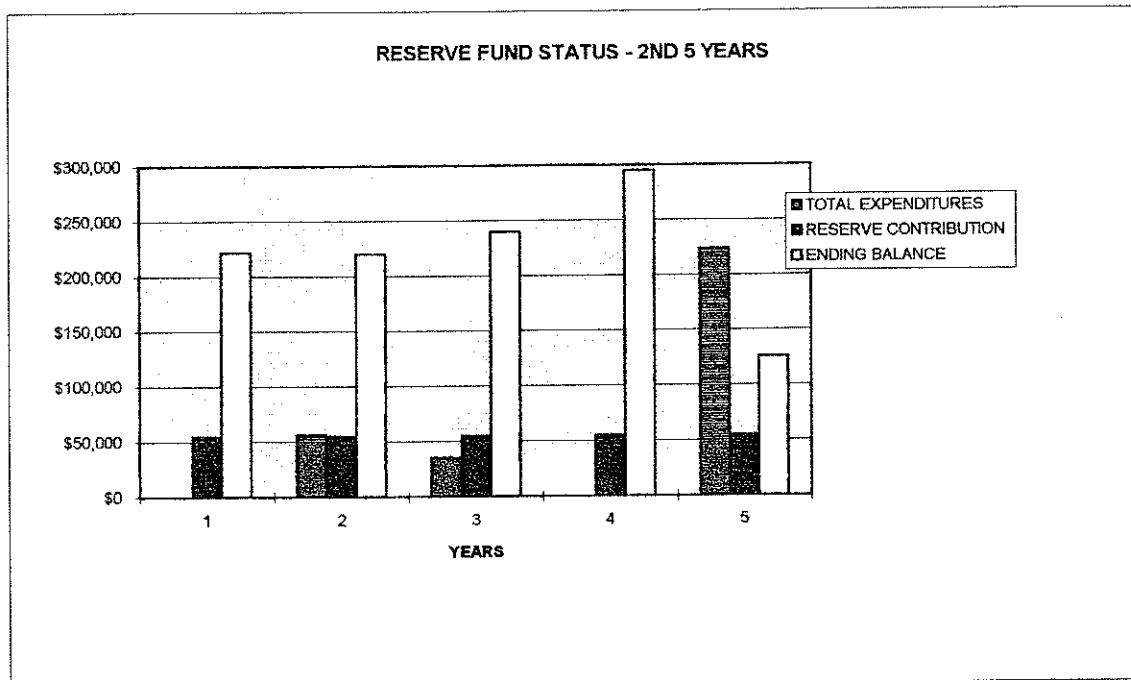
PAINTING:

-Exterior Doors/Trim	\$47,374
-Balcony Railings	\$3,731
-Exterior Railings	\$2,913

GROUNDS:

-Timber Retng. Walls*	\$9,033
-Sidewalks*	\$3,127
-Curb & Gutter*	\$1,156
-Pavement Seal	\$17,039
-Resurface	
-Pvmt Restripe	\$3,545
-Exterior Pole Lights	

SUBTOTAL EXPENDITURES	\$0	\$54,018	\$33,900	\$0	\$213,451
CONTINGENCY	\$0	\$2,701	\$1,695	\$0	\$10,673
TOTAL EXPENDITURES	\$0	\$56,719	\$35,595	\$0	\$224,124
RESERVE CONTRIBUTION	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000
ENDING BALANCE	\$222,093	\$220,375	\$239,780	\$294,780	\$125,656



BEDFORD PARK CONDOMINIUM CAPITAL RESERVE ANALYSIS

2013	2014	2015	2016	2017
YEAR	YEAR	YEAR	YEAR	YEAR
11	12	13	14	15

BUILDING EXTERIOR:

-Roof Shingles		\$243,938
-Membrane Roofs		
-Wood Decks		
-Gutters & Dnspts		\$25,732
-Repair Conc. Stoops*		

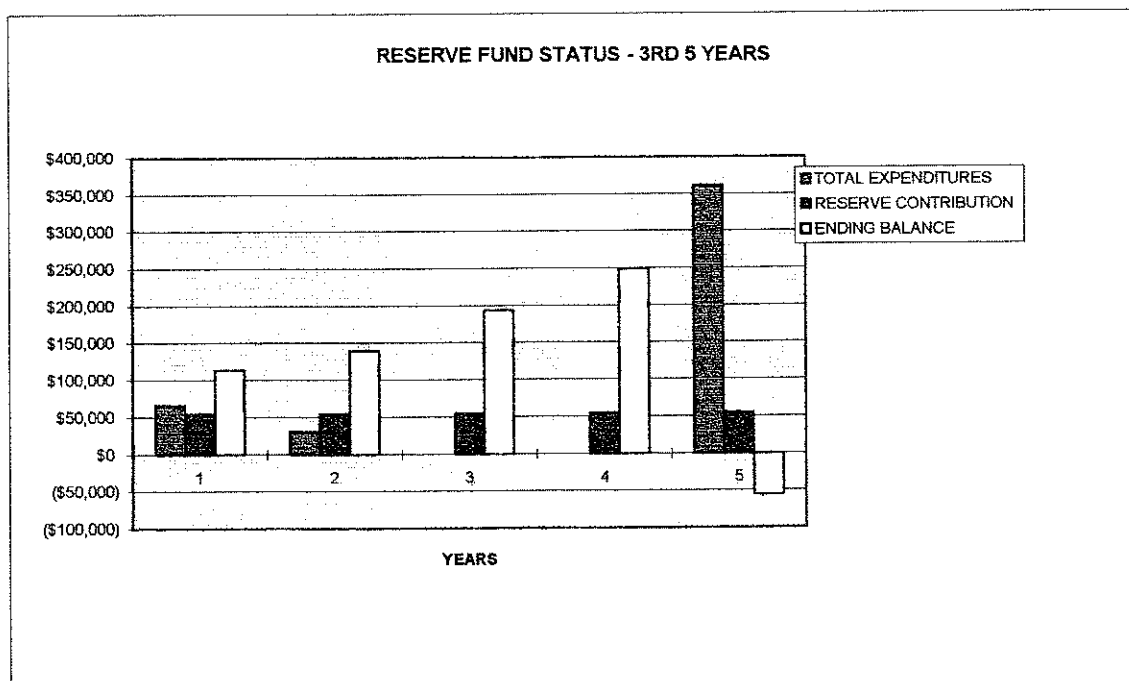
PAINTING:

-Exterior Doors/Trim	\$55,420	\$64,834
-Balcony Railings	\$4,364	\$5,106
-Exterior Railings	\$3,408	\$3,987

GROUNDS:

-Timber Retng. Walls*		
-Sidewalks*	\$3,658	
-Curb & Gutter*	\$1,353	
-Pavement Seal	\$19,933	
-Resurface		
-Pvmt Restripe	\$4,147	
-Extrerior Pole Lights		\$65,014

SUBTOTAL EXPENDITURES	\$63,193	\$29,091	\$0	\$0	\$343,597
CONTINGENCY	\$3,160	\$1,455	\$0	\$0	\$17,180
TOTAL EXPENDITURES	\$66,353	\$30,546	\$0	\$0	\$360,776
RESERVE CONTRIBUTION	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000
ENDING BALANCE	\$114,304	\$138,758	\$193,758	\$248,758	(\$57,019)



BEDFORD PARK CONDOMINIUM CAPITAL RESERVE ANALYSIS

2018	2019	2020	2021	2022
YEAR	YEAR	YEAR	YEAR	YEAR
16	17	18	19	20

BUILDING EXTERIOR:

- Roof Shingles
- Membrane Roofs
- Wood Decks
- Gutters & Dnspts
- Repair Conc. Stoops*

PAINTING:

- Exterior Doors/Trim \$75,847
- Balcony Railings \$5,973
- Exterior Railings \$4,665

GROUNDS:

- Timber Retng. Walls*
- Sidewalks* \$4,279 \$5,006
- Curb & Gutter* \$1,583 \$1,851
- Pavement Seal \$23,319 \$27,279
- Resurface
- Pvmt Restripe \$4,852 \$5,676
- Exterior Pole Lights

SUBTOTAL EXPENDITURES	\$34,033	\$0	\$0	\$86,484	\$39,813
CONTINGENCY	\$1,702	\$0	\$0	\$4,324	\$1,991
TOTAL EXPENDITURES	\$35,734	\$0	\$0	\$90,808	\$41,804
RESERVE CONTRIBUTION	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000
ENDING BALANCE	(\$37,753)	\$17,247	\$72,247	\$36,439	\$49,635

BEDFORD PARK CONDOMINIUM CAPITAL RESERVE ANALYSIS

2023	2024	2025	2026	2027
YEAR	YEAR	YEAR	YEAR	YEAR
21	22	23	24	25

BUILDING EXTERIOR:

- Roof Shingles
- Membrane Roofs
- Wood Decks
- Gutters & Dnspts
- Repair Conc. Stoops*

PAINTING:

- Exterior Doors/Trim \$88,730
- Balcony Railings \$6,987
- Exterior Railings \$5,457

GROUNDS:

- Timber Retng. Walls* \$15,641
- Sidewalks* \$2,928
- Curb & Gutter* \$2,166
- Pavement Seal
- Resurface \$9,999
- Pvmt Restripe \$664
- Exterior Pole Lights

SUBTOTAL EXPENDITURES	\$0	\$15,641	\$101,174	\$15,758	\$0
CONTINGENCY	\$0	\$782	\$5,059	\$788	\$0
TOTAL EXPENDITURES	\$0	\$16,424	\$106,233	\$16,546	\$0
RESERVE CONTRIBUTION	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000
ENDING BALANCE	\$104,635	\$143,211	\$91,978	\$130,433	\$185,433