

ASPEN MILL PROFESSIONAL BUILDING



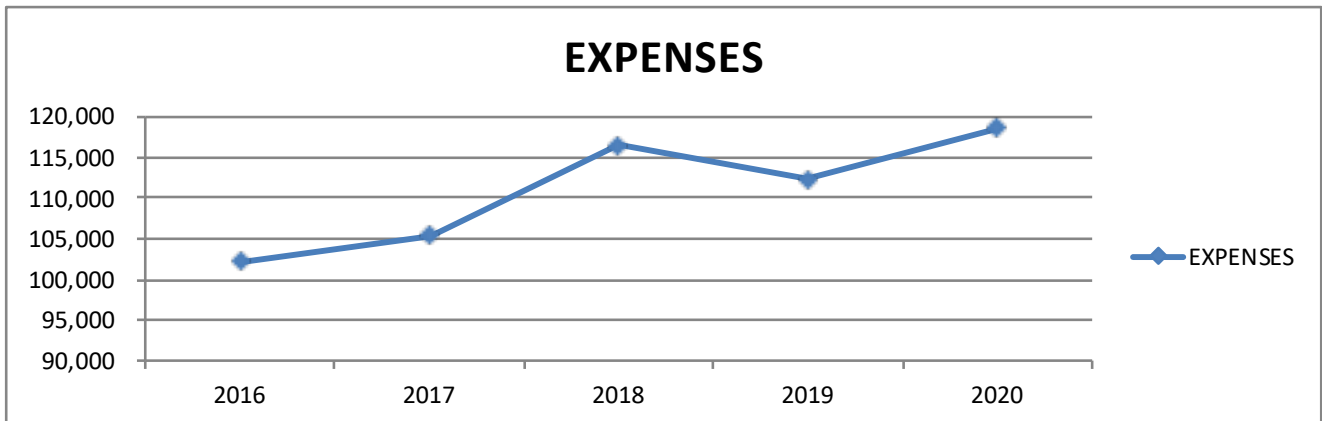
2020 Operating Budget

Draft for Review



Aspen Mill

	2016 Actual	2017 Actual	2018 Actual	2019 Reproj.	2020 Budget
<u>REVENUE</u>					
Condominium Fee	\$ 117,000	\$ 117,846	\$ 120,000	\$ 123,000	\$ 123,000
Reserve Contributions	\$ 47,988	\$ 52,700	\$ 56,868	\$ 78,537	\$ 91,650
Other	\$ -	\$ 312	\$ 305	\$ 115	\$ 36
TOTAL REVENUE	\$ 164,988	\$ 170,858	\$ 177,173	\$ 201,652	\$ 214,686
<u>EXPENSES</u>					
Utilities	\$ 12,243	\$ 13,831	\$ 11,675	\$ 11,984	\$ 13,000
Labor	\$ 6,923	\$ 6,403	\$ 6,483	\$ 7,150	\$ 7,200
Janitorial	\$ 24,756	\$ 25,329	\$ 27,805	\$ 29,145	\$ 27,672
Repair & Maintenance	\$ 35,786	\$ 29,920	\$ 44,235	\$ 37,878	\$ 34,637
Administration	\$ 22,406	\$ 29,857	\$ 26,343	\$ 26,179	\$ 30,410
Expense Contingency @ 5%					\$ 5,646
TOTAL EXPENSES	\$ 102,113	\$ 105,339	\$ 116,541	\$ 112,335	\$ 118,565
NET OPERATING INCOME (Condo Fee less Total Expenses)					\$ 4,435



SUMMARY NOTES FOR 2020 BUDGET

- Condominium Fees Remain the same
- Reserves Remain the same per Mid-year 2019 adjustment
- Elevator Project to Commence in January (Post holidays)
- Water Proofing to be bid and done 3rd quarter
- Concrete work to commence in spring.

ASPEN MILL

	2016	2017	2018	2019 Reproj	2020 BUDGET	20 vs 19	% Chg.	4 yr Avg.	20 v 4yr
REVENUES									
Condominium Fee	\$ 117,000	\$ 117,846	\$ 120,000	\$ 123,000	\$ 123,000	\$ -	0%	\$ 119,462	\$ 3,539
Contribution to Reserves	\$ 47,988	\$ 52,700	\$ 56,868	\$ 78,537	\$ 91,650	\$ 13,113	17%	\$ 59,023	\$ 32,627
Other Income		\$ 312	\$ 305	\$ 115	\$ 36				
TOTAL REVENUES	\$ 164,988	\$ 170,858	\$ 177,173	\$ 201,652	\$ 214,686	\$ 13,034	6%	\$ 178,668	\$ 36,018
EXPENSES									
Electricity	\$ 11,692	\$ 10,991	\$ 11,274	\$ 10,651	\$ 12,000	\$ 1,349	13%	\$ 11,152	\$ 848
Water & Sewer	\$ 551	\$ 2,840	\$ 401	\$ 1,333	\$ 1,000	\$ (333)	-25%	\$ 1,281	\$ (281)
UTILITES SUBTOTAL	\$ 12,243	\$ 13,831	\$ 11,675	\$ 11,984	\$ 13,000	\$ 1,016	8%	\$ 12,433	\$ 567
Building Manager	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -
Maintenance	\$ 6,923	\$ 6,403	\$ 6,483	\$ 7,150	\$ 7,200	\$ 50	1%	\$ 8,986	\$ (1,786)
LABOR SUBTOTAL	\$ 6,923	\$ 6,403	\$ 6,483	\$ 7,150	\$ 7,200	\$ 50	1%	\$ 8,986	\$ (1,786)
Janitorial	\$ 12,000	\$ 12,000	\$ 12,300	\$ 12,600	\$ 12,900	\$ 300	2%	\$ 12,225	\$ 675
Carpet Cleaning	\$ 1,193	\$ 1,145	\$ 1,325	\$ 1,407	\$ 1,272	\$ (135)	-10%	\$ 1,267	\$ 5
Trash Removal	\$ 11,563	\$ 12,184	\$ 14,180	\$ 15,138	\$ 13,500	\$ (1,638)	-11%	\$ 13,266	\$ 234
Window Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -
JANITORIAL SUBTOTAL	\$ 24,756	\$ 25,329	\$ 27,805	\$ 29,145	\$ 27,672	\$ (1,473)	-5%	\$ 26,759	\$ 913
Electrical Maintenance	\$ 1,290	\$ 989	\$ 1,180	\$ 2,941	\$ 1,000	\$ (1,941)	-66%	\$ 1,600	\$ (600)
Electrical Supplies - Bulbs	\$ -	\$ 292	\$ 182	\$ 1,109	\$ 300	\$ (809)		\$ 396	\$ (96)
Fire Safety Systems	\$ 1,236	\$ 893	\$ 1,136	\$ 842	\$ 952	\$ 110	13%	\$ 1,027	\$ (75)
Exterior Landscaping	\$ 8,670	\$ 10,610	\$ 10,025	\$ 10,855	\$ 10,300	\$ (555)	-5%	\$ 10,040	\$ 260
Parking Lot Repair/Maint.	\$ 4,463	\$ 2,912	\$ 3,412	\$ 2,932	\$ 3,035	\$ 103	4%	\$ 3,430	\$ (395)
Snow Removal	\$ 10,358	\$ 2,694	\$ 11,336	\$ 10,465	\$ 12,300	\$ 1,835	18%	\$ 8,713	\$ 3,587
H.V.A.C. Maintenance	\$ 1,875	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 469	\$ (469)
Roof Repairs/Supplies	\$ 2,559	\$ 1,436	\$ 8,098	\$ 4,093	\$ 2,000	\$ (2,093)	-51%	\$ 4,047	\$ (2,047)
Painting Repairs/Supplies	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ 250		\$ -	\$ 250
Plumbing Repairs/Supplies	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ 1,200		\$ -	\$ 1,200
General Repairs/Supplies	\$ 1,527	\$ 5,736	\$ 4,952	\$ 1,432	\$ 3,300	\$ 1,868	130%	\$ 3,412	\$ (112)
Elevator	\$ 3,258	\$ 3,365	\$ 3,521	\$ 3,209	\$ -	\$ (3,209)	-100%	\$ 3,338	\$ (3,338)
Elevator Other	\$ 551	\$ 993	\$ 393	\$ -	\$ -	\$ -		\$ 484	\$ (484)
REP. & MAINT. SUBTOTAL	\$ 35,786	\$ 29,920	\$ 44,235	\$ 37,878	\$ 34,637	\$ (3,241)	-9%	\$ 36,955	\$ (2,318)
Accounting - Operations	\$ -	\$ 1,375	\$ 1,395	\$ 1,440	\$ 1,500	\$ 60	4%	\$ 1,053	\$ 448
Management Fee	\$ 12,729	\$ 15,014	\$ 14,400	\$ 15,000	\$ 15,600	\$ 600	4%	\$ 14,286	\$ 1,314
Admin. Supplies	\$ 69	\$ 71	\$ 77	\$ 42	\$ 60	\$ 19	45%	\$ 65	\$ (5)
Telephone	\$ 2,110	\$ 2,747	\$ 2,915	\$ 2,826	\$ 3,000	\$ 174	6%	\$ 2,649	\$ 351
Insurance	\$ 6,946	\$ 7,249	\$ 7,556	\$ 6,871	\$ 7,750	\$ 879	13%	\$ 7,156	\$ 595
Other Professional Fees	\$ 551	\$ 3,401	\$ -	\$ -	\$ 2,500	\$ 2,500		\$ 988	\$ 1,512
ADMIN. SUBTOTAL	\$ 22,406	\$ 29,857	\$ 26,343	\$ 26,179	\$ 30,410	\$ 4,232	16%	\$ 26,196	\$ 4,214
TOTAL EXPENSES	\$ 102,113	\$ 105,339	\$ 116,541	\$ 112,335	\$ 112,919	\$ 584	1%	\$ 109,082	\$ 3,837
Contingency		Percent of Total Expenses.....		5.0%	\$ 5,646				
Total Budgeted Expenses including Contingency					\$ 118,565				
NET OPERATING INCOME	\$ 14,887	\$ 12,818	\$ 3,764	\$ 10,780	\$ 4,471				

2020 REVENUE

Monthly Total Need **\$ 10,250**

CONDOMINIUM FEE

	%	S.F.	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
MRM Realty	8.59%	1,997	\$ 880	\$ 880	\$ 880	\$ 880	\$ 880	\$ 880	\$ 880	\$ 880	\$ 880	\$ 880	\$ 880	\$ 880	\$ 10,566
William B. Hilliard Jr.	4.30%	999	\$ 441	\$ 441	\$ 441	\$ 441	\$ 441	\$ 441	\$ 441	\$ 441	\$ 441	\$ 441	\$ 441	\$ 441	\$ 5,289
Hijunior Properties LLC	4.26%	990	\$ 437	\$ 437	\$ 437	\$ 437	\$ 437	\$ 437	\$ 437	\$ 437	\$ 437	\$ 437	\$ 437	\$ 437	\$ 5,240
Regina George	7.06%	1,643	\$ 724	\$ 724	\$ 724	\$ 724	\$ 724	\$ 724	\$ 724	\$ 724	\$ 724	\$ 724	\$ 724	\$ 724	\$ 8,684
Meher LLC	4.25%	989	\$ 436	\$ 436	\$ 436	\$ 436	\$ 436	\$ 436	\$ 436	\$ 436	\$ 436	\$ 436	\$ 436	\$ 436	\$ 5,228
Jennifer Wise	16.90%	3,929	\$ 1,732	\$ 1,732	\$ 1,732	\$ 1,732	\$ 1,732	\$ 1,732	\$ 1,732	\$ 1,732	\$ 1,732	\$ 1,732	\$ 1,732	\$ 1,732	\$ 20,787
RMJ Partnership LLP	33.57%	7,778	\$ 3,441	\$ 3,441	\$ 3,441	\$ 3,441	\$ 3,441	\$ 3,441	\$ 3,441	\$ 3,441	\$ 3,441	\$ 3,441	\$ 3,441	\$ 3,441	\$ 41,291
RMJ (202 & 204)	8.46%	1,966	\$ 867	\$ 867	\$ 867	\$ 867	\$ 867	\$ 867	\$ 867	\$ 867	\$ 867	\$ 867	\$ 867	\$ 867	\$ 10,406
Abigail Disalvo	4.16%	968	\$ 426	\$ 426	\$ 426	\$ 426	\$ 426	\$ 426	\$ 426	\$ 426	\$ 426	\$ 426	\$ 426	\$ 426	\$ 5,117
Chadwick Inc.	8.45%	1,990	\$ 866	\$ 866	\$ 866	\$ 866	\$ 866	\$ 866	\$ 866	\$ 866	\$ 866	\$ 866	\$ 866	\$ 866	\$ 10,394
1		23,249	\$ 10,250	\$ 10,250	\$ 10,250	\$ 10,250	\$ 10,250	\$ 10,250	\$ 10,250	\$ 10,250	\$ 10,250	\$ 10,250	\$ 10,250	\$ 10,250	\$ 123,000

Monthly Total Need **\$ 7,638**

RESERVE CONTRIBUTION

	%	S.F.	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
MRM Realty	8.59%	1,997	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ 7,873
William B. Hilliard Jr.	4.30%	999	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 328	\$ 3,941
Hijunior Properties LLC	4.26%	990	\$ 325	\$ 325	\$ 325	\$ 325	\$ 325	\$ 325	\$ 325	\$ 325	\$ 325	\$ 325	\$ 325	\$ 325	\$ 3,904
Regina George	7.06%	1,643	\$ 539	\$ 539	\$ 539	\$ 539	\$ 539	\$ 539	\$ 539	\$ 539	\$ 539	\$ 539	\$ 539	\$ 539	\$ 6,470
Meher LLC	4.25%	989	\$ 325	\$ 325	\$ 325	\$ 325	\$ 325	\$ 325	\$ 325	\$ 325	\$ 325	\$ 325	\$ 325	\$ 325	\$ 3,895
Jennifer Wise	16.90%	3,929	\$ 1,291	\$ 1,291	\$ 1,291	\$ 1,291	\$ 1,291	\$ 1,291	\$ 1,291	\$ 1,291	\$ 1,291	\$ 1,291	\$ 1,291	\$ 1,291	\$ 15,489
RMJ Partnership LLP	33.57%	7,778	\$ 2,564	\$ 2,564	\$ 2,564	\$ 2,564	\$ 2,564	\$ 2,564	\$ 2,564	\$ 2,564	\$ 2,564	\$ 2,564	\$ 2,564	\$ 2,564	\$ 30,767
RMJ (202 & 204)	8.46%	1,966	\$ 646	\$ 646	\$ 646	\$ 646	\$ 646	\$ 646	\$ 646	\$ 646	\$ 646	\$ 646	\$ 646	\$ 646	\$ 7,754
Abigail Disalvo	4.16%	968	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 318	\$ 3,813
Chadwick Inc.	8.45%	1,990	\$ 645	\$ 645	\$ 645	\$ 645	\$ 645	\$ 645	\$ 645	\$ 645	\$ 645	\$ 645	\$ 645	\$ 645	\$ 7,744
1		23,249	\$ 7,638	\$ 7,638	\$ 7,638	\$ 7,638	\$ 7,638	\$ 7,638	\$ 7,638	\$ 7,638	\$ 7,638	\$ 7,638	\$ 7,638	\$ 7,638	\$ 91,650

ASPEN MILL REVENUE (2020)

Condominium Fee						
		Avg. / Unit	\$ 436	\$ 10,250	Total / month	
	Suite #	# of Suites	Exh B		Monthly / Owner	Annual
MRM Realty	101	2	8.59%		880	\$ 10,566
William B. Hilliard Jr.	102	1	4.30%		441	\$ 5,289
Hijumior Properties LLC	104	1	4.26%		437	\$ 5,240
Regina George	105 / 107	1.5	7.06%		724	\$ 8,684
Meher LLC	106	1	4.25%		436	\$ 5,228
Jennifer Wise	108/205/206/207	4	16.90%		1732	\$ 20,787
RMJ Partnership LLP	201/203/301/302/304	8	33.57%		3441	\$ 41,291
RMJ Partnership LLP	202/204	2	8.46%		867	\$ 10,406
Abigail Disalvo	208	1	4.16%		426	\$ 5,117
Chadwick Inc.	306/308	2	8.45%		866	\$ 10,394
		23.5	100.00%		\$ 10,250	\$ 123,000
					Annual	

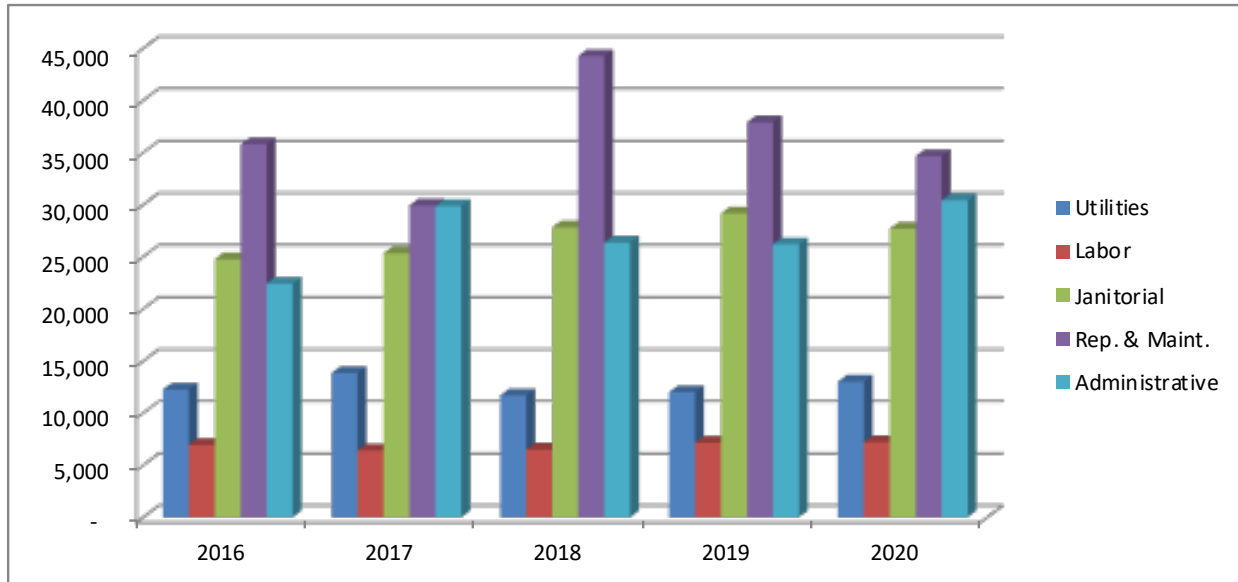
Reserve Fund						
		Avg. / Unit	\$ 325	\$ 7,638	Total / month	
	Suite #	# of Suites	Exh B		Monthly / Owner	Annual
MRM Realty	101	2	8.59%		\$ 656	\$ 7,873
William B. Hilliard Jr.	102	1	4.30%		\$ 328	\$ 3,941
Hijumior Properties LLC	104	1	4.26%		\$ 325	\$ 3,904
Regina George	105 / 107	1.5	7.06%		\$ 539	\$ 6,470
Meher LLC	106	1	4.25%		\$ 325	\$ 3,895
Jennifer Wise	108/205/206/207	4	16.90%		\$ 1,291	\$ 15,489
RMJ Partnership LLP	201/203/301/302/304	8	33.57%		\$ 2,564	\$ 30,767
RMJ Partnership LLP	202/204	2	8.46%		\$ 646	\$ 7,754
Abigail Disalvo	208	1	4.16%		\$ 318	\$ 3,813
Chadwick Inc.	306/308	2	8.45%		\$ 645	\$ 7,744
		23.5	100%		\$ 7,638	\$ 91,650

2018 Am't / Unit \$ **202.00**
 Percent Reserve Escalator **61.00%**

Amount for 2019 \$ **325** Adjusted as of July 1st 2019 (Old amount was \$232)

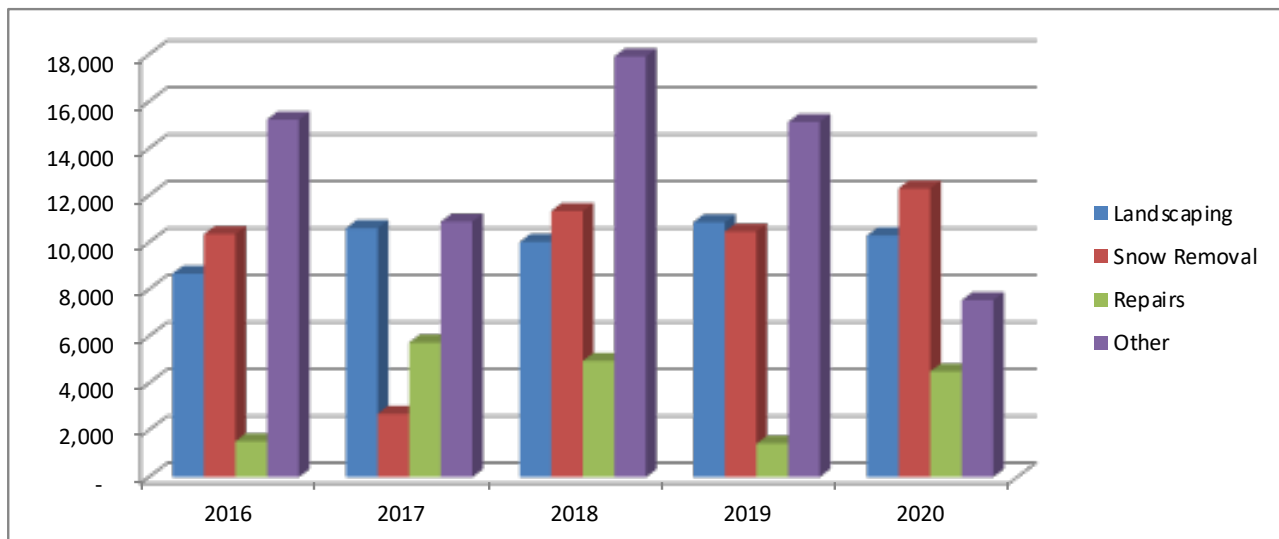
	2016	2017	2018	2019	2020
Utilities	12,243	13,831	11,675	11,984	13,000
Labor	6,923	6,403	6,483	7,150	7,200
Janitorial	24,756	25,329	27,805	29,145	27,672
Rep. & Maint.	35,786	29,920	44,235	37,878	34,637
Administrative	22,406	29,857	26,343	26,179	30,410
TOTAL	102,113	105,339	116,541	112,335	112,919

ALL EXPENSES



	2016	2017	2018	2019	2020
Landscaping	8,670	10,610	10,025	10,855	10,300
Snow Removal	10,358	2,694	11,336	10,465	12,300
Repairs	1,527	5,736	4,952	1,432	4,500
Other	15,230	10,880	17,922	15,126	7,537
Subtotal	35,786	29,920	44,235	37,878	34,637

R & M ONLY



ASPEN MILL 2020 Operating Expense Budget

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
EXPENSES													
Electricity	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Water & Sewer		250	-	-	250	-	-	250	-	-	250	-	1,000
Building Manager													-
Maintenance	600	600	600	600	600	600	600	600	600	600	600	600	7,200
Janitorial	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	12,900
Carpet Cleaning		212		212		212		212		212		212	1,272
Trash Removal	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	13,500
Window Cleaning													-
Electrical Maintenance			250			250			250			250	1,000
Electrical Supplies - Bulbs		300	-						-				300
Fire Safety Systems				200	370	382							952
Exterior Landscaping	825	825	825	825	1,025	825	825	825	825	1,025	825	825	10,300
Parking Lot Repair/Maint.	285	230	230	285	230	230	285	230	230	285	230	285	3,035
Snow Removal	4,000	4,000	2,800									1,500	12,300
H.V.A.C. Maintenance													-
Roof Repairs/Supplies			500		-	500			500			500	2,000
Painting Repairs/Supplies						250							250
Plumbing Repairs/Supplies						1,200							1,200
General Repairs/Supplies	275	275	275	275	275	275	275	275	275	275	275	275	3,300
Elevator	-	-	-	-	-	-	-	-	-	-	-	-	-
Elevator Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounting - Operations			-	1,500									1,500
Management Fee	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	15,600
Admin. Supplies	5	5	5	5	5	5	5	5	5	5	5	5	60
Telephone	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Insurance				7,750									7,750
Other Professional Fees					2,500								2,500
5% EXPENSE CONTINGENCY													5,646
TOTAL EXPENSES	10,740	11,447	10,235	16,402	10,005	9,479	6,740	7,147	7,435	7,152	6,935	9,202	118,565

****Indicates contract services**

ASPEN MILL

	2019 Actual										Reprojected		Total	Original	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
EXPENSES															
Electricity	1,176	1,158	1,033	924	776	854	712	681	684	653	1,000	1,000	10,651	11,700	
Water & Sewer	-	532	-	-	401	-	-	-	-	-	400	-	1,333	3,600	
Building Manager	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Maintenance	325	780	-	358	845	1,138	293	488	943	683	600	600	7,053	7,200	
Janitorial	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	12,600	12,300	
Carpet Cleaning	-	212	-	239	-	239	-	239	-	239	-	239	1,407	1,145	
Trash Removal	1,233	1,235	1,235	1,235	1,235	1,235	1,394	1,362	1,362	1,362	1,125	1,125	15,138	13,506	
Window Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Electrical Maintenance	166	280	989	240	-	136	640	-	240	-	-	250	2,941	1,000	
Electrical Supplies - Bulbs	-	325	-	272	-	-	512	-	-	-	-	-	1,109	250	
Fire Safety Systems	-	-	-	100	-	742	-	-	-	-	-	-	842	1,000	
Exterior Landscaping	585	825	825	825	825	825	825	1,050	825	1,745	825	875	10,855	9,900	
Parking Lot Repair/Maint.	224	280	224	224	224	280	224	280	244	280	224	224	2,932	3,000	
Snow Removal	1,831	4,831	2,303	-	-	-	-	-	-	-	-	1,500	10,465	12,300	
H.V.A.C. Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Roof Repairs/Supplies	1,718	-	-	875	-	-	-	500	-	-	500	500	4,093	900	
Painting Repairs/Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	250	
Plumbing Repairs/Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	200	
General Repairs/Supplies	-	-	-	-	1,332	-	-	-	-	-	50	50	1,432	5,400	
Elevator	455	309	309	309	309	309	309	747	-	153	-	-	3,209	3,900	
Extermination	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Accounting - Operations	-	-	-	1,440	-	-	-	-	-	-	-	-	1,440	1,500	
Management Fee	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	14,400	
Admin. Supplies	7	8	7	7	-	-	-	-	-	-	9	4	42	120	
Telephone	233	233	233	233	233	233	233	239	239	239	239	239	2,826	3,000	
Insurance	-	-	6,871	-	-	-	-	-	-	-	-	-	6,871	7,500	
Other Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL EXPENSES	10,253	13,308	16,329	9,581	8,480	8,291	7,442	7,886	6,837	7,654	7,272	8,906	112,238	114,071	

Escalation percent 3.50%
 Current reserve balance (reprojected) \$ 195,978 as of 12/31/19
 Remaining Elevator Upgrade \$161,368 - \$48410 - \$26141 \$ (86,817)
 Water Proofing \$ (25,000)
 Concrete \$ (15,000)
 2020 Contribution \$7,638 x 12 months \$ 91,656
 2020 Yearend Reserve Balance \$ 160,817 as of 12/31/20

2019

COMMON ELEMENTS	Useful Life	Remaining Life	Current Cost	Future Cost	Required Replacement Reserves 12/31/20	Annual Replacement Reserves	Monthly	Expected Expense Year	Budget Yr. Spending
Waterproofing	10	-1	\$ 25,000					2018	
Concrete	10	0	\$ 15,000	\$15,000				2019	
Roof (9,075 x \$8.60psf)	25	3	\$ 78,000	\$86,480	\$68,640	\$ 5,947	\$ 496	2022	
Landscaping	7	3	\$ 15,000	\$16,631	\$8,571	\$ 2,687	\$ 224	2022	
Stairwells	7	3	\$ 10,000	\$11,087	\$5,714	\$ 1,791	\$ 149	2022	\$ 114,198
Paving	10	4	\$ 40,000	\$45,901	\$24,000	\$ 5,475	\$ 456	2023	\$ 45,901
Carpets	10	5	\$ 7,500	\$8,908	\$3,750	\$ 1,032	\$ 86	2024	\$ 8,908
Retaining Walls	30	8	\$ 80,000	\$105,345	\$58,667	\$ 5,835	\$ 486	2027	
Walls	10	8	\$ 25,000	\$32,920	\$5,000	\$ 3,490	\$ 291	2027	\$ 138,265
Ceiling	15	10	\$ 10,000	\$14,106	\$3,333	\$ 1,077	\$ 90	2029	\$ 14,106
Elec	30	13	\$ 20,000	\$31,279	\$11,333	\$ 1,534	\$ 128	2032	
Plumbing	30	13	\$ 15,000	\$23,459	\$8,500	\$ 1,151	\$ 96	2032	\$ 54,738
Ventilation	25	16	\$ 6,000	\$10,404	\$2,160	\$ 515	\$ 43	2035	\$ 10,404
Fire Life Safety Units	25	23	\$ 38,000	\$83,832	\$3,040	\$ 3,513	\$ 293	2041	
Fire Life Safety Common	25	23	\$ 15,000	\$33,092	\$1,200	\$ 1,387	\$ 116	2042	
Elevator	25	25	\$ 160,000	\$378,119	\$0	\$ 15,125	\$ 1,260	2044	\$ 495,043
TOTALS			\$ 559,500	\$ 896,563	\$ 203,908	\$ 50,559	\$ 4,214		\$ 881,563

of Units

Per Unit	23.5		\$ 325.22
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Reserve Excess / (Shortfall)		\$ (43,091)
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	2021	2022	2023	2024	2025	2026	2027	2028	2029
Balance	\$ 160,817	\$ 252,529	\$ 188,890	\$ 193,548	\$ 235,199	\$ 285,758	\$ 336,317	\$ 248,611	\$ 299,170
YTY Oper. Contrib.									
Deposits	\$ 91,712	\$ 50,559	\$ 50,559	\$ 50,559	\$ 50,559	\$ 50,559	\$ 50,559	\$ 50,559	\$ 50,559
Expenses		\$ 114,198	\$ 45,901	\$ 8,908	\$ -	\$ -	\$ 138,265	\$ -	\$ 14,106
Balance Ending	\$ 252,529	\$ 188,890	\$ 193,548	\$ 235,199	\$ 285,758	\$ 336,317	\$ 248,611	\$ 299,170	\$ 335,623

	2030	2031	2032	2033	2034	2035	2036	2037	2038
Balance	\$ 335,623	\$ 386,182	\$ 436,741	\$ 432,562	\$ 483,121	\$ 533,680	\$ 573,835	\$ 624,394	\$ 674,953
YTY Oper. Contrib.									
Deposits	\$ 50,559	\$ 50,559	\$ 50,559	\$ 50,559	\$ 50,559	\$ 50,559	\$ 50,559	\$ 50,559	\$ 50,559
Expenses	\$ -	\$ -	\$ 54,738	\$ -	\$ -	\$ 10,404	\$ -	\$ -	\$ 495,043
Balance Ending	\$ 386,182	\$ 436,741	\$ 432,562	\$ 483,121	\$ 533,680	\$ 573,835	\$ 624,394	\$ 674,953	\$ 230,469