

Park Place Condominium Capital Improvement Plan

Summary Page

Reserve Beginning Balance @ 12.31.14													\$128,872	
	<u>Building Exterior</u>	<u>Building Interior</u>	<u>Mechanical</u>	<u>Life Safety</u>	<u>Grounds</u>	<u>Mgmt fee</u>	<u>Total Budget</u>	<u>Actual Reserve Spent</u>	<u>Variance to budget</u>	<u>Reserve Contribution Plan</u>	<u>Additional</u>	<u>Reserve Cash Net Activity</u>	<u>Notes on Contribution Adjustment</u>	<u>Reserve Bal at Yr End</u>
										6.25^/year				\$128,872
2015	\$20,000	\$0	\$0	\$0	\$0		\$20,000	\$28,534	(\$8,534)	\$30,000	\$2,004	\$3,470	Interest, working capital	\$132,343
2016	\$20,350	\$0	\$0	\$0	\$0		\$20,350	\$14,524	\$5,826	\$36,000	\$10,838	\$32,314	(10K 2016 budget)(4125 add rsrv)(2364 Adj), Interest inc., working cap.	\$164,657
2017	\$27,675	\$8,050	\$0	\$0	\$0		\$35,725	\$27,708	\$8,017	\$36,000	\$1,721	\$10,013	\$3255 better than 40Yr plan, Interest inc., working cap.	\$174,670
2018	\$27,763	\$8,186	\$0	\$0	\$0		\$35,949	\$5,136	\$30,813	\$42,000	\$67,107	\$103,971	\$40K Pkg Spot; -\$5K Due to FYE 17; \$15K Roof	\$278,641
2019	\$5,350	\$24,372	\$2,675	\$0	\$0	\$4,123	\$36,521	\$29,732	\$6,789	\$43,200	\$4,756	\$18,224	Prior yr exp for Roof fans \$15.6K pd in 2019 and interest on account	\$296,865
2020	\$5,438	\$24,771	\$2,719	\$0	\$0	\$3,293	\$36,220	\$0	\$36,220	\$45,900	(\$27,841)	\$18,059	\$25k loan from Reserve Account for Garage Repairs, Sump Pump Repairs, Fire Inspection Repairs, Elevator Repairs, Lobby Leak, Legal fees	\$314,924
2021	\$0	\$25,169	\$7,183	\$0	\$0	\$0	\$32,352	\$16,597	\$15,755	\$48,769	(\$8,075)	\$24,096	Start of Renovations- Sconces (Prediletto), Hallway renovations (Sensory Six), Lighting (Wolberg)	\$339,021
2022	\$0	\$42,406	\$52,196	\$11,225	\$7,858	\$5,113	\$118,798	\$131,212	(\$12,415)	\$51,817	(\$10,405)	(\$89,801)	Transfer \$150k from reserves to open 2 CDs \$50k and \$100K; connect generator to sump pump, custom mats with logo, garage striping, wall sconces, paint walls, ceilings, rails, moulding, trim, replace LVT in vestibules, replace carpet in hallways	\$249,220
2023	\$22,800	\$31,667	\$36,480	\$0	\$0		\$90,947	\$32,778	\$58,169	\$55,055	\$3,336	\$25,614	Paint building exterior; \$25k loan paid back	\$274,834
2024	\$23,150	\$32,153	\$37,040	\$0	\$0		\$92,343	\$0		\$58,496				\$333,330
2025	\$23,500	\$9,139	\$4,700	\$0	\$0		\$37,339	\$0		\$62,152				\$395,482
2026	\$23,850	\$0	\$0	\$0	\$0		\$23,850	\$0		\$66,037				\$461,519
2027	\$102,850	\$9,411	\$10,804	\$48,400	\$0		\$171,465	\$0		\$70,164				\$531,683
2028	\$67,513	\$9,547	\$6,664	\$0	\$0		\$83,723	\$0		\$74,549				\$606,233
2029	\$68,475	\$9,683	\$6,759	\$0	\$0		\$84,917	\$0		\$79,209				\$685,442
2030	\$69,438	\$9,819	\$6,854	\$0	\$0		\$86,111	\$0		\$84,159				\$769,601
2031	\$89,600	\$29,156	\$8,869	\$0	\$0		\$127,624	\$0		\$89,419				\$859,020
2032	\$34,059	\$38,925	\$5,097	\$0	\$0		\$78,082	\$0		\$95,008				\$954,028
2033	\$34,519	\$39,450	\$5,166	\$0	\$0		\$79,135	\$0		\$100,946				\$1,054,974
2034	\$34,978	\$39,975	\$3,331	\$0	\$0		\$78,284	\$0		\$107,255				\$1,162,229
2035	\$8,438	\$40,500	\$5,400	\$0	\$0		\$54,338	\$0		\$113,959				\$1,276,188
2036	\$0	\$30,389	\$5,470	\$0	\$0		\$35,859	\$0		\$121,081				\$1,397,269
2037	\$6,925	\$41,550	\$171,740	\$13,850	\$27,008		\$261,073	\$0		\$128,648				\$1,525,917
2038	\$7,013	\$28,050	\$157,080	\$0	\$17,531		\$209,674	\$0		\$136,689				\$1,662,606
2039	\$35,500	\$28,400	\$130,640	\$0	\$0		\$194,540	\$0		\$145,232				\$1,807,838
2040	\$35,938	\$21,563	\$0	\$0	\$0		\$57,500	\$0		\$154,309				\$1,962,147
2041	\$29,100	\$11,317	\$0	\$0	\$0		\$40,417	\$0		\$163,953				\$2,126,101
2042	\$29,450	\$11,453	\$0	\$0	\$0		\$40,903	\$0		\$174,200				\$2,300,301
2043	\$0	\$26,489	\$0	\$0	\$0		\$26,489	\$0		\$185,088				\$2,485,389
2044	\$0	\$26,800	\$0	\$0	\$0		\$26,800	\$0		\$196,656				\$2,682,045
2045	\$0	\$27,111	\$0	\$0	\$0		\$27,111	\$0		\$208,947				\$2,890,992
2046	\$0	\$15,425	\$0	\$0	\$0		\$15,425	\$0		\$222,006				\$3,112,998
2047	\$0	\$15,600	\$0	\$0	\$0		\$15,600	\$0		\$235,882				\$3,348,880