

Domicile Consulting Analyst[®] Report

Lidia Condominium Association
1262 W. North Shore Ave.
Chicago, Illinois. 60626

August 4, 2022



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**Lidia Condo Association
RA Generic: Fully Funded**

Asset ID	Description	Current Cost	x	Age	/	Useful Life	=	Fully Funded
1007	Deck - Porch - Replace	\$131,150	x	16	/	20	=	\$104,920
1005	Doors - Exterior - Metal - Re...	\$584	x	16	/	25	=	\$374
1008	Doors - Exterior - Wood - St...	\$1,485	x	1	/	8	=	\$186
1012	Electrical Meter Sockets - S...	\$25,000	x	1	/	35	=	\$714
1015	Emergency Light Pack - Repl...	\$2,925	x	15	/	25	=	\$1,755
1020	Entry Acces System - Replace	\$5,055	x	15	/	25	=	\$3,033
1019	Exterior Lighting Fixture - R...	\$1,125	x	15	/	25	=	\$675
1009	Fence - Wood - Paint/Stain	\$2,250	x	1	/	10	=	\$225
1017	Floor Covering - Carpet - Re...	\$8,580	x	15	/	20	=	\$6,435
1001	Gutters & Downspouts - Rep...	\$2,175	x	16	/	30	=	\$1,160
1018	Interior Lighting Fixture - Re...	\$3,420	x	15	/	25	=	\$2,052
1014	Mailbox Cluster - Replace	\$3,475	x	15	/	25	=	\$2,085
1006	Masonry Walls - Repoint	\$12,500	x	4	/	30	=	\$1,667
1002	Modified Bitumen Roof - Re...	\$49,350	x	5	/	15	=	\$16,450
1016	Paint - Vestibules & Hallways	\$11,760	x	8	/	8	=	\$11,760
1003	Skylight - Roof - Replace	\$6,755	x	16	/	30	=	\$3,603
1013	Unit Heater - Eletric - Replace	\$3,190	x	1	/	20	=	\$160
1011	Water Booster - Replace	\$10,096	x	1	/	30	=	\$337
1010	Water Heater - Replace	\$23,760	x	1	/	12	=	\$1,980
Total Asset Summary:								<u><u>\$159,569</u></u>

Lidia Condo Association
Chicago, Illinois
RA Threshold Funding Model Summary

Report Date	August 4, 2022
Account Number	1001
Budget Year Beginning	January 1, 2023
Budget Year Ending	December 31, 2023
Total Units	15

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	3.00%
Tax Rate on Interest	30.00%
2023 Beginning Balance	\$15,800

Threshold Funding Model Summary

- For budgeting purposes, unless otherwise indicated, we have used January 2008 to begin aging the original components in this reserve study.
- This a 15 unit condominium is located at the intersection of West North Shore Ave. & North Lakewood Ave. Chicago, IL. 60626
- The Reserve Analyst field inspection was completed on August 4, 2022.

Threshold Funding Model Summary of Calculations

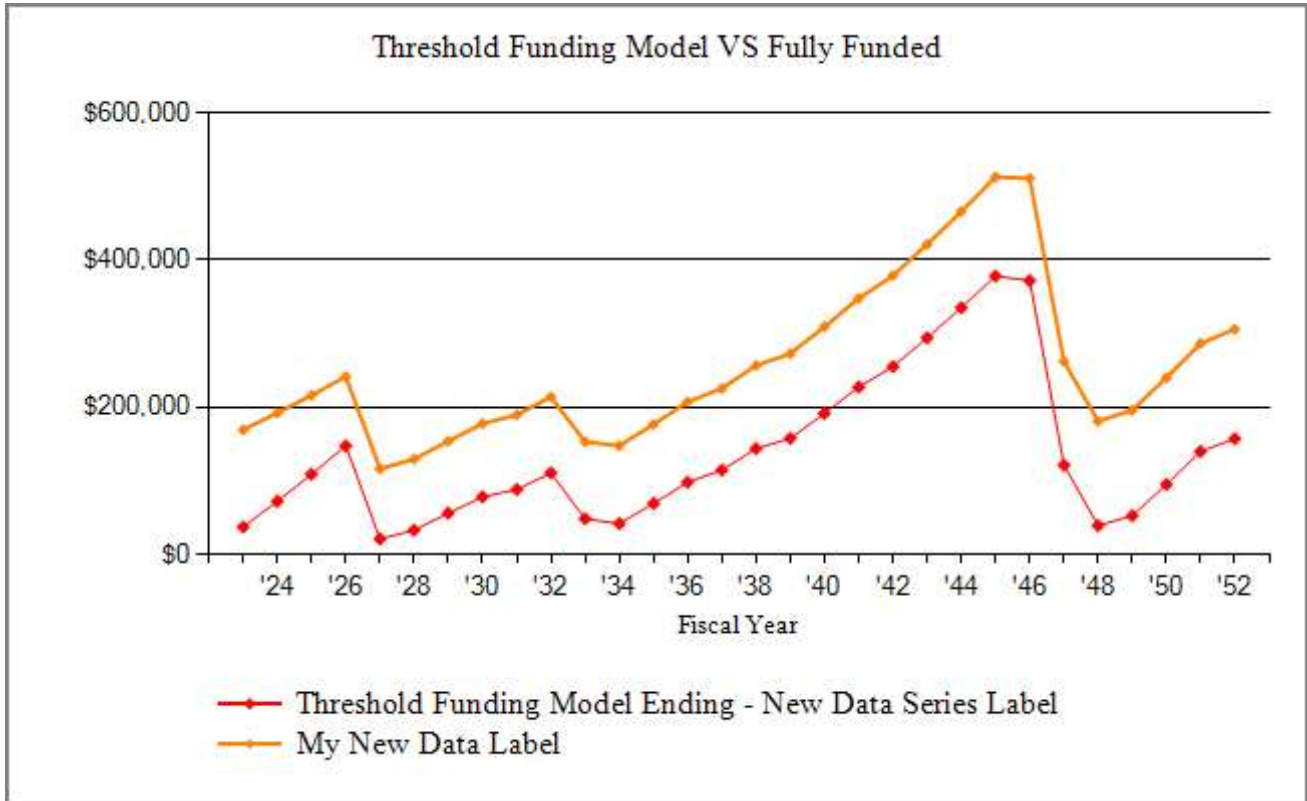
Required Annual Contribution	\$32,516.48
<i>\$2,167.77 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$767.69</u>
Total Annual Allocation to Reserves	\$33,284.16
<i>\$2,218.94 per unit annually</i>	

**Lidia Condo Association
RA Threshold Funding Model Projection**

Beginning Balance: \$15,800

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2023	304,635	32,516	768	11,760	37,324	169,470	22%
2024	313,774	33,492	1,487		72,303	192,298	38%
2025	323,187	34,497	2,243		109,043	216,343	50%
2026	332,883	35,532	3,036		147,611	241,657	61%
2027	342,869	20,587	432	147,610	21,019	116,257	18%
2028	353,155	21,204	678	9,947	32,955	129,471	25%
2029	363,750	21,840	1,151		55,946	153,925	36%
2030	374,662	22,496	1,609	1,826	78,224	177,848	44%
2031	385,902	23,170	1,816	14,897	88,313	189,662	47%
2032	397,479	23,866	2,278	3,698	110,759	214,020	52%
2033	409,404	24,582	998	87,825	48,514	153,133	32%
2034	421,686	25,319	860	32,889	41,803	147,697	28%
2035	434,336	26,079	1,426		69,307	176,689	39%
2036	447,366	26,861	2,020		98,188	207,288	47%
2037	460,787	27,667	2,359	13,507	114,706	225,651	51%
2038	474,611	28,497	2,959	2,314	143,848	256,877	56%
2039	488,849	29,352	3,241	18,871	157,569	272,790	58%
2040	503,515	30,232	3,944		191,745	309,447	62%
2041	518,620	31,139	4,681		227,565	348,058	65%
2042	534,179	32,073	5,252	9,539	255,352	378,882	67%
2043	550,204	33,036	6,056		294,443	421,362	70%
2044	566,710	34,027	6,898		335,368	466,050	72%
2045	583,712	35,047	7,779		378,194	513,040	74%
2046	601,223	36,099	7,654	49,823	372,123	511,112	73%
2047	619,260	37,182	2,495	290,507	121,293	262,242	46%
2048	637,837	38,297	804	121,293	39,102	181,247	22%
2049	656,972	39,446	1,083	26,957	52,674	196,070	27%
2050	676,682	40,630	1,959		95,263	240,218	40%
2051	696,982	41,848	2,879		139,991	286,838	49%
2052	717,892	43,104	3,234	29,093	157,236	306,073	51%

**Lidia Condo Association
RA Threshold Funding Model VS Fully Funded Chart**



The **Threshold Funding Model** calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below \$0 or other predetermined threshold, during the period of time examined. All funds for planned reserve expenditures will be available on the first day of each fiscal year. The **Threshold Funding Model** allows the client to choose the level of conservative funding they desire by choosing the threshold dollar amount.

Lidia Condo Association
RA Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Roofing							
Modified Bitumen Roof - Replace	2033	15	0	10	49,350	0	16,450
Skylight - Roof - Replace	2037	30	0	14	<u>6,755</u>	0	<u>3,603</u>
Roofing - Total					\$56,105		\$20,053
Painting							
Paint - Vestibules & Hallways	2023	8	0	0	<u>11,760</u>	<u>11,760</u>	<u>11,760</u>
Painting - Total					\$11,760	\$11,760	\$11,760
Fencing/Security							
Entry Acces System - Replace	2033	25	0	10	5,055	0	3,033
Fence - Wood - Paint/Stain	2032	10	0	9	<u>2,250</u>	0	<u>225</u>
Fencing/Security - Total					\$7,305		\$3,258
Lighting							
Emergency Light Pack - Replace	2033	25	0	10	2,925	0	1,755
Exterior Lighting Fixture - Replace	2033	25	0	10	1,125	0	675
Interior Lighting Fixture - Replace	2033	25	0	10	<u>3,420</u>	0	<u>2,052</u>
Lighting - Total					\$7,470		\$4,482
Interior Furnishings							
Floor Covering - Carpet - Replace	2028	20	0	5	<u>8,580</u>	0	<u>6,435</u>
Interior Furnishings - Total					\$8,580		\$6,435
Equipment							
Unit Heater - Eletric - Replace	2042	20	0	19	3,190	0	159
Water Booster - Replace	2052	30	0	29	10,096	0	337
Water Heater - Replace	2034	12	0	11	<u>23,760</u>	0	<u>1,980</u>
Equipment - Total					\$37,046		\$2,476
Building Components							
Electrical Meter Sockets - Switch Gear- Pane..	2057	35	0	34	25,000	0	714
Masonry Walls - Repoint	2049	30	0	26	<u>12,500</u>	0	<u>1,667</u>
Building Components - Total					\$37,500		\$2,381
Grounds Components							
Deck - Porch - Replace	2027	20	0	4	<u>131,150</u>	<u>4,040</u>	<u>104,920</u>
Grounds Components - Total					\$131,150	\$4,040	\$104,920
Gutters and Downspouts							
Gutters & Downspouts - Replace	2037	30	0	14	<u>2,175</u>	0	<u>1,160</u>
Gutters and Downspouts - Total					\$2,175		\$1,160

Lidia Condo Association
RA Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Doors							
Doors - Exterior - Metal - Replace	2032	25	0	9	584	0	374
Doors - Exterior - Wood - Stain & Seal	2030	8	0	7	<u>1,485</u>	0	<u>186</u>
Doors - Total					<u>\$2,069</u>		<u>\$559</u>
Mailboxes							
Mailbox Cluster - Replace	2033	25	0	10	<u>3,475</u>	0	<u>2,085</u>
Mailboxes - Total					<u>\$3,475</u>		<u>\$2,085</u>
Total Asset Summary					<u>\$304,635</u>	<u>\$15,800</u>	<u>\$159,569</u>

Percent Fully Funded	10%
Current Average Liability per Unit (Total Units: 15)	-\$9,585

Lidia Condo Association
RA Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Paint - Vestibules & Hallways	0	2023	11,760	11,760
Deck - Porch - Replace	4	2027	* 4,040	104,920
Floor Covering - Carpet - Replace	5	2028		6,435
Doors - Exterior - Wood - Stain & Seal	7	2030		186
Fence - Wood - Paint/Stain	9	2032		225
Doors - Exterior - Metal - Replace	9	2032		374
Exterior Lighting Fixture - Replace	10	2033		675
Emergency Light Pack - Replace	10	2033		1,755
Interior Lighting Fixture - Replace	10	2033		2,052
Mailbox Cluster - Replace	10	2033		2,085
Entry Acces System - Replace	10	2033		3,033
Modified Bitumen Roof - Replace	10	2033		16,450
Water Heater - Replace	11	2034		1,980
Gutters & Downspouts - Replace	14	2037		1,160
Skylight - Roof - Replace	14	2037		3,603
Unit Heater - Eletric - Replace	19	2042		159
Masonry Walls - Repoint	26	2049		1,667
Water Booster - Replace	29	2052		337
Electrical Meter Sockets - Switch Gear- Pan..	34	2057		714
Total Asset Summary			<u>\$15,800</u>	<u>\$159,569</u>

Percent Fully Funded	10%
Current Average Liability per Unit (Total Units: 15)	-\$9,585

'' Indicates Partially Funded*

**Lidia Condo Association
RA Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2023	
Paint - Vestibules & Hallways	11,760
Total for 2023	\$11,760
 <i>No Replacement in 2024</i>	
<i>No Replacement in 2025</i>	
<i>No Replacement in 2026</i>	
 Replacement Year 2027	
Deck - Porch - Replace	147,610
Total for 2027	\$147,610
 Replacement Year 2028	
Floor Covering - Carpet - Replace	9,947
Total for 2028	\$9,947
 <i>No Replacement in 2029</i>	
 Replacement Year 2030	
Doors - Exterior - Wood - Stain & Seal	1,826
Total for 2030	\$1,826
 Replacement Year 2031	
Paint - Vestibules & Hallways	14,897
Total for 2031	\$14,897
 Replacement Year 2032	
Doors - Exterior - Metal - Replace	762
Fence - Wood - Paint/Stain	2,936
Total for 2032	\$3,698
 Replacement Year 2033	
Emergency Light Pack - Replace	3,931
Entry Acces System - Replace	6,793
Exterior Lighting Fixture - Replace	1,512
Interior Lighting Fixture - Replace	4,596
Mailbox Cluster - Replace	4,670
Modified Bitumen Roof - Replace	66,322
Total for 2033	\$87,825

**Lidia Condo Association
RA Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2034	
Water Heater - Replace	32,889
Total for 2034	<u>\$32,889</u>
<i>No Replacement in 2035</i>	
<i>No Replacement in 2036</i>	
Replacement Year 2037	
Gutters & Downspouts - Replace	3,290
Skylight - Roof - Replace	10,218
Total for 2037	<u>\$13,507</u>
Replacement Year 2038	
Doors - Exterior - Wood - Stain & Seal	2,314
Total for 2038	<u>\$2,314</u>
Replacement Year 2039	
Paint - Vestibules & Hallways	18,871
Total for 2039	<u>\$18,871</u>
<i>No Replacement in 2040</i>	
<i>No Replacement in 2041</i>	
Replacement Year 2042	
Fence - Wood - Paint/Stain	3,945
Unit Heater - Eletric - Replace	5,594
Total for 2042	<u>\$9,539</u>
<i>No Replacement in 2043</i>	
<i>No Replacement in 2044</i>	
<i>No Replacement in 2045</i>	
Replacement Year 2046	
Doors - Exterior - Wood - Stain & Seal	2,931
Water Heater - Replace	46,892
Total for 2046	<u>\$49,823</u>
Replacement Year 2047	
Deck - Porch - Replace	266,601

**Lidia Condo Association
RA Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2047 continued...</i>	
Paint - Vestibules & Hallways	23,906
Total for 2047	\$290,507
Replacement Year 2048	
Floor Covering - Carpet - Replace	17,965
Modified Bitumen Roof - Replace	103,328
Total for 2048	\$121,293
Replacement Year 2049	
Masonry Walls - Repoint	26,957
Total for 2049	\$26,957
<i>No Replacement in 2050</i>	
<i>No Replacement in 2051</i>	
Replacement Year 2052	
Fence - Wood - Paint/Stain	5,302
Water Booster - Replace	23,791
Total for 2052	\$29,093

**Lidia Condo Association
RA Detail Report by Category**

Modified Bitumen Roof - Replace - 2033

Asset ID	1002	1	@ \$49,350.00
		Asset Actual Cost	\$49,350.00
		Percent Replacement	100%
		Future Cost	\$66,322.27
Placed in Service	Roofing May 2018	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2033	<i>No Future Assessments</i>	
Remaining Life	10	Interest Contribution	\$124.01



This Current asset replacement cost was supplied by client.

Skylight - Roof - Replace - 2037

Asset ID	1003	1	@ \$6,755.00
		Asset Actual Cost	\$6,755.00
		Percent Replacement	100%
		Future Cost	\$10,217.54
Placed in Service	Roofing January 2007	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2037	<i>No Future Assessments</i>	
Remaining Life	14	Interest Contribution	\$13.07

**Lidia Condo Association
RA Detail Report by Category**

Skylight - Roof - Replace continued...



Roofing - Total Current Cost	\$56,105
Assigned Reserves	\$0
Fully Funded Reserves	\$20,053

**Lidia Condo Association
RA Detail Report by Category**

Paint - Vestibules & Hallways - 2023

Asset ID	1016	Asset Actual Cost	\$11,760.00
		Percent Replacement	100%
	Painting	Future Cost	\$11,760.00
Placed in Service	January 2008	Assigned Reserves	\$11,760.00
Useful Life	8		
Replacement Year	2023	<i>No Future Assessments</i>	
Remaining Life	0	Interest Contribution	\$35.57



Cost supplied by contractor bid.

Painting - Total Current Cost	\$11,760
Assigned Reserves	\$11,760
Fully Funded Reserves	\$11,760

**Lidia Condo Association
RA Detail Report by Category**

Entry Access System - Replace - 2033

		3 Each	@ \$1,685.00
Asset ID	1020	Asset Actual Cost	\$5,055.00
		Percent Replacement	100%
	Fencing/Security	Future Cost	\$6,793.50
Placed in Service	January 2008	Assigned Reserves	<i>none</i>
Useful Life	25		
Replacement Year	2033	<i>No Future Assessments</i>	
Remaining Life	10	Interest Contribution	\$12.70



Fence - Wood - Paint/Stain - 2032

		450 Sq Ft	@ \$5.00
Asset ID	1009	Asset Actual Cost	\$2,250.00
		Percent Replacement	100%
	Fencing/Security	Future Cost	\$2,935.74
Placed in Service	August 2022	Assigned Reserves	<i>none</i>
Useful Life	10		
Replacement Year	2032	<i>No Future Assessments</i>	
Remaining Life	9	Interest Contribution	\$6.17



**Lidia Condo Association
RA Detail Report by Category**

Fencing/Security - Total Current Cost	\$7,305
Assigned Reserves	\$0
Fully Funded Reserves	\$3,258

**Lidia Condo Association
RA Detail Report by Category**

Emergency Light Pack - Replace - 2033

		9 Each	@ \$325.00
Asset ID	1015	Asset Actual Cost	\$2,925.00
		Percent Replacement	100%
	Lighting	Future Cost	\$3,930.95
Placed in Service	January 2008	Assigned Reserves	<i>none</i>
Useful Life	25		
Replacement Year	2033	<i>No Future Assessments</i>	
Remaining Life	10	Interest Contribution	\$7.35



Unit cost supplied by national data base.

Exterior Lighting Fixture - Replace - 2033

		3 fixtures	@ \$375.00
Asset ID	1019	Asset Actual Cost	\$1,125.00
		Percent Replacement	100%
	Lighting	Future Cost	\$1,511.91
Placed in Service	January 2008	Assigned Reserves	<i>none</i>
Useful Life	25		
Replacement Year	2033	<i>No Future Assessments</i>	
Remaining Life	10	Interest Contribution	\$2.83

**Lidia Condo Association
RA Detail Report by Category**

Exterior Lighting Fixture - Replace continued...



Unit cost supplied by national data base.

Interior Lighting Fixture - Replace - 2033

		12 fixtures	@ \$285.00
Asset ID	1018	Asset Actual Cost	\$3,420.00
		Percent Replacement	100%
Placed in Service	Lighting January 2008	Future Cost	\$4,596.19
Useful Life	25	Assigned Reserves	<i>none</i>
Replacement Year	2033	<i>No Future Assessments</i>	
Remaining Life	10	Interest Contribution	\$8.59



Lighting - Total Current Cost	\$7,470
Assigned Reserves	\$0
Fully Funded Reserves	\$4,482

**Lidia Condo Association
RA Detail Report by Category**

Floor Covering - Carpet - Replace - 2028

Asset ID	1017	Asset Actual Cost	\$8,580.00
		Percent Replacement	100%
	Interior Furnishings	Future Cost	\$9,946.57
Placed in Service	January 2008	Assigned Reserves	<i>none</i>
Useful Life	20		
Replacement Year	2028	<i>No Future Assessments</i>	
Remaining Life	5	Interest Contribution	\$39.23



Cost supplied by contractor bid.

Interior Furnishings - Total Current Cost	\$8,580
Assigned Reserves	\$0
Fully Funded Reserves	\$6,435

**Lidia Condo Association
RA Detail Report by Category**

Unit Heater - Electric - Replace - 2042		2	@ \$1,595.00
Asset ID	1013	Asset Actual Cost	\$3,190.00
		Percent Replacement	100%
	Equipment	Future Cost	\$5,593.68
Placed in Service	August 2022	Assigned Reserves	<i>none</i>
Useful Life	20		
Replacement Year	2042	<i>No Future Assessments</i>	
Remaining Life	19	Interest Contribution	\$4.99



Unit cost supplied by national data base.

Water Booster - Replace - 2052		1	@ \$10,095.70
Asset ID	1011	Asset Actual Cost	\$10,095.70
		Percent Replacement	100%
	Equipment	Future Cost	\$23,791.18
Placed in Service	August 2022	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2052	<i>No Future Assessments</i>	
Remaining Life	29	Interest Contribution	\$12.43

**Lidia Condo Association
RA Detail Report by Category**

Water Booster - Replace continued...



Water Heater - Replace - 2034

Asset ID	1010	Asset Actual Cost	\$23,760.00
		Percent Replacement	100%
	Equipment	Future Cost	\$32,889.40
Placed in Service	August 2022	Assigned Reserves	<i>none</i>
Useful Life	12		
Replacement Year	2034	<i>No Future Assessments</i>	
Remaining Life	11	Interest Contribution	\$55.31



This Current asset replacement cost was supplied by client.

Equipment - Total Current Cost	\$37,046
Assigned Reserves	\$0
Fully Funded Reserves	\$2,476

**Lidia Condo Association
RA Detail Report by Category**

Electrical Meter Sockets - Switch Gear- Panel -Replace - 2057

Asset ID	1012	Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
	Building Components	Future Cost	\$68,297.63
Placed in Service	August 2022	Assigned Reserves	<i>none</i>
Useful Life	35		
Replacement Year	2057	<i>No Future Assessments</i>	
Remaining Life	34	Interest Contribution	\$28.72



Unit cost supplied by contractors estimated replacement cost.

Masonry Walls - Repoint - 2049

Asset ID	1006	Asset Actual Cost	\$12,500.00
		Percent Replacement	100%
	Building Components	Future Cost	\$26,957.39
Placed in Service	June 2019	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2049	<i>No Future Assessments</i>	
Remaining Life	26	Interest Contribution	\$16.25

**Lidia Condo Association
RA Detail Report by Category**

Masonry Walls - Repoint continued...



This current asset replacement cost was supplied by client.

Building Components - Total Current Cost	\$37,500
Assigned Reserves	\$0
Fully Funded Reserves	\$2,381

**Lidia Condo Association
RA Detail Report by Category**

Deck - Porch - Replace - 2027

Asset ID	1007	Asset Actual Cost	\$131,150.00
		Percent Replacement	100%
	Grounds Components	Future Cost	\$147,610.48
Placed in Service	January 2007	Assigned Reserves	\$4,040.00
Useful Life	20		
Replacement Year	2027	<i>No Future Assessments</i>	
Remaining Life	4	Interest Contribution	\$798.48



Replacement cost supplied by contractor bid.

Grounds Components - Total Current Cost	\$131,150
Assigned Reserves	\$4,040
Fully Funded Reserves	\$104,920

**Lidia Condo Association
RA Detail Report by Category**

Gutters & Downspouts - Replace - 2037

		145 lin. ft.	@ \$15.00
Asset ID	1001	Asset Actual Cost	\$2,175.00
		Percent Replacement	100%
	Gutters and Downspouts	Future Cost	\$3,289.88
Placed in Service	January 2007	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2037	<i>No Future Assessments</i>	
Remaining Life	14	Interest Contribution	\$4.21



Gutters and Downspouts - Total Current Cost	\$2,175
Assigned Reserves	\$0
Fully Funded Reserves	\$1,160

**Lidia Condo Association
RA Detail Report by Category**

Doors - Exterior - Metal - Replace - 2032

Asset ID	1005	Asset Actual Cost	\$584.00
		Percent Replacement	100%
	Doors	Future Cost	\$761.99
Placed in Service	January 2007	Assigned Reserves	<i>none</i>
Useful Life	25		
Replacement Year	2032	<i>No Future Assessments</i>	
Remaining Life	9	Interest Contribution	\$1.60



Cost supplied by national data base.

Doors - Exterior - Wood - Stain & Seal - 2030

Asset ID	1008	3	@ \$495.00
		Asset Actual Cost	\$1,485.00
		Percent Replacement	100%
	Doors	Future Cost	\$1,826.36
Placed in Service	August 2022	Assigned Reserves	<i>none</i>
Useful Life	8		
Replacement Year	2030	<i>No Future Assessments</i>	
Remaining Life	7	Interest Contribution	\$5.04

**Lidia Condo Association
RA Detail Report by Category**

Doors - Exterior - Wood - Stain & Seal continued...



Doors - Total Current Cost	\$2,069
Assigned Reserves	\$0
Fully Funded Reserves	\$559

**Lidia Condo Association
RA Detail Report by Category**

Mailbox Cluster - Replace - 2033

		5 Each	@ \$695.00
Asset ID	1014	Asset Actual Cost	\$3,475.00
		Percent Replacement	100%
	Mailboxes	Future Cost	\$4,670.11
Placed in Service	January 2008	Assigned Reserves	<i>none</i>
Useful Life	25		
Replacement Year	2033	<i>No Future Assessments</i>	
Remaining Life	10	Interest Contribution	\$8.73



Unit cost supplied by national data base.

Mailboxes - Total Current Cost	\$3,475
Assigned Reserves	\$0
Fully Funded Reserves	\$2,085

**Lidia Condo Association
RA Category Detail Index**

Asset ID	Description	Replacement	Page
1007	Deck - Porch - Replace	2027	2-23
1005	Doors - Exterior - Metal - Replace	2032	2-25
1008	Doors - Exterior - Wood - Stain & Seal	2030	2-25
1012	Electrical Meter Sockets - Switch Gear- Panel -Repl..	2057	2-21
1015	Emergency Light Pack - Replace	2033	2-16
1020	Entry Acces System - Replace	2033	2-14
1019	Exterior Lighting Fixture - Replace	2033	2-16
1009	Fence - Wood - Paint/Stain	2032	2-14
1017	Floor Covering - Carpet - Replace	2028	2-18
1001	Gutters & Downspouts - Replace	2037	2-24
1018	Interior Lighting Fixture - Replace	2033	2-17
1014	Mailbox Cluster - Replace	2033	2-27
1006	Masonry Walls - Repoint	2049	2-21
1002	Modified Bitumen Roof - Replace	2033	2-11
1016	Paint - Vestibules & Hallways	2023	2-13
1003	Skylight - Roof - Replace	2037	2-11
1013	Unit Heater - Eletric - Replace	2042	2-19
1011	Water Booster - Replace	2052	2-19
1010	Water Heater - Replace	2034	2-20
	Total Funded Assets	19	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	19	

**Lidia Condo Association
RA Annual Expenditure Chart**

