

## The Plaza at Wood Creek



### Final Reserve Study

Prepared for  
The Plaza at Wood Creek Association

Crested Butte, Colorado

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## Introduction

Borne Consulting has been commissioned by The Plaza at Wood Creek Association to prepare a Reserve Study. The purpose of this Reserve Study update is to evaluate the common-area components for major repair, maintenance and replacement that are the responsibility of the Association. This Study provides a limited-scope evaluation of the existing condition and remaining life of the common-area components. The Study also includes estimated costs for the major repair, maintenance and/or replacement of the items to enable the Association to establish an adequate level of reserve funds for the upkeep of the property. Major repair, maintenance and/or replacement items are defined as anything that costs over \$1,000.

## Community Description

The Plaza at Wood Creek Association consists of one large building that houses a residential condominium association. The Association is responsible for the exterior building envelope, hot tubs, a parking garage, sloped and low sloped roof areas, concrete walkways and driveway. Interior common areas include corridors, restrooms and storage lockers. There are common boilers, heat exchangers, expansion tanks, circulation pumps, HVAC units, and elevators.

## Measure of Reserve Fund Strength

### **0% - 30% Funded**

Is considered to be "weak" financial fund strength. Associations that fall into this category may be subject to special assessments and deferred maintenance, which could lead to lower property values. If the Association is in this position, actions should be taken to improve the financial strength of the reserve fund.

**31% - 69% Funded** is considered a "fair" financial strength. The majority of Associations fall into this category. While this doesn't represent financial strength and stability, the likelihood of special assessments and deferred maintenance is diminished. Effort should be taken to continue strengthening the financial positions of Associations in this category.

**70% - 100% Funded** is considered to be a "strong" financial reserve position. This indicates good financial strength and every attempt should be made to maintain this level.

For this Study The Plaza at Wood Creek Association is projected to be within the 0% -30% funded, and would be considered to have a "weak" funded reserve account.

**Percent Funded** = Reserve Fund Balance (actual funds)/ Fully Funded Balance (computed funds).

**Fully Funded Balance** = SUM of Current Replacement Costs of each component multiplied by the Fraction of Life ("Used Up") of the component.

## Approach

To prepare this Reserve Study Projection, Borne Consulting has completed the necessary research, the component report, the cost estimates, the financial projections, and the projection interpretation. The projections were assembled using the cash flow method. This method develops a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until a desired funding program is achieved.

## Reference Material

The following references were provided to Borne Consulting for this Reserve Study by the client:

- Existing Reserve Fund Balance
- Existing Reserve Fund Spreadsheet

## Exclusions

Items not included in this Projection Update are:

- Non- common area components.
- Association components that have estimated costs below the reserve component threshold amount of \$1,000.
- Long lasting items with estimated economic lives exceeding 30 years, such as sanitary sewers or building structural components. However, these items are included if they are known to have a fairly predictable anticipated useful life that falls within the term of the Study.
- Normal operating items, i.e., taxes, insurance, snow plowing, utilities, cleaning and landscape maintenance, etc.

## Disclaimer

This Reserve Study was prepared specifically for The Plaza at Wood Creek Association. The information contained within this document has been assembled in conjunction with the client and is intended to assist the client with its reserve planning and funding. Borne Consulting does not guarantee, either explicitly or implied, that all repair and replacement items have been identified, the accuracy of the probable costs or the component lives.

In providing the opinions of probable replacement costs, the client understands that Borne Consulting has no control over costs or the price of labor, equipment or materials, or over the contractor's method of pricing, and that the opinions of probable replacement costs provided herein are made on the basis of Borne Consulting's qualifications and experience. Borne Consulting makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to actual bid or construction costs.

All comments made are based on conditions seen at the time of the site visit. We do not accept any responsibility for unknown or unknowable conditions within the existing site or structures.

## The Plaza at Wood Creek RA Detail Report by Category

### Rebuild creek bed - 2023

		1 UT	@ \$45,000.00
Asset ID	A01.1	Asset Actual Cost	\$45,000.00
Topography and Grading		Percent Replacement	100%
Category	Drainage	Future Cost	\$49,172.71
Placed in Service	June 2021		
Useful Life	25		
Adjustment	3		
Replacement Year	2023		
Remaining Life	3		



**Description:** There is a river-rock lined creek located on the east side of the Plaza building.

**Condition:** Poor condition, the sidewalls of the creek bed are not high enough to convey the spring runoff.

**Action(s):**

- Cyclically rebuild the creek bed and associated walls to maintain an adequate channel for spring runoff, starting in 2023.
- Cyclically clean debris from the swales every year to maintain flow and minimize standing water.

**Drainage - Total Current Cost**

**\$45,000**

## The Plaza at Wood Creek RA Detail Report by Category

### Mill and overlay asphalt parking areas - 2029

		20,500 SF	@ \$5.00
Asset ID	A02.1	Asset Actual Cost	\$102,500.00
	Paving	Percent Replacement	100%
Category	Asphalt Driveways	Future Cost	\$133,739.25
Placed in Service	May 2005		
Useful Life	25		
Replacement Year	2029		
Remaining Life	9		



**Description:** Presumed to be on-grade asphalt surface over roadbase.

**Condition:** Satisfactory condition.

**Action(s):**

- Mill and overlay the asphalt driveways every 20 years starting in 2029, or as needed.

### Sealcoat and crackfill - 2021

		20,500 SF	@ \$0.25
Asset ID	A02.1	Asset Actual Cost	\$5,125.00
	Paving	Percent Replacement	100%
Category	Asphalt Driveways	Future Cost	\$5,278.75
Placed in Service	May 2021		
Useful Life	3		
Adjustment	1		
Replacement Year	2021		
Remaining Life	1		

## The Plaza at Wood Creek RA Detail Report by Category

*Sealcoat and crackfill continued...*



**Description:** Presumed to be on-grade asphalt surface over roadbase.

**Condition:** Satisfactory condition.

**Action(s):**

- Sealcoat, crackfill and patch the asphalt driveways every 3 years starting in 2021, or as needed.

**Asphalt Driveways - Total Current Cost** **\$107,625**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Remove and replace damaged sections - 2030**

Asset ID	C01.1	2,500 SF	@ \$35.00
	Flatwork	Asset Actual Cost	\$17,500.00
Category	Concrete Surfaces	Percent Replacement	20%
Placed in Service	August 2019	Future Cost	\$23,518.54
Useful Life	12		
Replacement Year	2030		
Remaining Life	10		



**Description:** The heated concrete entrance surface is presumed to be slab-on-grade, wire-mesh reinforced concrete.

**Condition:** Good condition.

**Action(s):**

- Cyclically remove and replace damaged sections of concrete every 12 years, starting in 2030.
- Inspect the surface and repair any cracks or deteriorating concrete sidewalks every year. The cost associated with this action is not included in the study, as normally associations perform this as a maintenance item and the cost is considered an operating expense.

**Replace concrete sidewalks - 2025**

Asset ID	C03.1	3,500 SF	@ \$25.00
	Flatwork	Asset Actual Cost	\$87,500.00
Category	Concrete Surfaces	Percent Replacement	100%
Placed in Service	June 1981	Future Cost	\$101,436.48
Useful Life	35		
Adjustment	10		
Replacement Year	2025		
Remaining Life	5		



## The Plaza at Wood Creek RA Detail Report by Category

*Replace concrete sidewalks continued...*



**Description:** Presumed to be on-grade, exposed aggregate concrete sidewalks.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace damaged sections of the concrete sidewalks every 35 years starting in 2025, or as needed.

**Replace plaza concrete deck - 2050**

Asset ID	C02.1
Category	Flatwork Concrete Surfaces
Placed in Service	August 2010
Useful Life	40
Adjustment	1
Replacement Year	2050
Remaining Life	30

1 UT @	\$375,000.00
Asset Actual Cost	\$375,000.00
Percent Replacement	100%
Future Cost	\$910,223.42



**Description:** The 3rd floor concrete deck surfaces are presumed to be slab-on-grade, wire-mesh reinforced concrete.

**Condition:** Good condition.

## The Plaza at Wood Creek RA Detail Report by Category

*Replace plaza concrete deck continued...*

**Action(s):**

- Remove and replace concrete deck surfaces every 40 years, starting in 2059.
- Inspect the surface and repair any cracks or deteriorating concrete sidewalks every year.

**Resurface parking garage surface - 2024**

		15,000 SF	@ \$4.00
Asset ID	C01.2	Asset Actual Cost	\$60,000.00
	Flatwork	Percent Replacement	100%
Category	Concrete Surfaces	Future Cost	\$67,530.53
Placed in Service	August 1981		
Useful Life	20		
Adjustment	24		
Replacement Year	2024		
Remaining Life	4		



**Description:** The parking garage concrete surfaces are presumed to be slab-on-grade, wire-mesh reinforced concrete.

**Condition:** Good condition.

**Action(s):**

- Cyclically resurface concrete garage surface every 15 years, starting in 2024.
- Inspect the surface and repair any cracks or deteriorating concrete sidewalks every year. The cost associated with this action is not included in the study, as normally associations perform this as a maintenance item and the cost is considered an operating expense.

## The Plaza at Wood Creek RA Detail Report by Category

### Waterproof balcony deck surfaces - 2021

		59 UT	@ \$1,200.00
Asset ID	C04.1	Asset Actual Cost	\$10,620.00
	Flatwork	Percent Replacement	15%
Category	Concrete Surfaces	Future Cost	\$10,938.60
Placed in Service	June 1981		
Useful Life	1		
Adjustment	40		
Replacement Year	2021		
Remaining Life	1		



**Description:** Balcony deck surfaces.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically waterproof balcony deck surfaces every year, for the next 6 years, starting in 2021.

**Concrete Surfaces - Total Current Cost** **\$550,620**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Repair or replace timber retaining walls - 2023**

Asset ID	D01.1	700 LF	@ \$225.00
Landscaping and Appurtenances		Asset Actual Cost	\$31,500.00
Category	Retaining Walls	Percent Replacement	20%
Placed in Service	August 2020	Future Cost	\$34,420.90
Useful Life	4		
Replacement Year	2023		
Remaining Life	3		



**Description:** Timber retaining walls.

**Condition:** Satisfactory to Fair condition.

**Action(s):**

- Remove and replace sections of the timber retaining walls in 2023, or as needed.

**Retaining Walls - Total Current Cost**

**\$31,500**

## The Plaza at Wood Creek RA Detail Report by Category

### Rebuild the exterior stairways - 2023

Asset ID	D02.1
Landscaping and Appurtenances	
Category	Stairs and Bridges
Placed in Service	June 2009
Useful Life	10
Adjustment	5
Replacement Year	2023
Remaining Life	3

6 UT @ \$10,500.00	
Asset Actual Cost	\$15,750.00
Percent Replacement	25%
Future Cost	\$17,210.45



**Description:** Six Exterior stairways with metal treads.

**Condition:** Satisfactory condition.

**Action(s):**

- Rebuild a portion the stairs with new stringers and stair treads in 2023.

**Stairs and Bridges - Total Current Cost**

**\$15,750**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Replace the deck and decking - 2023**

Asset ID	D03.1	1,500 SF	@ \$25.00
Landscaping and Appurtenances		Asset Actual Cost	\$37,500.00
Category	Decks	Percent Replacement	100%
Placed in Service	June 2009	Future Cost	\$40,977.26
Useful Life	10		
Adjustment	5		
Replacement Year	2023		
Remaining Life	3		



**Description:** Composite decking and deck structure at restaurant.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically replace the deck every 25 years starting in 2023.

**Replace the outdoor hot tub deck - 2035**

Asset ID	D03.2	1 UT	@ \$35,500.00
Category	Mechanical	Asset Actual Cost	\$35,500.00
Placed in Service	June 2011	Percent Replacement	100%
Useful Life	25	Future Cost	\$55,307.84
Replacement Year	2035		
Remaining Life	15		



## The Plaza at Wood Creek RA Detail Report by Category

*Replace the outdoor hot tub deck continued...*



**Description:** There is one outdoor hot tub composite deck at the Plaza.

**Condition:** Satisfactory Condition.

**Action(s):**

- Cyclically replace the hot tub deck every 25 years, starting in 2035, or as needed.

**Decks - Total Current Cost**

**\$73,000**

## The Plaza at Wood Creek RA Detail Report by Category

### Replace the tennis court fencing - 2024

Asset ID	D04.2
Landscaping and Appurtenances	
Category	Tennis Courts
Placed in Service	June 2000
Useful Life	25
Replacement Year	2024
Remaining Life	4

720 LF	@ \$100.00
Asset Actual Cost	\$72,000.00
Percent Replacement	100%
Future Cost	\$81,036.63



**Description:** There are two tennis courts.

**Condition:** Satisfactory Condition.

**Action(s):**

- Cyclically resurface the tennis court fencing every 25 years, starting in 2024, or as needed.

### Replace the tennis court lights - 2030

Asset ID	D04.2
Landscaping and Appurtenances	
Category	Tennis Courts
Placed in Service	June 2000
Useful Life	30
Adjustment	1
Replacement Year	2030
Remaining Life	10

8 UT	@ \$2,800.00
Asset Actual Cost	\$22,400.00
Percent Replacement	100%
Future Cost	\$30,103.73



## The Plaza at Wood Creek RA Detail Report by Category

*Replace the tennis court lights continued...*



**Description:** There are two tennis courts with 8 light posts.

**Condition:** Satisfactory Condition.

**Action(s):**

- Cyclically replace the tennis court light posts and fixtures every 30 years, starting in 2030, or as needed.

### Resurface the tennis courts - 2024

Asset ID	D04.1
Landscaping and Appurtenances	
Category	Tennis Courts
Placed in Service	June 2010
Useful Life	12
Adjustment	3
Replacement Year	2024
Remaining Life	4

15,000 SF	@ \$3.00
Asset Actual Cost	\$45,000.00
Percent Replacement	100%
Future Cost	\$50,647.90



**Description:** There are two tennis courts.

**Condition:** Satisfactory Condition.

**The Plaza at Wood Creek  
RA Detail Report by Category**

*Resurface the tennis courts continued...*

**Action(s):**

- Cyclically resurface the tennis courts every 12 years, starting in 2024, or as needed.

<b>Tennis Courts - Total Current Cost</b>	<b>\$139,400</b>
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**The Plaza at Wood Creek  
RA Detail Report by Category**

**Replace timber planters - 2025**

Asset ID	D05.1	1 UT	@ \$15,000.00
Landscaping and Appurtenances		Asset Actual Cost	\$15,000.00
Category	Landscaping	Percent Replacement	100%
Placed in Service	August 2016	Future Cost	\$17,389.11
Useful Life	10		
Replacement Year	2025		
Remaining Life	5		



**Description:** Landscaping with timber planter flower beds.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically replace landscaping planters every 10 years, starting in 2025.

**Landscaping - Total Current Cost**

**\$15,000**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Repair and paint stucco - 2022**

Asset ID	E01.1	65,000 SF	@ \$2.50
Category	Façade	Asset Actual Cost	\$162,500.00
Placed in Service	Stucco	Percent Replacement	100%
Useful Life	August 2013	Future Cost	\$172,396.25
Replacement Year	10		
Remaining Life	2022		
	2		



**Description:** Stucco exterior finish system.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically paint and repair any damaged or deteriorated sections of the stucco every 10 years, starting in 2022.

**Stucco - Total Current Cost                      \$162,500**

## The Plaza at Wood Creek RA Detail Report by Category

### Replace the Atrium glass windows - 2041

		1 UT @ \$55,000.00	
Asset ID	E02.3	Asset Actual Cost	\$22,000.00
	Façade	Percent Replacement	40%
Category	Entry Doors	Future Cost	\$40,926.48
Placed in Service	June 2017		
Useful Life	25		
Replacement Year	2041		
Remaining Life	21		



**Description:** Glass atrium and entry doors.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace the glass atrium and entry doors in 2041, or as needed.

### Replace the commercial entry doors - 2041

		1 UT @ \$25,000.00	
Asset ID	E02.2	Asset Actual Cost	\$25,000.00
	Façade	Percent Replacement	100%
Category	Entry Doors	Future Cost	\$46,507.36
Placed in Service	June 2017		
Useful Life	25		
Replacement Year	2041		
Remaining Life	21		

## The Plaza at Wood Creek RA Detail Report by Category

*Replace the commercial entry doors continued...*



**Description:** Commercial glass entry door and windows.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace the commercial entry door and windows in 2041, or as needed.

### Replace the main entry doors - 2041

		1 UT	@ \$15,800.00
Asset ID	E02.1	Asset Actual Cost	\$15,800.00
	Façade	Percent Replacement	100%
Category	Entry Doors	Future Cost	\$29,392.65
Placed in Service	June 2017		
Useful Life	25		
Replacement Year	2041		
Remaining Life	21		



**Description:** Glass entry doors.

**Condition:** Satisfactory condition.

**Action(s):**

**The Plaza at Wood Creek  
RA Detail Report by Category**

*Replace the main entry doors continued...*

- Replace the main entry doors in 2041, or as needed.

**Entry Doors - Total Current Cost                      \$62,800**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Replace the unit door hardware - 2021**

Asset ID	E04.2	59 UT	@ \$175.00
Category	Façade	Asset Actual Cost	\$10,325.00
Placed in Service	Unit Doors	Percent Replacement	100%
Useful Life	June 2012	Future Cost	\$10,634.75
Replacement Year	10		
Remaining Life	2021		
	1		



**Description:** Fiberglass entry doors and hardware to the residential units.

**Condition:** Satisfactory/Poor condition.

**Action(s):**

- Replace the unit doors hardware in 2021, or as needed.

**Replace the unit doors - 2041**

Asset ID	E04.1	118 UT	@ \$800.00
Category	Façade	Asset Actual Cost	\$94,400.00
Placed in Service	Unit Doors	Percent Replacement	100%
Useful Life	June 2012	Future Cost	\$175,611.81
Replacement Year	30		
Remaining Life	2041		
	21		



**The Plaza at Wood Creek  
RA Detail Report by Category**

*Replace the unit doors continued...*



**Description:** Fiberglass entry and egress doors to the residential units.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace the unit doors in 2041, or as needed.

**Unit Doors - Total Current Cost**

**\$104,725**

## The Plaza at Wood Creek RA Detail Report by Category

### Replace the fire place flues - 2025

Asset ID	E05.1
Category	Roofing
	Chimneys
Placed in Service	June 1981
Useful Life	35
Adjustment	10
Replacement Year	2025
Remaining Life	5

	1 UT @ \$135,500.00
Asset Actual Cost	\$135,500.00
Percent Replacement	100%
Future Cost	\$157,081.64



**Description:** Fireplace chimney flues.

**Condition:** N/A

**Action(s):**

- Budget for the eventual chimney flue replacement and/or upgrade to gas fireplaces.
- Seal/caulk chimney caps every 3 years as a maintenance item.

**Chimneys - Total Current Cost**

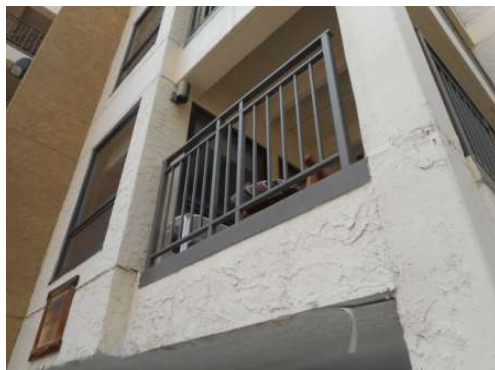
**\$135,500**



## The Plaza at Wood Creek RA Detail Report by Category

### Rust proof and paint the metal railings - 2022

		1 UT @ \$35,000.00	
Asset ID	E07.1	Asset Actual Cost	\$35,000.00
	Façade	Percent Replacement	100%
Category	Metal Railings	Future Cost	\$37,131.50
Placed in Service	June 2010		
Useful Life	8		
Adjustment	5		
Replacement Year	2022		
Remaining Life	2		



**Description:** Metal stairway and deck railings.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically scrape, rust proof and paint the metal railings every 8 years, starting in 2022.

**Metal Railings - Total Current Cost**

**\$35,000**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Re-pair and rebuild the metal stairwells and balconies - 2022**

Asset ID	E08.1	1 UT @ \$50,000.00
Category	Façade	Asset Actual Cost \$50,000.00
Placed in Service	Stairwells	Percent Replacement 100%
Useful Life	June 2007	Future Cost \$53,045.00
Adjustment	15	
Replacement Year	1	
Remaining Life	2022	
	2	



**Description:** Metal stair and landing system.

**Condition:** Fair condition.

**Action(s):**

- Cyclically repair, prep and paint the metal stairways every 15 years, starting in 2022, with annual inspections and touch-up painting at damaged locations.

**Stairwells - Total Current Cost**

**\$50,000**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Install snow and ice melt systems - 2030**

Asset ID	F01.2	1 UT @ \$20,000.00
Category	Roofing	Asset Actual Cost \$20,000.00
Placed in Service	EPDM Roofs	Percent Replacement 100%
Useful Life	June 2021	Future Cost \$26,878.33
Adjustment	20	
Replacement Year	10	
Remaining Life	2030	
	10	



**Description:** EPDM flat roofing membrane at plaza building and shop.

**Condition:** Satisfactory condition.

**Action(s):**

- Install snow and ice melt systems as needed to reduce snowloads.

**Replace the low sloped roofs - 2043**

Asset ID	F01.1	24,000 SF @ \$24.00
Category	Roofing	Asset Actual Cost \$576,000.00
Placed in Service	EPDM Roofs	Percent Replacement 100%
Useful Life	June 2019	Future Cost \$1,136,785.83
Replacement Year	25	
Remaining Life	2043	
	23	

## The Plaza at Wood Creek RA Detail Report by Category

*Replace the low sloped roofs continued...*



**Description:** EPDM flat roofing membrane at plaza building and shop.

**Condition:** Satisfactory condition.

**Action(s):**

- Remove and replace the low sloped EPDM roofs in 2043.

**EPDM Roofs - Total Current Cost**

**\$596,000**





**The Plaza at Wood Creek  
RA Detail Report by Category**

**Remodel the hallways - 2022**

Asset ID	G02.2	1 UT @	\$150,000.00
	Interior	Asset Actual Cost	\$150,000.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	June 1981	Future Cost	\$159,135.00
Useful Life	15		
Adjustment	27		
Replacement Year	2022		
Remaining Life	2		



**Description:** Common area hallways.

**Condition:** Satisfactory condition.

**Action(s):**

- Remodel the hallway areas every 15 years, starting in 2022.

**Remodel the lobby Phase 2 - 2021**

Asset ID	G02.1	1 UT @	\$50,000.00
	Interior	Asset Actual Cost	\$50,000.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	October 2021	Future Cost	\$51,500.00
Useful Life	10		
Adjustment	1		
Replacement Year	2021		
Remaining Life	1		

## The Plaza at Wood Creek RA Detail Report by Category

*Remodel the lobby Phase 2 continued...*



**Description:** Lobby remodel phase 2 (This may just be carpet replacement)

**Condition:** Satisfactory condition.

**Action(s):**

- Remodel the lobby area and/or replace carpet every 10 years, starting in 2021.

**Remodel the main lobby - 2033**

		1 UT @ \$150,000.00	
Asset ID	G01.1	Asset Actual Cost	\$150,000.00
	Interior	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$220,280.06
Placed in Service	October 2019		
Useful Life	15		
Replacement Year	2033		
Remaining Life	13		



**Description:** The first phase of the Lobby remodel was completed in 2019.

**Condition:** Good condition.

**Action(s):**

## The Plaza at Wood Creek RA Detail Report by Category

*Remodel the main lobby continued...*

- Remodel the lobby and hallway areas every 15 years, starting in 2033.

### Replace luggage carts - 2022

Asset ID	G02.3	6 UT	@ \$2,000.00
	Interior	Asset Actual Cost	\$12,000.00
Category	Interior Furnishings	Percent Replacement	100%
Placed in Service	October 2015	Future Cost	\$12,730.80
Useful Life	8		
Replacement Year	2022		
Remaining Life	2		



**Description:** Lobby furniture.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace the luggage carts every 8 years, starting in 2022.

**Interior Furnishings - Total Current Cost**

**\$362,000**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Replace air curtain at front entry - 2022**

		1 UT	@ \$8,000.00
Asset ID	G02.3	Asset Actual Cost	\$8,000.00
	Interior	Percent Replacement	100%
Category	Air Curtain	Future Cost	\$8,487.20
Placed in Service	October 2003		
Useful Life	20		
Replacement Year	2022		
Remaining Life	2		



**Description:** Air Curtain heating unit at lobby entry.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace the lobby air curtain every 20 years, starting in 2022.

<b>Air Curtain - Total Current Cost</b>	<b>\$8,000</b>
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## The Plaza at Wood Creek RA Detail Report by Category

### Remodel the conference room - 2023

		1 UT	@ \$40,000.00
Asset ID	G03.1	Asset Actual Cost	\$40,000.00
	Interior	Percent Replacement	100%
Category	Conference Room	Future Cost	\$43,709.08
Placed in Service	June 1981		
Useful Life	15		
Adjustment	28		
Replacement Year	2023		
Remaining Life	3		



**Description:** Conference room with painted walls, ceiling grids, and carpeted floor.

**Condition:** Poor condition.

**Action(s):**

- Remodel the conference room every 15 years starting in 2023.

**Conference Room - Total Current Cost** **\$40,000**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Replace the commercial washer and dryer - 2034**

			2 UT @ \$12,000.00
Asset ID	G07.1	Asset Actual Cost	\$24,000.00
	Interior	Percent Replacement	100%
Category	Laundry Room	Future Cost	\$36,302.15
Placed in Service	June 1995		
Useful Life	20		
Adjustment	20		
Replacement Year	2034		
Remaining Life	14		



**Description:** There is a laundry room on the bottom floor.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically replace the commercial washer and dryer every 20 years, starting in 2034.

**Laundry Room - Total Current Cost**

**\$24,000**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Replace the common area lighting - 2025**

Asset ID	G04.1	Asset Actual Cost	1 UT @ \$45,000.00
Category	Interior Lighting	Percent Replacement	\$45,000.00
Placed in Service	June 1981	Future Cost	100%
Useful Life	20		\$52,167.33
Adjustment	25		
Replacement Year	2025		
Remaining Life	5		



**Description:** Decorative wall sconces and can lights, chandelier, emergency egress lighting and utilitarian wall mounted lights.

**Condition:** Good condition.

**Action(s):**

- Replace the common area lighting in 2025, as aesthetically preferred by the residents.

**Lighting - Total Current Cost**

**\$45,000**



**The Plaza at Wood Creek  
RA Detail Report by Category**

**Remodel the restrooms - 2026**

		2 UT @ \$15,000.00
Asset ID	G05.1	Asset Actual Cost \$30,000.00
	Interior	Percent Replacement 100%
Category	Bathrooms	Future Cost \$35,821.57
Placed in Service	June 2012	
Useful Life	15	
Replacement Year	2026	
Remaining Life	6	

**Description:** Mens and womens restrooms that contain toilets, stalls, sinks, countertops, mirrors, tile flooring and walls.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically remodel the restrooms every 15 years, starting in 2026.

**Bathrooms - Total Current Cost                      \$30,000**



## The Plaza at Wood Creek RA Detail Report by Category

### Remodel the Sauna - 2027

		1 UT @ \$28,000.00	
Asset ID	F06.1	Asset Actual Cost	\$28,000.00
	Interior	Percent Replacement	100%
Category	Sauna	Future Cost	\$34,436.47
Placed in Service	June 2017		
Useful Life	10		
Adjustment	1		
Replacement Year	2027		
Remaining Life	7		



**Description:** Sauna used by the residence and guests.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically remodel the sauna every 10 years, starting in 2027.

**Sauna - Total Current Cost**

**\$28,000**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Remodel the Steam Room - 2034**

Asset ID	F06.1	1 UT @	\$33,000.00
Category	Interior	Asset Actual Cost	\$33,000.00
Placed in Service	Steam Room	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$49,915.46
Replacement Year	30		
Remaining Life	2034		
	14		



**Description:** Steam room used by the residence and guests.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically remodel the steam room every 30 years, starting in 2034.

**Steam Room - Total Current Cost**

**\$33,000**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Replace the ski lockers - 2039**

Asset ID	G08.1	1 UT @	\$35,000.00
Category	Interior	Asset Actual Cost	\$35,000.00
Placed in Service	Ski Lockers	Percent Replacement	100%
Useful Life	June 2015	Future Cost	\$61,372.71
Replacement Year	25		
Remaining Life	2039		
	19		



**Description:** 8-foot tall, metal ski lockers with concealed, security hinges.

**Condition:** Satisfactory condition.

**Action(s):**

- Remove and replace the lockers in 2039.

**Ski Lockers - Total Current Cost**

**\$35,000**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Remodel the employee one bedroom unit - 2021**

			1 UT	@ \$7,000.00
Asset ID	G09.2	Asset Actual Cost		\$7,000.00
	Interior	Percent Replacement		100%
Category	Employee Housing	Future Cost		\$7,210.00
Placed in Service	June 2000			
Useful Life	1			
Adjustment	21			
Replacement Year	2021			
Remaining Life	1			

**Description:** Plaza employee housing units.

**Condition:** Satisfactory condition.

**Action(s):**

- Remodel the employee one bedroom unit over the next 3 years, starting in 2021.

**Remodel the employee studio units - 2021**

			2 UT	@ \$5,000.00
Asset ID	G09.1	Asset Actual Cost		\$10,000.00
	Interior	Percent Replacement		100%
Category	Employee Housing	Future Cost		\$10,300.00
Placed in Service	June 2000			
Useful Life	1			
Adjustment	21			
Replacement Year	2021			
Remaining Life	1			

**Description:** Plaza employee housing units.

**Condition:** Satisfactory condition.

**Action(s):**

- Remodel the employee studio units over the next 3 years, starting in 2021.

**Employee Housing - Total Current Cost**

**\$17,000**

## The Plaza at Wood Creek RA Detail Report by Category

### Replace the boilers - 2043

		4 UT	@ \$30,000.00
Asset ID	H01.1	Asset Actual Cost	\$120,000.00
	Interior	Percent Replacement	100%
Category	Boilers	Future Cost	\$236,830.38
Placed in Service	June 2019		
Useful Life	25		
Replacement Year	2043		
Remaining Life	23		



**Description:** There are four Triangle Tube gas-fired boilers.

**Condition:** Good Condition.

**Action(s):**

- Remove and replace the boilers in 2043.

### Replace the snowmelt boilers - 2042

		2 UT	@ \$35,000.00
Asset ID	H01.2	Asset Actual Cost	\$70,000.00
	Interior	Percent Replacement	100%
Category	Boilers	Future Cost	\$134,127.24
Placed in Service	June 2018		
Useful Life	25		
Replacement Year	2042		
Remaining Life	22		

## The Plaza at Wood Creek RA Detail Report by Category

*Replace the snowmelt boilers continued...*



**Description:** There are two Weil Mclain gas-fired boiler for the heated driveway entrance.

**Condition:** Good Condition.

**Action(s):**

- Remove and replace the boilers and tuff shed in 2042, or as needed.

**Boilers - Total Current Cost**

**\$190,000**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Replace the heating and hotwater circulation pumps - 2021**

		12 UT	@ \$3,500.00
Asset ID	H03.1	Asset Actual Cost	\$8,400.00
	Mechanical	Percent Replacement	20%
Category	Circulation Pumps	Future Cost	\$8,652.00
Placed in Service	June 2012		
Useful Life	5		
Adjustment	5		
Replacement Year	2021		
Remaining Life	1		



**Description:** There are various commercial heating and hot water circulation pumps and motors.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically replace circulation pumps as needed every 5 years.

**Circulation Pumps - Total Current Cost** **\$8,400**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Replace the hot water storage tanks - 2031**

Asset ID	H03.2	1 UT	@ \$4,500.00
	Mechanical	Asset Actual Cost	\$4,500.00
Category	Water Heater	Percent Replacement	100%
Placed in Service	June 2017	Future Cost	\$6,229.05
Useful Life	15		
Replacement Year	2031		
Remaining Life	11		



**Description:** Hot water storage tanks.

**Condition:** Good Condition.

**Action(s):**

- Cyclically replace the domestic hot water storage tank every 15 years, starting in 2031.

**Water Heater - Total Current Cost**

**\$4,500**



## The Plaza at Wood Creek RA Detail Report by Category

### Replace the hot tub heater - 2028

Asset ID	H05.2
Category	Hot Tubs
Placed in Service	June 2014
Useful Life	15
Replacement Year	2028
Remaining Life	8

1 UT	@ \$7,500.00
Asset Actual Cost	\$7,500.00
Percent Replacement	100%
Future Cost	\$9,500.78



**Description:** Hot tub heater for the indoor hot tub.

**Condition:** Satisfactory Condition.

**Action(s):**

- Cyclically replace the hot tub heater every 15 years, starting in 2028, or as needed.

### Replace the hot water tank - 2025

Asset ID	H05.4
Category	Hot Tubs
Placed in Service	June 2014
Useful Life	12
Replacement Year	2025
Remaining Life	5

1 UT	@ \$3,500.00
Asset Actual Cost	\$3,500.00
Percent Replacement	100%
Future Cost	\$4,057.46

## The Plaza at Wood Creek RA Detail Report by Category

*Replace the hot water tank continued...*



**Description:** There is a hot water tank located in the spa mechanical room.

**Condition:** Satisfactory Condition.

**Action(s):**

- Cyclically replace the hot water tank every 12 years, starting in 2025, or as needed.

### Replace the indoor hot tub - 2028

		1 UT @ \$12,500.00	
Asset ID	H05.2	Asset Actual Cost	\$12,500.00
	Amenities	Percent Replacement	100%
Category	Hot Tubs	Future Cost	\$15,834.63
Placed in Service	June 2014		
Useful Life	15		
Replacement Year	2028		
Remaining Life	8		



**Description:** There is one indoor hot tub at the Plaza.

**Condition:** Satisfactory Condition.

**Action(s):**

**The Plaza at Wood Creek  
RA Detail Report by Category**

*Replace the indoor hot tub continued...*

- Cyclically replace the hot tubs every 15 years, starting in 2028, or as needed.

**Replace the indoor hot tub tile flooring - 2029**

Asset ID	H06.1	1 UT @ \$32,500.00
Category	Amenities	Asset Actual Cost \$32,500.00
Placed in Service	Hot Tubs	Percent Replacement 100%
Useful Life	June 2005	Future Cost \$42,405.13
Replacement Year	25	
Remaining Life	2029	
	9	



**Description:** Tile flooring for the indoor hot tub, steam room and sauna area.

**Condition:** Satisfactory Condition.

**Action(s):**

- Cyclically replace the tile flooring every 25 years, starting in 2029, or as needed.

**Replace the outdoor hot tub - 2025**

Asset ID	H05.1	1 UT @ \$20,500.00
Category	Mechanical	Asset Actual Cost \$20,500.00
Placed in Service	Hot Tubs	Percent Replacement 100%
Useful Life	June 2011	Future Cost \$23,765.12
Replacement Year	15	
Remaining Life	2025	
	5	

## The Plaza at Wood Creek RA Detail Report by Category

*Replace the outdoor hot tub continued...*



**Description:** There is one outdoor hot tub at the 3rd floor of the Plaza.

**Condition:** Satisfactory Condition.

**Action(s):**

- Cyclically replace the hot tub every 15 years, starting in 2025, or as needed.

**Hot Tubs - Total Current Cost**

**\$76,500**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Replace the steam generator - 2031**

Asset ID	H05.3	1 UT	@ \$8,500.00
Category	Mechanical	Asset Actual Cost	\$8,500.00
Placed in Service	Steam Generator	Percent Replacement	100%
Useful Life	June 2017	Future Cost	\$11,765.99
Replacement Year	15		
Remaining Life	2031		
	11		



**Description:** There is a steam generator for the sauna.

**Condition:** Satisfactory Condition.

**Action(s):**

- Cyclically replace the steam generator every 15 years, starting in 2031, or as needed.

**Steam Generator - Total Current Cost    \$8,500**

## The Plaza at Wood Creek RA Detail Report by Category

Replace or rebuild the air handling units - 2025

		2 UT @ \$15,500.00	
Asset ID	H10.1	Asset Actual Cost	\$31,000.00
	Mechanical	Percent Replacement	100%
Category	Air Handling Unit	Future Cost	\$35,937.50
Placed in Service	June 1981		
Useful Life	35		
Adjustment	10		
Replacement Year	2025		
Remaining Life	5		



**Description:** Commercial air handling units

**Condition:** Satisfactory condition.

**Action(s):**

- Replace or rebuild the air handling units every 35 years or as needed.

**Air Handling Unit - Total Current Cost** **\$31,000**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Replace the sump pumps - 2021**

		2 UT	@ \$2,500.00
Asset ID	H11.1	Asset Actual Cost	\$5,000.00
	Mechanical	Percent Replacement	100%
Category	Sump Pumps	Future Cost	\$5,150.00
Placed in Service	June 2014		
Useful Life	8		
Replacement Year	2021		
Remaining Life	1		



**Description:** There are two sump pumps.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace the sump pumps every 8 years, or as needed.

**Sump Pumps - Total Current Cost**

**\$5,000**



## The Plaza at Wood Creek RA Detail Report by Category

### Replace valves and expansion tanks - 2020

			1 UT	@ \$3,500.00
Asset ID	H12.1	Asset Actual Cost		\$3,500.00
	Mechanical	Percent Replacement		100%
Category	Valves and Tanks	Future Cost		\$3,500.00
Placed in Service	June 2019			
Useful Life	2			
Replacement Year	2020			
Remaining Life	0			



**Description:** There are various valves and expansion tanks that are used for the domestic hot water, heat and snowmelt systems.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace the valves and expansion tanks as needed every 2 years starting in 2021.

**Valves and Tanks - Total Current Cost**

**\$3,500**

## The Plaza at Wood Creek RA Detail Report by Category

### Replace the fire panel - 2035

		1 UT	@ \$75,000.00
Asset ID	I01.1	Asset Actual Cost	\$75,000.00
	Fire and Safety	Percent Replacement	100%
Category	Fire Panel	Future Cost	\$116,847.56
Placed in Service	June 2016		
Useful Life	20		
Replacement Year	2035		
Remaining Life	15		



**Description:** There is a fire controller/communicator in the office adjacent to the entry foyer. Throughout the building there are smoke and heat detectors, pull stations and water-flow sensors at the fire sprinkler system.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically replace the fire notification communicator and annunciator every 20 years, starting in 2035.

**Fire Panel - Total Current Cost**

**\$75,000**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Replace the sprinkler system components - 2025**

Asset ID	I02.1	1 UT	@ \$8,000.00
Category	Fire and Safety	Asset Actual Cost	\$8,000.00
Placed in Service	Fire Sprinkler	Percent Replacement	100%
Useful Life	October 2020	Future Cost	\$9,274.19
Adjustment	5		
Replacement Year	1		
Remaining Life	2025		
	5		



**Description:** The fire sprinkler system with associated valves and piping.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically repair or replace corroded, sprinkler system components every 5 years, starting in 2025.

**Fire Sprinkler - Total Current Cost**

**\$8,000**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Replace the elevator control systems - 2050**

Asset ID	J01.1	Asset Actual Cost	2 UT @ \$100,000.00 \$200,000.00
Category	Elevators	Percent Replacement	100%
Placed in Service	Elevator Controls	Future Cost	\$485,452.49
Useful Life	October 2015		
Adjustment	35		
Replacement Year	1		
Remaining Life	2050		
	30		



**Description:** Elevator control systems for the two passenger elevators.

**Condition:** Good Condition.

**Action(s):**

- Replace the elevator control systems in 2050, or as needed.

**Elevator Controls - Total Current Cost**

**\$200,000**

## The Plaza at Wood Creek RA Detail Report by Category

### Remodel the residential elevator cabs - 2031

			2 UT @ \$20,000.00
Asset ID	J02.1	Asset Actual Cost	\$40,000.00
	Elevators	Percent Replacement	100%
Category	Elevator Cabs	Future Cost	\$55,369.35
Placed in Service	June 2017		
Useful Life	15		
Replacement Year	2031		
Remaining Life	11		



**Description:** There are two passenger elevator cabs have a 12-inch tile floor and wood laminate wall panels.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically remodel the residential elevator cab every 15 years, starting in 2031.

**Elevator Cabs - Total Current Cost**

**\$40,000**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Replace the security cameras and server - 2022**

		4 UT	@ \$2,500.00
Asset ID	K01.1	Asset Actual Cost	\$10,000.00
	Miscellaneous	Percent Replacement	100%
Category	Security Cameras	Future Cost	\$10,609.00
Placed in Service	October 2010		
Useful Life	12		
Adjustment	1		
Replacement Year	2022		
Remaining Life	2		

**Description:** Security cameras and server.

**Condition:** Satisfactory Condition.

**Action(s):**

- Replace the security cameras and server every 12 years starting in 2022.

**Security Cameras - Total Current Cost** **\$10,000**





**The Plaza at Wood Creek  
RA Detail Report by Category**

**Replace the TV system - 2024**

Asset ID	K03.1	1 UT @ \$18,000.00
Asset Actual Cost		\$18,000.00
Category	Miscellaneous	Percent Replacement 100%
	TV System	Future Cost \$20,259.16
Placed in Service	October 2000	
Useful Life	15	
Adjustment	10	
Replacement Year	2024	
Remaining Life	4	

**Description:** Plaza television system.

**Condition:** Satisfactory Condition.

**Action(s):**

- Replace the television system every 25 years starting in 2024.

**TV System - Total Current Cost                      \$18,000**

**The Plaza at Wood Creek  
RA Detail Report by Category**

**Replace the building Wifi - 2020**

Asset ID	K04.1	1 UT @	\$25,000.00
Category	Miscellaneous	Asset Actual Cost	\$25,000.00
Placed in Service	Wifi System	Percent Replacement	100%
Useful Life	October 2010	Future Cost	\$25,000.00
Replacement Year	10		
Remaining Life	2020		
	0		

**Description:** Plaza Wifi system.

**Condition:** Satisfactory Condition.

**Action(s):**

- Replace the Wifi system every 10 years starting in 2020.

**Wifi System - Total Current Cost                      \$25,000**

**The Plaza at Wood Creek  
RA Annual Expenditure Spread Sheet**

Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Drainage</b>										
Rebuild creek bed				49,173						
<b>Drainage Total:</b>				<b>49,173</b>						
<b>Asphalt Driveways</b>										
Mill and overlay asphalt parking areas										133,739
Sealcoat and crackfill		5,279			5,768			6,303		
<b>Asphalt Driveways Total:</b>		<b>5,279</b>			<b>5,768</b>			<b>6,303</b>		<b>133,739</b>
<b>Concrete Surfaces</b>										
Remove and replace damaged sections							101,436			
Replace concrete sidewalks										
Replace plaza concrete deck						67,531				
Resurface parking garage surface										
Waterproof balcony deck surfaces		10,939	11,267	11,605	11,953	12,311	12,681			
<b>Concrete Surfaces Total:</b>		<b>10,939</b>	<b>11,267</b>	<b>11,605</b>	<b>79,483</b>	<b>113,748</b>	<b>12,681</b>			
<b>Retaining Walls</b>										
Repair or replace timber retaining walls				34,421				38,741		
<b>Retaining Walls Total:</b>				<b>34,421</b>				<b>38,741</b>		
<b>Stairs and Bridges</b>										
Rebuild the exterior stairways				17,210						
<b>Stairs and Bridges Total:</b>				<b>17,210</b>						
<b>Decks</b>										
Replace the deck and decking				40,977						
Replace the outdoor hot tub deck										
<b>Decks Total:</b>				<b>40,977</b>						
<b>Tennis Courts</b>										
Replace the tennis court fencing					81,037					
Replace the tennis court lights										
Resurface the tennis courts					50,648					
<b>Tennis Courts Total:</b>					<b>131,685</b>					

**The Plaza at Wood Creek  
RA Annual Expenditure Spread Sheet**

Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Landscaping</b>										
Replace timber planters						17,389				
<b>Landscaping Total:</b>						<b>17,389</b>				
<b>Stucco</b>										
Repair and paint stucco			172,396							
<b>Stucco Total:</b>			<b>172,396</b>							
<b>Entry Doors</b>										
Replace the Atrium glass windows										
Replace the commercial entry doors										
Replace the main entry doors										
<b>Entry Doors Total:</b>										
<b>Unit Doors</b>										
Replace the unit door hardware		10,635								
Replace the unit doors										
<b>Unit Doors Total:</b>		<b>10,635</b>								
<b>Chimneys</b>										
Replace the fire place flues						157,082				
<b>Chimneys Total:</b>						<b>157,082</b>				
<b>Windows</b>										
Replace the residential windows										
<b>Metal Railings</b>										
Rust proof and paint the metal railings			37,131							
<b>Metal Railings Total:</b>			<b>37,131</b>							
<b>Stairwells</b>										
Re-pair and rebuild the metal stairwells and balconies			53,045							
<b>Stairwells Total:</b>			<b>53,045</b>							

**The Plaza at Wood Creek  
RA Annual Expenditure Spread Sheet**

Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>EPDM Roofs</b>										
Install snow and ice melt systems										
Replace the low sloped roofs										
<b>EPDM Roofs Total:</b>										
<b>Metal Roofs</b>										
Replace the metal roofs										
<b>Metal Roofs Total:</b>										
<b>Interior Furnishings</b>										
Remodel the hallways			159,135							
Remodel the lobby Phase 2		51,500								
Remodel the main lobby										
Replace luggage carts			12,731							
<b>Interior Furnishings Total:</b>		<b>51,500</b>	<b>171,866</b>							
<b>Air Curtain</b>										
Replace air curtain at front entry			8,487							
<b>Air Curtain Total:</b>			<b>8,487</b>							
<b>Conference Room</b>										
Remodel the conference room				43,709						
<b>Conference Room Total:</b>				<b>43,709</b>						
<b>Laundry Room</b>										
Replace the commercial washer and dryer										
<b>Laundry Room Total:</b>										
<b>Lighting</b>										
Replace the common area lighting						52,167				
<b>Lighting Total:</b>						<b>52,167</b>				
<b>Bathrooms</b>										
Remodel the restrooms							35,822			
<b>Bathrooms Total:</b>							<b>35,822</b>			

**The Plaza at Wood Creek  
RA Annual Expenditure Spread Sheet**

Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Sauna</b>										
Remodel the Sauna								34,436		
<b>Sauna Total:</b>								<b>34,436</b>		
<b>Steam Room</b>										
Remodel the Steam Room										
<b>Steam Room Total:</b>										
<b>Ski Lockers</b>										
Replace the ski lockers										
<b>Ski Lockers Total:</b>										
<b>Employee Housing</b>										
Remodel the employee one bedroom unit		7,210	7,426	7,649						
Remodel the employee studio units		10,300	10,609	10,927						
<b>Employee Housing Total:</b>		<b>17,510</b>	<b>18,035</b>	<b>18,576</b>						
<b>Boilers</b>										
Replace the boilers										
Replace the snowmelt boilers										
<b>Boilers Total:</b>										
<b>Circulation Pumps</b>										
Replace the heating and hotwater circulation pumps										
		8,652					10,030			
<b>Circulation Pumps Total:</b>		<b>8,652</b>					<b>10,030</b>			
<b>Water Heater</b>										
Replace the hot water storage tanks										
<b>Water Heater Total:</b>										
<b>Hot Tubs</b>										
Replace the hot tub heater								9,501		
Replace the hot water tank					4,057					
Replace the indoor hot tub								15,835		
Replace the indoor hot tub tile flooring										42,405

**The Plaza at Wood Creek  
RA Annual Expenditure Spread Sheet**

Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<i>Hot Tubs continued...</i>										
Replace the outdoor hot tub						23,765				
<b>Hot Tubs Total:</b>						<b>27,823</b>			<b>25,335</b>	<b>42,405</b>
Steam Generator										
Replace the steam generator										
<b>Steam Generator Total:</b>										
Air Handling Unit										
Replace or rebuild the air handling units						35,937				
<b>Air Handling Unit Total:</b>						<b>35,937</b>				
Sump Pumps										
Replace the sump pumps		5,150								6,524
<b>Sump Pumps Total:</b>		<b>5,150</b>								<b>6,524</b>
Valves and Tanks										
Replace valves and expansion tanks	3,500		3,713		3,939		4,179		4,434	
<b>Valves and Tanks Total:</b>	<b>3,500</b>		<b>3,713</b>		<b>3,939</b>		<b>4,179</b>		<b>4,434</b>	
Fire Panel										
Replace the fire panel										
<b>Fire Panel Total:</b>										
Fire Sprinkler										
Replace the sprinkler system components						9,274				
<b>Fire Sprinkler Total:</b>						<b>9,274</b>				
Elevator Controls										
Replace the elevator control systems										
Elevator Cabs										
Remodel the residential elevator cabs										
<b>Elevator Cabs Total:</b>										



**The Plaza at Wood Creek  
RA Annual Expenditure Spread Sheet**

<b>Description</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Security Cameras										
Replace the security cameras and server			10,609							
<b>Security Cameras Total:</b>			<b>10,609</b>							
Phone System										
Replace the phone system						20,867				
<b>Phone System Total:</b>						<b>20,867</b>				
TV System										
Replace the TV system					20,259					
<b>TV System Total:</b>					<b>20,259</b>					
Wifi System										
Replace the building Wifi		25,000								
<b>Wifi System Total:</b>		<b>25,000</b>								
<b>Year Total:</b>	<b>28,500</b>	<b>109,664</b>	<b>486,550</b>	<b>215,672</b>	<b>241,135</b>	<b>434,287</b>	<b>62,712</b>	<b>79,481</b>	<b>29,769</b>	<b>182,668</b>

**The Plaza at Wood Creek  
RA Annual Expenditure Spread Sheet**

Description	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>Drainage</b>										
Rebuild creek bed										
<b>Drainage Total:</b>										
<b>Asphalt Driveways</b>										
Mill and overlay asphalt parking areas										
Sealcoat and crackfill	6,888			7,526			8,224			8,987
<b>Asphalt Driveways Total:</b>	<b>6,888</b>			<b>7,526</b>			<b>8,224</b>			<b>8,987</b>
<b>Concrete Surfaces</b>										
Remove and replace damaged sections	23,519									
Replace concrete sidewalks										
Replace plaza concrete deck										
Resurface parking garage surface										
Waterproof balcony deck surfaces										
<b>Concrete Surfaces Total:</b>	<b>23,519</b>									
<b>Retaining Walls</b>										
Repair or replace timber retaining walls		43,603				49,076				55,235
<b>Retaining Walls Total:</b>		<b>43,603</b>				<b>49,076</b>				<b>55,235</b>
<b>Stairs and Bridges</b>										
Rebuild the exterior stairways				23,129						
<b>Stairs and Bridges Total:</b>				<b>23,129</b>						
<b>Decks</b>										
Replace the deck and decking				55,070						
Replace the outdoor hot tub deck						55,308				
<b>Decks Total:</b>				<b>55,070</b>		<b>55,308</b>				
<b>Tennis Courts</b>										
Replace the tennis court fencing										
Replace the tennis court lights	30,104									
Resurface the tennis courts							72,212			
<b>Tennis Courts Total:</b>	<b>30,104</b>						<b>72,212</b>			

**The Plaza at Wood Creek  
RA Annual Expenditure Spread Sheet**

Description	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>Landscaping</b>										
Replace timber planters						23,370				
<b>Landscaping Total:</b>						<b>23,370</b>				
<b>Stucco</b>										
Repair and paint stucco			231,686							
<b>Stucco Total:</b>			<b>231,686</b>							
<b>Entry Doors</b>										
Replace the Atrium glass windows										
Replace the commercial entry doors										
Replace the main entry doors										
<b>Entry Doors Total:</b>										
<b>Unit Doors</b>										
Replace the unit door hardware		14,292								
Replace the unit doors										
<b>Unit Doors Total:</b>		<b>14,292</b>								
<b>Chimneys</b>										
Replace the fire place flues										
<b>Chimneys Total:</b>										
<b>Windows</b>										
Replace the residential windows										
<b>Metal Railings</b>										
Rust proof and paint the metal railings	47,037								59,585	
<b>Metal Railings Total:</b>	<b>47,037</b>								<b>59,585</b>	
<b>Stairwells</b>										
Re-pair and rebuild the metal stairwells and balconies								82,642		
<b>Stairwells Total:</b>								<b>82,642</b>		

**The Plaza at Wood Creek  
RA Annual Expenditure Spread Sheet**

Description	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>EPDM Roofs</b>										
Install snow and ice melt systems	26,878									
Replace the low sloped roofs										
<b>EPDM Roofs Total:</b>	<b>26,878</b>									
<b>Metal Roofs</b>										
Replace the metal roofs										
<b>Metal Roofs Total:</b>										
<b>Interior Furnishings</b>										
Remodel the hallways							247,927			
Remodel the lobby Phase 2		69,212								
Remodel the main lobby				220,280						
Replace luggage carts	16,127								20,429	
<b>Interior Furnishings Total:</b>	<b>16,127</b>	<b>69,212</b>		<b>220,280</b>			<b>247,927</b>		<b>20,429</b>	
<b>Air Curtain</b>										
Replace air curtain at front entry										
<b>Air Curtain Total:</b>										
<b>Conference Room</b>										
Remodel the conference room									68,097	
<b>Conference Room Total:</b>									<b>68,097</b>	
<b>Laundry Room</b>										
Replace the commercial washer and dryer					36,302					
<b>Laundry Room Total:</b>					<b>36,302</b>					
<b>Lighting</b>										
Replace the common area lighting										
<b>Lighting Total:</b>										
<b>Bathrooms</b>										
Remodel the restrooms										
<b>Bathrooms Total:</b>										

**The Plaza at Wood Creek  
RA Annual Expenditure Spread Sheet**

Description	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>Sauna</b>										
Remodel the Sauna								46,280		
<b>Sauna Total:</b>								<b>46,280</b>		
<b>Steam Room</b>										
Remodel the Steam Room					49,915					
<b>Steam Room Total:</b>					<b>49,915</b>					
<b>Ski Lockers</b>										
Replace the ski lockers										61,373
<b>Ski Lockers Total:</b>										<b>61,373</b>
<b>Employee Housing</b>										
Remodel the employee one bedroom unit										
Remodel the employee studio units										
<b>Employee Housing Total:</b>										
<b>Boilers</b>										
Replace the boilers										
Replace the snowmelt boilers										
<b>Boilers Total:</b>										
<b>Circulation Pumps</b>										
Replace the heating and hotwater circulation pumps										
					11,628			13,480		
<b>Circulation Pumps Total:</b>					<b>11,628</b>			<b>13,480</b>		
<b>Water Heater</b>										
Replace the hot water storage tanks					6,229					
<b>Water Heater Total:</b>					<b>6,229</b>					
<b>Hot Tubs</b>										
Replace the hot tub heater										
Replace the hot water tank								5,785		
Replace the indoor hot tub										
Replace the indoor hot tub tile flooring										

**The Plaza at Wood Creek  
RA Annual Expenditure Spread Sheet**

Description	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<i>Hot Tubs continued...</i>										
Replace the outdoor hot tub										
<b>Hot Tubs Total:</b>								<b>5,785</b>		
Steam Generator										
Replace the steam generator		11,766								
<b>Steam Generator Total:</b>		<b>11,766</b>								
Air Handling Unit										
Replace or rebuild the air handling units										
<b>Air Handling Unit Total:</b>										
Sump Pumps										
Replace the sump pumps								8,264		
<b>Sump Pumps Total:</b>								<b>8,264</b>		
Valves and Tanks										
Replace valves and expansion tanks	4,704		4,990		5,294		5,616		5,959	
<b>Valves and Tanks Total:</b>	<b>4,704</b>		<b>4,990</b>		<b>5,294</b>		<b>5,616</b>		<b>5,959</b>	
Fire Panel										
Replace the fire panel						116,848				
<b>Fire Panel Total:</b>						<b>116,848</b>				
Fire Sprinkler										
Replace the sprinkler system components	10,751					12,464				
<b>Fire Sprinkler Total:</b>	<b>10,751</b>					<b>12,464</b>				
Elevator Controls										
Replace the elevator control systems										
Elevator Cabs										
Remodel the residential elevator cabs		55,369								
<b>Elevator Cabs Total:</b>		<b>55,369</b>								

**The Plaza at Wood Creek  
RA Annual Expenditure Spread Sheet**

<b>Description</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>
Security Cameras										
Replace the security cameras and server					15,126					
<b>Security Cameras Total:</b>					<b>15,126</b>					
Phone System										
Replace the phone system										
<b>Phone System Total:</b>										
TV System										
Replace the TV system										31,563
<b>TV System Total:</b>										<b>31,563</b>
Wifi System										
Replace the building Wifi					33,598					
<b>Wifi System Total:</b>					<b>33,598</b>					
<b>Year Total:</b>	<b>199,605</b>	<b>212,099</b>	<b>236,676</b>	<b>306,006</b>	<b>106,638</b>	<b>257,065</b>	<b>99,532</b>	<b>390,898</b>	<b>154,070</b>	<b>157,158</b>

**The Plaza at Wood Creek  
RA Annual Expenditure Spread Sheet**

Description	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>Drainage</b>										
Rebuild creek bed									102,957	
<b>Drainage Total:</b>									<b>102,957</b>	
<b>Asphalt Driveways</b>										
Mill and overlay asphalt parking areas										
Sealcoat and crackfill			9,820			10,731			11,726	
<b>Asphalt Driveways Total:</b>			<b>9,820</b>			<b>10,731</b>			<b>11,726</b>	
<b>Concrete Surfaces</b>										
Remove and replace damaged sections			33,532							
Replace concrete sidewalks										
Replace plaza concrete deck										
Resurface parking garage surface					121,968					
Waterproof balcony deck surfaces										
<b>Concrete Surfaces Total:</b>			<b>33,532</b>		<b>121,968</b>					
<b>Retaining Walls</b>										
Repair or replace timber retaining walls										
<b>Retaining Walls Total:</b>										
<b>Stairs and Bridges</b>										
Rebuild the exterior stairways				31,084						
<b>Stairs and Bridges Total:</b>				<b>31,084</b>						
<b>Decks</b>										
Replace the deck and decking				74,009						
Replace the outdoor hot tub deck										
<b>Decks Total:</b>				<b>74,009</b>						
<b>Tennis Courts</b>										
Replace the tennis court fencing									169,673	
Replace the tennis court lights										
Resurface the tennis courts									102,957	
<b>Tennis Courts Total:</b>									<b>102,957</b>	<b>169,673</b>



**The Plaza at Wood Creek  
RA Annual Expenditure Spread Sheet**

Description	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>Landscaping</b>										
Replace timber planters						31,407				
<b>Landscaping Total:</b>						<b>31,407</b>				
<b>Stucco</b>										
Repair and paint stucco			311,367							
<b>Stucco Total:</b>			<b>311,367</b>							
<b>Entry Doors</b>										
Replace the Atrium glass windows		40,926								
Replace the commercial entry doors		46,507								
Replace the main entry doors		29,393								
<b>Entry Doors Total:</b>		<b>116,826</b>								
<b>Unit Doors</b>										
Replace the unit door hardware		19,208								
Replace the unit doors		175,612								
<b>Unit Doors Total:</b>		<b>194,819</b>								
<b>Chimneys</b>										
Replace the fire place flues										
<b>Chimneys Total:</b>										
<b>Windows</b>										
Replace the residential windows										
<b>Metal Railings</b>										
Rust proof and paint the metal railings							75,481			
<b>Metal Railings Total:</b>							<b>75,481</b>			
<b>Stairwells</b>										
Re-pair and rebuild the metal stairwells and balconies										
<b>Stairwells Total:</b>										

**The Plaza at Wood Creek  
RA Annual Expenditure Spread Sheet**

Description	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>EPDM Roofs</b>										
Install snow and ice melt systems										
Replace the low sloped roofs				1,136,786						
<b>EPDM Roofs Total:</b>				<b>1,136,786</b>						
<b>Metal Roofs</b>										
Replace the metal roofs							150,961			
<b>Metal Roofs Total:</b>							<b>150,961</b>			
<b>Interior Furnishings</b>										
Remodel the hallways										
Remodel the lobby Phase 2		93,015								
Remodel the main lobby								343,189		
Replace luggage carts							25,879			
<b>Interior Furnishings Total:</b>		<b>93,015</b>					<b>25,879</b>	<b>343,189</b>		
<b>Air Curtain</b>										
Replace air curtain at front entry				15,329						
<b>Air Curtain Total:</b>				<b>15,329</b>						
<b>Conference Room</b>										
Remodel the conference room										
<b>Conference Room Total:</b>										
<b>Laundry Room</b>										
Replace the commercial washer and dryer										
<b>Laundry Room Total:</b>										
<b>Lighting</b>										
Replace the common area lighting							94,220			
<b>Lighting Total:</b>							<b>94,220</b>			
<b>Bathrooms</b>										
Remodel the restrooms		55,809								
<b>Bathrooms Total:</b>		<b>55,809</b>								

**The Plaza at Wood Creek  
RA Annual Expenditure Spread Sheet**

Description	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>Sauna</b>										
Remodel the Sauna								62,196		
<b>Sauna Total:</b>								<b>62,196</b>		
<b>Steam Room</b>										
Remodel the Steam Room										
<b>Steam Room Total:</b>										
<b>Ski Lockers</b>										
Replace the ski lockers										
<b>Ski Lockers Total:</b>										
<b>Employee Housing</b>										
Remodel the employee one bedroom unit										
Remodel the employee studio units										
<b>Employee Housing Total:</b>										
<b>Boilers</b>										
Replace the boilers				236,830						
Replace the snowmelt boilers			134,127							
<b>Boilers Total:</b>			<b>134,127</b>	<b>236,830</b>						
<b>Circulation Pumps</b>										
Replace the heating and hotwater circulation pumps										
		15,626						18,115		
<b>Circulation Pumps Total:</b>		<b>15,626</b>						<b>18,115</b>		
<b>Water Heater</b>										
Replace the hot water storage tanks								9,705		
<b>Water Heater Total:</b>								<b>9,705</b>		
<b>Hot Tubs</b>										
Replace the hot tub heater				14,802						
Replace the hot water tank										8,248
Replace the indoor hot tub				24,670						
Replace the indoor hot tub tile flooring										

**The Plaza at Wood Creek  
RA Annual Expenditure Spread Sheet**

Description	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<i>Hot Tubs continued...</i>										
Replace the outdoor hot tub	37,025									
<b>Hot Tubs Total:</b>	<b>37,025</b>			<b>39,472</b>						<b>8,248</b>
Steam Generator										
Replace the steam generator							18,331			
<b>Steam Generator Total:</b>							<b>18,331</b>			
Air Handling Unit										
Replace or rebuild the air handling units										
<b>Air Handling Unit Total:</b>										
Sump Pumps										
Replace the sump pumps						10,469				
<b>Sump Pumps Total:</b>						<b>10,469</b>				
Valves and Tanks										
Replace valves and expansion tanks	6,321		6,706		7,115		7,548		8,008	
<b>Valves and Tanks Total:</b>	<b>6,321</b>		<b>6,706</b>		<b>7,115</b>		<b>7,548</b>		<b>8,008</b>	
Fire Panel										
Replace the fire panel										
<b>Fire Panel Total:</b>										
Fire Sprinkler										
Replace the sprinkler system components	14,449					16,750				
<b>Fire Sprinkler Total:</b>	<b>14,449</b>					<b>16,750</b>				
Elevator Controls										
Replace the elevator control systems										
Elevator Cabs										
Remodel the residential elevator cabs							86,264			
<b>Elevator Cabs Total:</b>							<b>86,264</b>			

**The Plaza at Wood Creek  
RA Annual Expenditure Spread Sheet**

<b>Description</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
Security Cameras										
Replace the security cameras and server							21,566			
<b>Security Cameras Total:</b>							<b>21,566</b>			
Phone System										
Replace the phone system										
<b>Phone System Total:</b>										
TV System										
Replace the TV system										
<b>TV System Total:</b>										
Wifi System										
Replace the building Wifi		45,153								
<b>Wifi System Total:</b>		<b>45,153</b>								
<b>Year Total:</b>	<b>102,948</b>	<b>476,096</b>	<b>510,881</b>	<b>518,181</b>	<b>129,082</b>	<b>163,576</b>	<b>413,850</b>	<b>62,196</b>	<b>568,836</b>	<b>177,921</b>

**The Plaza at Wood Creek  
RA Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2020</b>	
<b>Valves and Tanks</b>	
Replace valves and expansion tanks	3,500
<b>Wifi System</b>	
Replace the building Wifi	25,000
<b>Total for 2020</b>	<b>\$28,500</b>
<b>Replacement Year 2021</b>	
<b>Asphalt Driveways</b>	
Sealcoat and crackfill	5,279
<b>Concrete Surfaces</b>	
Waterproof balcony deck surfaces	10,939
<b>Unit Doors</b>	
Replace the unit door hardware	10,635
<b>Interior Furnishings</b>	
Remodel the lobby Phase 2	51,500
<b>Employee Housing</b>	
Remodel the employee one bedroom unit	7,210
Remodel the employee studio units	10,300
<b>Circulation Pumps</b>	
Replace the heating and hotwater circulation pumps	8,652
<b>Sump Pumps</b>	
Replace the sump pumps	5,150
<b>Total for 2021</b>	<b>\$109,664</b>
<b>Replacement Year 2022</b>	
<b>Concrete Surfaces</b>	
Waterproof balcony deck surfaces	11,267
<b>Stucco</b>	
Repair and paint stucco	172,396
<b>Metal Railings</b>	
Rust proof and paint the metal railings	37,131
<b>Stairwells</b>	
Re-pair and rebuild the metal stairwells and balconies	53,045
<b>Interior Furnishings</b>	
Remodel the hallways	159,135

**The Plaza at Wood Creek  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2022 continued...</i></b>	
Replace luggage carts	12,731
<b>Air Curtain</b>	
Replace air curtain at front entry	8,487
<b>Employee Housing</b>	
Remodel the employee one bedroom unit	7,426
Remodel the employee studio units	10,609
<b>Valves and Tanks</b>	
Replace valves and expansion tanks	3,713
<b>Security Cameras</b>	
Replace the security cameras and server	10,609
<b>Total for 2022</b>	<b>\$486,550</b>
<b>Replacement Year 2023</b>	
<b>Drainage</b>	
Rebuild creek bed	49,173
<b>Concrete Surfaces</b>	
Waterproof balcony deck surfaces	11,605
<b>Retaining Walls</b>	
Repair or replace timber retaining walls	34,421
<b>Stairs and Bridges</b>	
Rebuild the exterior stairways	17,210
<b>Decks</b>	
Replace the deck and decking	40,977
<b>Conference Room</b>	
Remodel the conference room	43,709
<b>Employee Housing</b>	
Remodel the employee one bedroom unit	7,649
Remodel the employee studio units	10,927
<b>Total for 2023</b>	<b>\$215,672</b>
<b>Replacement Year 2024</b>	
<b>Asphalt Driveways</b>	
Sealcoat and crackfill	5,768
<b>Concrete Surfaces</b>	
Resurface parking garage surface	67,531

**The Plaza at Wood Creek  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2024 continued...</i></b>	
Waterproof balcony deck surfaces	11,953
<b>Tennis Courts</b>	
Replace the tennis court fencing	81,037
Resurface the tennis courts	50,648
<b>Valves and Tanks</b>	
Replace valves and expansion tanks	3,939
<b>TV System</b>	
Replace the TV system	20,259
<b>Total for 2024</b>	<b><u>\$241,135</u></b>
 <b>Replacement Year 2025</b>	
<b>Concrete Surfaces</b>	
Replace concrete sidewalks	101,436
Waterproof balcony deck surfaces	12,311
<b>Landscaping</b>	
Replace timber planters	17,389
<b>Chimneys</b>	
Replace the fire place flues	157,082
<b>Lighting</b>	
Replace the common area lighting	52,167
<b>Hot Tubs</b>	
Replace the hot water tank	4,057
Replace the outdoor hot tub	23,765
<b>Air Handling Unit</b>	
Replace or rebuild the air handling units	35,937
<b>Fire Sprinkler</b>	
Replace the sprinkler system components	9,274
<b>Phone System</b>	
Replace the phone system	20,867
<b>Total for 2025</b>	<b><u>\$434,287</u></b>
 <b>Replacement Year 2026</b>	
<b>Concrete Surfaces</b>	
Waterproof balcony deck surfaces	12,681



**The Plaza at Wood Creek  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2026 continued...</i></b>	
<b>Bathrooms</b>	
Remodel the restrooms	35,822
<b>Circulation Pumps</b>	
Replace the heating and hotwater circulation pumps	10,030
<b>Valves and Tanks</b>	
Replace valves and expansion tanks	4,179
<b>Total for 2026</b>	<b><u>\$62,712</u></b>
 <b>Replacement Year 2027</b>	
<b>Asphalt Driveways</b>	
Sealcoat and crackfill	6,303
<b>Retaining Walls</b>	
Repair or replace timber retaining walls	38,741
<b>Sauna</b>	
Remodel the Sauna	34,436
<b>Total for 2027</b>	<b><u>\$79,481</u></b>
 <b>Replacement Year 2028</b>	
<b>Hot Tubs</b>	
Replace the hot tub heater	9,501
Replace the indoor hot tub	15,835
<b>Valves and Tanks</b>	
Replace valves and expansion tanks	4,434
<b>Total for 2028</b>	<b><u>\$29,769</u></b>
 <b>Replacement Year 2029</b>	
<b>Asphalt Driveways</b>	
Mill and overlay asphalt parking areas	133,739
<b>Hot Tubs</b>	
Replace the indoor hot tub tile flooring	42,405
<b>Sump Pumps</b>	
Replace the sump pumps	6,524
<b>Total for 2029</b>	<b><u>\$182,668</u></b>

**The Plaza at Wood Creek  
RA Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2030</b>	
<b>Asphalt Driveways</b>	
Sealcoat and crackfill	6,888
<b>Concrete Surfaces</b>	
Remove and replace damaged sections	23,519
<b>Tennis Courts</b>	
Replace the tennis court lights	30,104
<b>Metal Railings</b>	
Rust proof and paint the metal railings	47,037
<b>EPDM Roofs</b>	
Install snow and ice melt systems	26,878
<b>Interior Furnishings</b>	
Replace luggage carts	16,127
<b>Valves and Tanks</b>	
Replace valves and expansion tanks	4,704
<b>Fire Sprinkler</b>	
Replace the sprinkler system components	10,751
<b>Wifi System</b>	
Replace the building Wifi	33,598
<b>Total for 2030</b>	<b>\$199,605</b>
<b>Replacement Year 2031</b>	
<b>Retaining Walls</b>	
Repair or replace timber retaining walls	43,603
<b>Unit Doors</b>	
Replace the unit door hardware	14,292
<b>Interior Furnishings</b>	
Remodel the lobby Phase 2	69,212
<b>Circulation Pumps</b>	
Replace the heating and hotwater circulation pumps	11,628
<b>Water Heater</b>	
Replace the hot water storage tanks	6,229
<b>Steam Generator</b>	
Replace the steam generator	11,766

**The Plaza at Wood Creek  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2031 continued...</i></b>	
<b>Elevator Cabs</b>	
Remodel the residential elevator cabs	55,369
<b>Total for 2031</b>	<b><u>\$212,099</u></b>
 <b>Replacement Year 2032</b>	
<b>Stucco</b>	
Repair and paint stucco	231,686
<b>Valves and Tanks</b>	
Replace valves and expansion tanks	4,990
<b>Total for 2032</b>	<b><u>\$236,676</u></b>
 <b>Replacement Year 2033</b>	
<b>Asphalt Driveways</b>	
Sealcoat and crackfill	7,526
<b>Stairs and Bridges</b>	
Rebuild the exterior stairways	23,129
<b>Decks</b>	
Replace the deck and decking	55,070
<b>Interior Furnishings</b>	
Remodel the main lobby	220,280
<b>Total for 2033</b>	<b><u>\$306,006</u></b>
 <b>Replacement Year 2034</b>	
<b>Laundry Room</b>	
Replace the commercial washer and dryer	36,302
<b>Steam Room</b>	
Remodel the Steam Room	49,915
<b>Valves and Tanks</b>	
Replace valves and expansion tanks	5,294
<b>Security Cameras</b>	
Replace the security cameras and server	15,126
<b>Total for 2034</b>	<b><u>\$106,638</u></b>

**The Plaza at Wood Creek  
RA Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2035</b>	
<b>Retaining Walls</b>	
Repair or replace timber retaining walls	49,076
<b>Decks</b>	
Replace the outdoor hot tub deck	55,308
<b>Landscaping</b>	
Replace timber planters	23,370
<b>Fire Panel</b>	
Replace the fire panel	116,848
<b>Fire Sprinkler</b>	
Replace the sprinkler system components	12,464
<b>Total for 2035</b>	<b><u>\$257,065</u></b>
 <b>Replacement Year 2036</b>	
<b>Asphalt Driveways</b>	
Sealcoat and crackfill	8,224
<b>Tennis Courts</b>	
Resurface the tennis courts	72,212
<b>Circulation Pumps</b>	
Replace the heating and hotwater circulation pumps	13,480
<b>Valves and Tanks</b>	
Replace valves and expansion tanks	5,616
<b>Total for 2036</b>	<b><u>\$99,532</u></b>
 <b>Replacement Year 2037</b>	
<b>Stairwells</b>	
Re-pair and rebuild the metal stairwells and balconies	82,642
<b>Interior Furnishings</b>	
Remodel the hallways	247,927
<b>Sauna</b>	
Remodel the Sauna	46,280
<b>Hot Tubs</b>	
Replace the hot water tank	5,785
<b>Sump Pumps</b>	
Replace the sump pumps	8,264
<b>Total for 2037</b>	<b><u>\$390,898</u></b>

**The Plaza at Wood Creek  
RA Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2038</b>	
<b>Metal Railings</b>	
Rust proof and paint the metal railings	59,585
<b>Interior Furnishings</b>	
Replace luggage carts	20,429
<b>Conference Room</b>	
Remodel the conference room	68,097
<b>Valves and Tanks</b>	
Replace valves and expansion tanks	5,959
<b>Total for 2038</b>	<b><u>\$154,070</u></b>
 <b>Replacement Year 2039</b>	
<b>Asphalt Driveways</b>	
Sealcoat and crackfill	8,987
<b>Retaining Walls</b>	
Repair or replace timber retaining walls	55,235
<b>Ski Lockers</b>	
Replace the ski lockers	61,373
<b>TV System</b>	
Replace the TV system	31,563
<b>Total for 2039</b>	<b><u>\$157,158</u></b>
 <b>Replacement Year 2040</b>	
<b>Hot Tubs</b>	
Replace the outdoor hot tub	37,025
<b>Valves and Tanks</b>	
Replace valves and expansion tanks	6,321
<b>Fire Sprinkler</b>	
Replace the sprinkler system components	14,449
<b>Wifi System</b>	
Replace the building Wifi	45,153
<b>Total for 2040</b>	<b><u>\$102,948</u></b>
 <b>Replacement Year 2041</b>	
<b>Entry Doors</b>	
Replace the Atrium glass windows	40,926

**The Plaza at Wood Creek  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2041 continued...</i></b>	
Replace the commercial entry doors	46,507
Replace the main entry doors	29,393
<b>Unit Doors</b>	
Replace the unit door hardware	19,208
Replace the unit doors	175,612
<b>Interior Furnishings</b>	
Remodel the lobby Phase 2	93,015
<b>Bathrooms</b>	
Remodel the restrooms	55,809
<b>Circulation Pumps</b>	
Replace the heating and hotwater circulation pumps	15,626
<b>Total for 2041</b>	<b><u>\$476,096</u></b>
 <b>Replacement Year 2042</b>	
<b>Asphalt Driveways</b>	
Sealcoat and crackfill	9,820
<b>Concrete Surfaces</b>	
Remove and replace damaged sections	33,532
<b>Stucco</b>	
Repair and paint stucco	311,367
<b>Air Curtain</b>	
Replace air curtain at front entry	15,329
<b>Boilers</b>	
Replace the snowmelt boilers	134,127
<b>Valves and Tanks</b>	
Replace valves and expansion tanks	6,706
<b>Total for 2042</b>	<b><u>\$510,881</u></b>
 <b>Replacement Year 2043</b>	
<b>Stairs and Bridges</b>	
Rebuild the exterior stairways	31,084
<b>Decks</b>	
Replace the deck and decking	74,009
<b>EPDM Roofs</b>	
Replace the low sloped roofs	1,136,786

**The Plaza at Wood Creek  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2043 continued...</i></b>	
<b>Boilers</b>	
Replace the boilers	236,830
<b>Hot Tubs</b>	
Replace the hot tub heater	14,802
Replace the indoor hot tub	24,670
<b>Total for 2043</b>	<b><u>\$1,518,181</u></b>
 <b>Replacement Year 2044</b>	
<b>Concrete Surfaces</b>	
Resurface parking garage surface	121,968
<b>Valves and Tanks</b>	
Replace valves and expansion tanks	7,115
<b>Total for 2044</b>	<b><u>\$129,082</u></b>
 <b>Replacement Year 2045</b>	
<b>Asphalt Driveways</b>	
Sealcoat and crackfill	10,731
<b>Landscaping</b>	
Replace timber planters	31,407
<b>Lighting</b>	
Replace the common area lighting	94,220
<b>Sump Pumps</b>	
Replace the sump pumps	10,469
<b>Fire Sprinkler</b>	
Replace the sprinkler system components	16,750
<b>Total for 2045</b>	<b><u>\$163,576</u></b>
 <b>Replacement Year 2046</b>	
<b>Metal Railings</b>	
Rust proof and paint the metal railings	75,481
<b>Metal Roofs</b>	
Replace the metal roofs	150,961
<b>Interior Furnishings</b>	
Replace luggage carts	25,879

**The Plaza at Wood Creek  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2046 continued...</i></b>	
<b>Circulation Pumps</b>	
Replace the heating and hotwater circulation pumps	18,115
<b>Water Heater</b>	
Replace the hot water storage tanks	9,705
<b>Steam Generator</b>	
Replace the steam generator	18,331
<b>Valves and Tanks</b>	
Replace valves and expansion tanks	7,548
<b>Elevator Cabs</b>	
Remodel the residential elevator cabs	86,264
<b>Security Cameras</b>	
Replace the security cameras and server	21,566
<b>Total for 2046</b>	<b>\$413,850</b>
<b>Replacement Year 2047</b>	
<b>Sauna</b>	
Remodel the Sauna	62,196
<b>Total for 2047</b>	<b>\$62,196</b>
<b>Replacement Year 2048</b>	
<b>Drainage</b>	
Rebuild creek bed	102,957
<b>Asphalt Driveways</b>	
Sealcoat and crackfill	11,726
<b>Tennis Courts</b>	
Resurface the tennis courts	102,957
<b>Interior Furnishings</b>	
Remodel the main lobby	343,189
<b>Valves and Tanks</b>	
Replace valves and expansion tanks	8,008
<b>Total for 2048</b>	<b>\$568,836</b>
<b>Replacement Year 2049</b>	
<b>Tennis Courts</b>	
Replace the tennis court fencing	169,673



**The Plaza at Wood Creek  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2049 continued...</i></b>	
<b>Hot Tubs</b>	
Replace the hot water tank	8,248
<b>Total for 2049</b>	<u><b>\$177,921</b></u>

**The Plaza at Wood Creek  
RA Final Reserve Study Summary**

Report Date	April 14, 2021
Budget Year Beginning	November 1, 2020
Budget Year Ending	October 31, 2021

***Report Parameters***

Inflation	3.00%
Interest Rate on Reserve Deposit	1.00%
2020 Beginning Balance	\$176,230

***Final Funding Model Summary of Calculations***

Required Month Contribution	\$2,500.00
Average Net Month Interest Earned	<u>\$137.26</u>
Total Month Allocation to Reserves	\$2,637.26

**The Plaza at Wood Creek  
RA Final Reserve Study Projection**

Beginning Balance: \$176,230

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2020	30,000	1,647	28,500	179,377	1,870,463	10%
2021	145,000	1,488	109,664	216,201	2,034,686	11%
<i>2022</i>		<i>420,000</i>		<i>2022 Additional Funds Needed</i>		
2022	159,500	2,370	486,550	311,521	1,831,436	17%
2023	175,450	1,916	215,672	273,216	1,893,234	14%
2024	192,995	1,371	241,135	226,447	1,940,852	12%
2025	212,295		434,287	4,454	1,801,897	0%
2026	233,524	684	62,712	175,950	2,035,939	9%
2027	256,876	2,365	79,481	355,711	2,267,389	16%
2028	282,564	4,810	29,769	613,315	2,564,554	24%
2029	310,820	6,015	182,668	747,482	2,720,941	27%
2030	341,902	7,362	199,605	897,141	2,873,098	31%
2031	376,093	8,925	212,099	1,070,060	3,025,234	35%
2032	413,702	10,620	236,676	1,257,706	3,165,151	40%
2033	455,072	12,033	306,006	1,418,805	3,246,646	44%
2034	500,579	15,902	106,638	1,828,649	3,545,920	52%
2035	500,579	18,508	257,065	2,090,671	3,708,585	56%
2036	500,579	22,723	99,532	2,514,441	4,048,020	62%
2037	500,579	24,053	390,898	2,648,175	4,107,452	64%
2038	500,579	27,775	154,070	3,022,460	4,422,818	68%
2039	500,579	31,504	157,158	3,397,385	4,740,766	72%
2040	500,579	35,816	102,948	3,830,832	5,134,503	75%
2041	500,579	36,421	476,096	3,891,737	5,166,437	75%
2042	500,579	36,684	510,881	3,918,119	5,174,548	76%
2043	500,579	26,829	1,518,181	2,927,346	4,156,763	70%
2044	500,579	30,831	129,082	3,329,674	4,550,937	73%
2045	500,579	34,526	163,576	3,701,203	4,933,481	75%
2046	500,579	35,744	413,850	3,823,677	5,082,154	75%
2047	500,579	40,507	62,196	4,302,568	5,610,299	77%
2048	500,579	40,229	568,836	4,274,540	5,645,642	76%
2049	500,579	43,874	177,921	4,641,073	6,098,276	76%