

**SAMPLE Condominium Association  
Analysis of Capital Expenditure Needs**

6/15/08

ITEM DESCRIPTION	ESTIMATED 2005 REPLACEMENT COST	TOTALS BY YEAR	PROJECTED REMAINING LIFE	ESTIMATED FUTURE REPLACEMENT COST AT A 3% INFLATION	DISCOUNTED PRESENT RESERVE NEEDED AT 3% ANNUAL RETURN	AVERAGE PER UNIT
Copper Pipe Replacement - Current	5,000.00		0	5,000.00	5,000.00	38.46
Party Room Furniture	9,000.00		0	9,000.00	9,000.00	69.23
Hallway Carpeting (2 through 13)	42,000.00		0	42,000.00	42,000.00	323.08
Air Conditioning Cooling Tower	38,000.00		0	38,000.00	38,000.00	292.31
Penthouse Hallway Carpet	2,000.00		0	2,000.00	2,000.00	15.38
Overhead Garage Door - Small	2,500.00		0	2,500.00	2,500.00	19.23
		<b>98,500.00</b>				
Pool Heater	3,500.00		1	3,605.00	3,395.00	26.92
Party Room Carpeting	3,000.00		1	3,090.00	2,910.00	23.08
		<b>6,500.00</b>				
Parking Lot Seal Coating 1/2	3,500.00		2	3,710.00	3,290.00	26.92
Parking Lot Drain Line	3,000.00		2	3,180.00	2,820.00	23.08
		<b>6,500.00</b>				
Parking Lot Seal Coating 1/2	3,500.00		3	3,815.00	3,185.00	26.92
Concrete Walks - Front Circle	12,000.00		3	13,080.00	10,920.00	92.31
Hot Water Boilers - Heating #1	26,000.00		3	28,340.00	23,660.00	200.00
Landscaping Improvements	3,500.00		3	3,815.00	3,185.00	26.92
Pool Cover(s)	2,400.00		3	2,616.00	2,184.00	18.46
Basement Walk Off Mats	3,000.00		3	3,270.00	2,730.00	23.08
Cold Water Circulating Pump	3,000.00		3	3,270.00	2,730.00	23.08
		<b>53,400.00</b>				

Parking Lot Re-Paving 1/2	22,000.00	4	24,640.00	19,360.00	169.23
Basement Paint & Miscellaneous	2,500.00	4	2,800.00	2,200.00	19.23
Party Room Appliances	1,500.00	4	1,680.00	1,320.00	11.54
Hallway Make-Up Air System	12,500.00	4	14,000.00	11,000.00	96.15
Building Sealing/Painting	25,000.00	4	28,000.00	22,000.00	192.31
			<b>63,500.00</b>		
Hot Water Boilers - Heating #2	26,000.00	5	29,900.00	22,100.00	200.00
Pool Deck	22,000.00	5	25,300.00	18,700.00	169.23
Landscaping Improvements	3,500.00	5	4,025.00	2,975.00	26.92
Parking Lot Re-Paving 1/2	22,000.00	5	25,300.00	18,700.00	169.23
Air Conditioning Chiller	50,000.00	5	57,500.00	42,500.00	384.62
Hallway Wallpaper (2 through 13)	55,000.00	5	63,250.00	46,750.00	423.08
Hot Water Boilers - Domestic Water #1	17,000.00	5	19,550.00	14,450.00	130.77
Laundry Vent Fan	1,100.00	5	1,265.00	935.00	8.46
Basement Floor Tile	3,500.00	5	4,025.00	2,975.00	26.92
Lobby Wallpaper	9,300.00	5	10,695.00	7,905.00	71.54
Overhead Garage Door - Large	2,000.00	5	2,300.00	1,700.00	15.38
			<b>211,400.00</b>		
Basement Redecorating	9,600.00	6	11,328.00	7,872.00	73.85
Building Roof	94,000.00	6	110,920.00	77,080.00	723.08
Pool Building Roof	4,300.00	6	5,074.00	3,526.00	33.08
			<b>107,900.00</b>		
Rubbish Compactor	15,000.00	7	18,150.00	11,850.00	115.38
Landscaping Improvements	3,500.00	7	4,235.00	2,765.00	26.92
Lobby: Furniture	12,500.00	7	15,125.00	9,875.00	96.15
Lock & Key Replacement	4,100.00	7	4,961.00	3,239.00	31.54
CCTV System (Cameras & Recorder	13,000.00	7	15,730.00	10,270.00	100.00
			<b>48,100.00</b>		

Elevator Cabs, Controls & Cables	125,000.00		8	155,000.00	95,000.00	961.54
Iniercom System	3,500.00		8	4,340.00	2,660.00	26.92
Power Ram for Rubbish Removal	3,000.00		8	3,720.00	2,280.00	23.08
		<b>131,500.00</b>				
Landscaping Improvements	3,500.00		9	4,445.00	2,555.00	26.92
Balcony Renovation	250,000.00		9	317,500.00	182,500.00	1,923.08
		<b>253,500.00</b>				
Pool (Bowl and Equipment)	40,000.00		10	52,000.00	28,000.00	307.69
Lobby Tile	25,000.00		10	32,500.00	17,500.00	192.31
Garage Roof	35,000.00		10	45,500.00	24,500.00	269.23
		<b>100,000.00</b>				
Hot Water Boilers - Domestic Water #2	17,000.00		12	23,120.00	10,880.00	130.77
		<b>17,000.00</b>				
Fire Alarm System	22,000.00		15	31,900.00	12,100.00	169.23
Copper Pipe Replacement - Future	350,000.00		15	507,500.00	192,500.00	2,692.31
Drain Line Replacement	450,000.00		15	652,500.00	247,500.00	3,461.54
		<b>822,000.00</b>				
<b>TOTALS</b>	<b>1,919,800.00</b>	<b>1,919,800.00</b>		<b>2,500,069.00</b>	<b>1,339,531.00</b>	<b>14,767.69</b>