



CHRISTOPHE HOMEOWNERS ASSOCIATION

RESERVE STUDY

Full Study



Final

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Prepared for the 2011/2012 Fiscal Year

BROWNING RESERVE GROUP

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CHRISTOPHE HOMEOWNERS ASSOCIATION

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Homeowner Distribution Materials

The following Reserve Study sections should be provided to each Homeowner.

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Reserve Study

Full Study

Prepared for the 2011/2012 Fiscal Year

Christophe Homeowners Association

Reserve Study Summary

A Reserve Study was conducted of Christophe Homeowners Association (the "**Condominium**"). A **Full Study** includes an on-site review upon where the following tasks are performed:

- development of a reserve component inventory;
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan.

Christophe Homeowners Association is a Condominium with a total of 30 Units.

Physical Inspection

Browning Reserve Group ("**BRG**") conducted a physical inspection of the Condominium. The inspection encompassed those major components that the Condominium is required to maintain. For this study components are determined to be major components if:

1. As of the date of the study, they have a remaining useful life of less than 30 years, and a value greater than \$1,000.
2. Such additional components, if any, determined by the Board of Directors.

During the inspection, BRG utilized the services of our own construction cost estimator. In addition, independent contractors were retained to render opinions on selected components as indicated in Section VI, Included Component Listing.

Supplemental information to the physical inspection may have been obtained from the following sources:

1. Project plans where available.
2. Maintenance records of the reserve components where available.
3. Association board members, management and staff.

Summary of Reserves

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget unless otherwise noted in "Section III, Reserve Funding Plan." In addition BRG relied on the Condominium to provide an accurate Beginning Reserve Balance.

The status of the Condominium's reserves, as reflected in the following Reserve Study, is as follows:

1. **The Expenditure Forecast of the following Reserve Study identifies the major components which the Condominium is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**
 - a. **Its current estimated replacement cost;**
 - b. **Its estimated useful life; and**
 - c. **Its estimated remaining useful life.**
2. **It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$251,764.**
 - **[For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]**
3. **The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending July 31, 2012 is estimated to be \$70,888, constituting 28.2% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**
4. **Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$37,800 [*\$105.00 per Unit per month (average)*] for the fiscal year ending July 31, 2012 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.**

Funding Assessment

Based on the 30 year cash flow projection, the Condominium's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

Idaho statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Condominium's reserves are inadequately funded.

Percent Funded Status

Based on paragraphs 1 - 3 above, the Condominium is 28.2% funded. The following scale can be used as a measure to determine the association's financial picture whereas the lower the percentage, the higher the likelihood of the Condominium requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

The above recommended reserve contribution for the next fiscal year (and future fiscal years as outlined in *Section III, Reserve Fund Balance Forecast*) was developed using the cash flow method. This is a method of developing a reserve funding plan where the 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 the desired funding goal is achieved.

Funding Goals

The funding goal employed for Christophe Homeowners Association is

- Threshold Funding:** Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

Limitations

The intention of the Reserve Study is to forecast the Condominium's ability to repair or replace major components as they wear out in future years. The Reserve Study is not an engineering report. The costs outlined in the study are for budgetary and planning purposes only. Actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report. It should be noted no destructive testing was performed.

Statutory Disclosures

Compliance

The Reserve Study complies with or exceeds all applicable statutes, if any.

Supplemental Disclosures

General:

BRG has no other involvement(s) with the Condominium which could result in actual or perceived conflicts of interest.

Personnel Credentials:

N. Anthony Dann graduated from Cal State Northridge with Bachelors & Master of Science degrees in Business Administration, Management and Finance.

Diane M. Dann has a Certified Property Manager designation from the Institute of Real Estate Management.

Completeness:

BRG has found no material issues which, if not disclosed, would cause a distortion of the Condominium's situation.

Reliance on Client Data:

Information provided by the official representative of the Condominium regarding financial, physical, quantity, or historical issues will be deemed reliable by BRG.

Scope:

This Reserve Study is a reflection of information provided to BRG and assembled for the Condominium's use, not for the purpose of performing an audit, quality/forensic analysis, health and safety inspection, or background checks of historical records.

Reserve Balance:

The actual beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited.

Reserve Projects:

Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit, quality inspection, or health and safety review.

Browning Reserve Group



Christophe Homeowners Association

BROWNING RESERVE GROUP

Section II

30 Year Expense Forecast - Detailed

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Replacement Cost Remaining

Useful / See Section VI-b for Excluded Components

Prepared for the 2011/2012 Fiscal Year

Reserve Component

Reserve Component	Current Replacement Cost	Life Remaining	Useful /	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
00500 - Windows																		
121 - Replacement {Stairwell & Elevator Lobby Windows (33%)}[nr:3]	2,449	15																
Total 00500 - Windows	2,449																	
01000 - Paving																		
460 - Gravel {1,440 Sq. Ft. Street Parking Area}	720	7	0	720							856							1,017
600 - Brick Pavers {Common Area}	2,000	3	3		2,154					2,319		2,498						2,690
800 - Striping {Parking Garage}	800	8	0	800							975							
Total 01000 - Paving	3,520			1,520	2,154					2,319	856	975	2,498					2,690
02000 - Concrete																		
900 - Miscellaneous {Parking Garage, Sidewalk & Walkways}	1,500	5	0	1,500														1,920
Total 02000 - Concrete	1,500			1,500														1,920
03000 - Painting: Exterior																		
120 - Surface Restoration {Building 500}	25,293	8	2		26,573													32,377
121 - Surface Restoration {Building 600}	24,430	8	3			26,308												32,054
122 - Surface Restoration {Building 700}	31,430	8	4			34,693												42,270
140 - Mid Cycle Touch-Up {Building 500}	5,000	8	6							5,798								7,065
141 - Mid Cycle Touch-Up {Building 600}	5,000	8	7								5,943							
142 - Mid Cycle Touch-Up {Building 700}	5,000	8	8									6,092						
Total 03000 - Painting: Exterior	96,153				26,573	26,308	34,693			5,798	5,943	6,092						32,377
03500 - Painting: Interior																		
900 - Miscellaneous {Parking Garage & Laundry Room}	4,000	10	1	4,100														5,248
Total 03500 - Painting: Interior	4,000			4,100														5,248
04000 - Structural Repairs																		
200 - Wood: Siding & Trim {Building 500}	2,500	4	4			2,760						3,046						3,362
201 - Wood: Siding & Trim {Building 600}	2,500	4	5							2,829								3,446
202 - Wood: Siding & Trim {Building 700}	2,500	4	6								2,899							3,532
290 - Ceilings {14,280 Sq. Ft. Parking Garage (10%)}	1,999	5	0	1,999														2,559
690 - Wood Railing {Buildings - Planter Boxes}[nr:1]	21,093	1	0	21,093														
905 - Steel Doors {Parking Garage Utility & Storage Room Doors}[nr:5]	1,800	4	0	1,800								2,193						2,421

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See Section VI-b for Excluded Components

Prepared for the 2011/2012 Fiscal Year

Current Life Replacement Useful /

Reserve Component Cost Remaining 2010/11 2011/12 2012/13 2013/14 2014/15 2015/16 2016/17 2017/18 2018/19 2019/20 2020/21 2021/22 2022/23 2023/24 2024/25

910 - Building Maintenance {Stucco}	5,000	4	0	5,000	5,519					6,092				6,724
913 - Doors {4 Elevator Lobby Doors}	2,200	35	10										2,816	
914 - Doors {10 Resident Storage Room}	3,500	45	20											
960 - Awnings {Entry Awning}	7,250	10	7						8,618					
961 - Awnings {9 Stairwell Awnings}	1,350	10	7						1,605					
Total 04000 - Structural Repairs	51,692			29,892	10,265	5,090	2,899	10,223	11,331	3,122	8,576	12,507	3,446	3,532
05000 - Roofing														
260 - Low Slope: Ballasted Rubber Membrane {42 Squares- 500 Building}	27,300	40	15											
261 - Low Slope: Ballasted Rubber Membrane {71 Squares- 600 Building}	46,150	40	17											
262 - Low Slope: Ballasted Rubber Membrane {72 Squares- 700 Building}	46,800	40	19											
860 - Skylights {3 Skylight}	1,320	5	4		1,457								1,648	1,865
900 - Roofing: Inspections & Repairs {500, 600 & 700 Buildings}{nr:15}	1,500	1	0	1,500	1,615	1,697	1,740	1,783	1,828	1,873	1,920	1,968	2,017	2,119
902 - Roofing: Inspections & Repairs {600 & 700 Buildings}{nr:2}	1,500	1	15											
904 - Roofing: Inspections & Repairs {700 Building}{nr:2}	1,500	1	17											
Total 05000 - Roofing	126,070			1,500	1,538	1,576	1,615	1,697	1,740	1,783	1,828	1,873	1,920	1,968
18000 - Landscaping														
100 - Irrigation: Misc. {Common Area}	1,000	5	5				1,131							1,280
490 - Bark Replacement {Common Area}{nr:1}	3,200	1	0	3,200										
500 - Tree Maintenance {Tree Maintenance}	2,000	5	5				2,263							2,560
920 - Miscellaneous {Rock Garden}{nr:2}	4,000	1	1	4,100	4,203									
920 - Miscellaneous {Turf & Planter Beds}	2,000	5	5				2,263							2,560
Total 18000 - Landscaping	12,200			3,200	4,100	4,203	5,657							6,400
20000 - Lighting														
120 - Light Fixtures {Common Area Light Fixtures}	1,000	3	3		1,077					1,160				1,345
Total 20000 - Lighting	1,000			1,077	1,077					1,160				1,345
23000 - Mechanical Equipment														
530 - Boiler {Hot Water/Radiant Heat Boilers}	50,000	35	10											64,004
531 - Boiler {Hot Water/Radiant Heat Boilers Misc.}	3,500	10	10											4,480
540 - Reservoir Tank {Hot Water Holding Tank}	20,000	40	15											
920 - Fire Control Misc. {Fire Suppression System}	1,000	1	0	1,000	1,025	1,051	1,077	1,104	1,131	1,160	1,189	1,218	1,249	1,280
990 - Miscellaneous {Soft Water Filtration System}	12,500	25	5											14,143
991 - Miscellaneous {Soft Water Filtration System Repair}{nr:1}	1,000	1	0	1,000										

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See Section VI-b for Excluded Components

Prepared for the 2011/2012 Fiscal Year

Current Life
Replacement Useful /
Cost Remaining

Reserve Component 2010/11 2011/12 2012/13 2013/14 2014/15 2015/16 2016/17 2017/18 2018/19 2019/20 2020/21 2021/22 2022/23 2023/24 2024/25

Reserve Component	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
992 - Miscellaneous (Snow Melt System Boiler)	7,000	35	15												
993 - Miscellaneous (Snow Melt System)	1,000	5	5												1,280
994 - Miscellaneous (Mechanical Equipment)	96,000	2,000	1,025	1,051	1,077	1,104	1,160	1,189	1,218	1,249	1,312	1,345	1,379	1,413	
Total 23000 - Mechanical Equipment						1,131									
23500 - Elevator															
900 - Miscellaneous (Elevator Repairs On-Going)(nr:10)	1,000	1	0	1,000	1,077	1,104	1,160	1,189	1,218	1,249					
901 - Miscellaneous (Elevator Cab Interior)	9,000	25	18												
Total 23500 - Elevator	10,000	1,000	1,025	1,051	1,077	1,104	1,160	1,189	1,218	1,249					
25000 - Flooring															
400 - Tile (308 Sq. Ft. Elevator Lobbies)	1,848	30	5			2,091									
990 - Miscellaneous (Stairwells - Step Treads)	500	1	1	538	552	566	580	594	609	624	640	656	672	689	706
Total 25000 - Flooring	2,348	538	525	538	552	2,657	580	594	609	624	640	656	672	689	706
26000 - Outdoor Equipment															
350 - Furniture (Patio Furniture)	3,000	10	8												
Total 26000 - Outdoor Equipment	3,000								3,655						
28000 - Water System															
110 - Service Lines (Water Service/Distribution)	2,000	50	23												
Total 28000 - Water System	2,000														
30000 - Miscellaneous															
990 - Utilities (Underground Utilities)	5,000	10	7												
Total 30000 - Miscellaneous	5,000								5,943						
32000 - Undesignated															
100 - Miscellaneous (Miscellaneous Common Area Components)	1,000	3	2												
Total 32000 - Undesignated	1,000					1,131			1,218						1,413
Pool & Spa Christophe Condominium Allocation															
02000 - Concrete															
390 - Pavers (800 Sq. Ft. Pool & Spa Common Area (50%))	4,800	30	15												
Total 02000 - Concrete	4,800														
03000 - Painting: Exterior															
990 - Miscellaneous (Pool & Spa Common Area (50%))	850	6	5												
Total 03000 - Painting: Exterior	850								962						1,115
04000 - Structural Repairs															
910 - Building Maintenance (Pool Equipment Building (50%))	500	5	5												
Total 04000 - Structural Repairs	500								566						640

30 Year Expense Forecast - Detailed

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See Section VI-b for Excluded Components

Prepared for the 2011/2012 Fiscal Year

Current Life Replacement Useful / Cost Remaining

2010/11 2011/12 2012/13 2013/14 2014/15 2015/16 2016/17 2017/18 2018/19 2019/20 2020/21 2021/22 2022/23 2023/24 2024/25

Reserve Component

05000 - Roofing

415 - Pitched: 30 Yr. Dimensional Composition {5 Squares- Pool Equipment Building}

1,500 30 15

Total 05000 - Roofing 1,500

12000 - Pool

110 - Resurface {120 Lin. Ft. Pool (50%)}

5,200 12 10

6,656

700 - Equipment: Replacement {Pool Equipment}

2,325 5 5

2,976

2,631

720 - Heater {2 Pool Heater (50%)}

3,000 12 6

3,479

750 - Pool Cover {Pool Cover (50%)}

500 10 4

552

Total 12000 - Pool 11,025

9,633

706

13000 - Spa

100 - Re-Plaster {30 Lin. Ft. Spa (50%)}

1,400 6 4

1,545

1,792

700 - Equipment {Spa Equipment (50%)}

950 5 3

1,023

1,157

780 - Heater {Spa Heater (50%)}

1,200 10 7

1,426

1,792

1,310

Total 13000 - Spa 3,550

1,792

1,310

26000 - Outdoor Equipment

350 - Furniture {Pool Furniture (50%)}

835 5 3

899

1,017

1,151

Total 26000 - Outdoor Equipment 835

1,017

1,151

32000 - Undesignated

100 - Miscellaneous {Pool & Spa

300 5 5

339

384

Miscellaneous Components {50%}

300

339

384

Total 32000 - Undesignated 300

384

706

Total [Pool & Spa Christophe Condominium Allocation]

1,922 2,097 4,497 3,479 1,426 2,175

12,449 1,115

2,461

Total Expenditures Inflated @ 2.50%

40,612 12,300 36,029 35,769 52,928 39,964 20,295 29,147 30,320 13,513 135,327 43,666 62,847 10,042 19,838

62,847

19,838

Total Current Replacement Cost 441,292

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See Section VI-b for Excluded Components

Prepared for the 2011/2012 Fiscal Year

Reserve Component

2025/26 2026/27 2027/28 2028/29 2029/30 2030/31 2031/32 2032/33 2033/34 2034/35 2035/36 2036/37 2037/38 2038/39 2039/40

00500 - Windows

121 - Replacement {Stairwell & Elevator Lobby Windows (33%)}[nr:3]	3,546	3,635	3,726												
Total 00500 - Windows	3,546	3,635	3,726												

01000 - Paving

460 - Gravel {1,440 Sq. Ft. Street Parking Area}				1,209											1,437
600 - Brick Pavers {Common Area}	2,897	3,119	3,617	3,359											3,896
800 - Striping {Parking Garage}		1,188	1,447												
Total 01000 - Paving	2,897	3,119	3,617	4,568											3,896

02000 - Concrete

900 - Miscellaneous {Parking Garage, Sidewalk & Walkways}	2,172			2,458											2,781
Total 02000 - Concrete	2,172			2,458											2,781

03000 - Painting: Exterior

120 - Surface Restoration {Building 500}		39,448													48,064
121 - Surface Restoration {Building 600}				39,055											47,585
122 - Surface Restoration {Building 700}				51,502											62,750
140 - Mid Cycle Touch-Up {Building 500}	7,241		8,608												
141 - Mid Cycle Touch-Up {Building 600}		7,423	9,044												
142 - Mid Cycle Touch-Up {Building 700}	7,241	7,423	8,608	8,608											
Total 03000 - Painting: Exterior	7,241	7,423	8,608	8,608	39,055	51,502	8,608	8,608	8,608	48,064	47,585				62,750

03500 - Painting: Interior

900 - Miscellaneous {Parking Garage & Laundry Room}				6,718											
Total 03500 - Painting: Interior				6,718											

04000 - Structural Repairs

200 - Wood: Siding & Trim {Building 500}				4,097											4,991
201 - Wood: Siding & Trim {Building 600}	3,711		4,522	4,199											5,116
202 - Wood: Siding & Trim {Building 700}		3,804	4,304												
290 - Ceilings {14,280 Sq. Ft. Parking Garage (10%)}	2,895		3,706												
690 - Wood Railing {Buildings - Planter Boxes}[nr:1]															
905 - Steel Doors {Parking Garage Utility & Storage Room Doors}[nr:5]	2,672														
910 - Building Maintenance {Stucco}	7,423		9,044	8,193											9,982
913 - Doors {4 Elevator Lobby Doors}															
914 - Doors {10 Resident Storage Room}				5,735											
960 - Awnings {Entry Awning}			11,032												14,122
961 - Awnings {9 Stairwell Awnings}			2,054												2,630

30 Year Expense Forecast - Detailed

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See Section VI-b for Excluded Components

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Reserve Component	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Total 04000 - Structural Repairs	2,895	13,806	16,890	3,899	21,301	4,199	4,304	13,565	8,341	4,751	16,751	14,974	5,116		
05000 - Roofing															
260 - Low Slope: Ballasted Rubber Membrane {42 Squares- 500 Building}	39,539														
261 - Low Slope: Ballasted Rubber Membrane {71 Squares- 600 Building}		70,223													
262 - Low Slope: Ballasted Rubber Membrane {72 Squares- 700 Building}					74,817										
860 - Skylights {3 Skylight}					2,110						2,388				2,701
900 - Roofing: Inspections & Repairs {500, 600 & 700 Buildings}{nr:15}															
902 - Roofing: Inspections & Repairs {600 & 700 Buildings}{nr:2}	2,172	2,227													
904 - Roofing: Inspections & Repairs {700 Building}{nr:2}			2,282	2,339											
Total 05000 - Roofing	41,711	2,227	72,505	2,339	76,927			2,388							2,701
18000 - Landscaping															
100 - Irrigation: Misc. {Common Area}	1,448					1,639									1,854
490 - Bark Replacement {Common Area}{nr:1}															
500 - Tree Maintenance {Tree Maintenance}	2,897					3,277									3,708
920 - Miscellaneous {Rock Garden}{nr:2}															
920 - Miscellaneous {Turf & Planter Beds}	2,897					3,277									3,708
Total 18000 - Landscaping	7,241					8,193									9,270
20000 - Lighting															
120 - Light Fixtures {Common Area Light Fixtures}	1,448		1,560			1,680									1,948
Total 20000 - Lighting	1,448		1,560			1,680									1,948
23000 - Mechanical Equipment															
530 - Boiler {Hot Water/Radiant Heat Boilers}															
531 - Boiler {Hot Water/Radiant Heat Boilers Misc.}						5,735									
540 - Reservoir Tank {Hot Water Holding Tank}	28,966														
920 - Fire Control Misc. {Fire Suppression System}	1,448	1,485	1,522	1,560	1,599	1,639	1,680	1,722	1,765	1,809	1,854	1,900	1,948	1,996	2,046
990 - Miscellaneous {Soft Water Filtration System}															
991 - Miscellaneous {Soft Water Filtration System Repair}{nr:1}															
992 - Miscellaneous {Snow Melt System Boiler}	10,138														
993 - Miscellaneous {Snow Melt System Misc.}	1,448					1,639									1,854
Total 23000 - Mechanical Equipment	42,001	1,485	1,522	1,560	1,599	9,012	1,680	1,722	1,765	1,809	3,708	1,900	1,948	1,996	2,046
23500 - Elevator															

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See Section VI-b for Excluded Components

Prepared for the 2011/2012 Fiscal Year

2025/26 2026/27 2027/28 2028/29 2029/30 2030/31 2031/32 2032/33 2033/34 2034/35 2035/36 2036/37 2037/38 2038/39 2039/40

Reserve Component															
900 - Miscellaneous (Elevator Repairs On-Going)[nr:10]															
901 - Miscellaneous (Elevator Cab Interior)	14,037														
Total 23500 - Elevator	14,037														
25000 - Flooring															
400 - Tile (308 Sq. Ft. Elevator Lobbies)															
990 - Miscellaneous (Stairwells - Step Treads)	724	742	761	780	799	819	840	861	882	904	927	950	974	998	1,023
Total 25000 - Flooring	724	742	761	780	799	819	840	861	882	904	927	950	974	998	1,023
26000 - Outdoor Equipment															
350 - Furniture (Patio Furniture)				4,679										5,989	
Total 26000 - Outdoor Equipment				4,679										5,989	
28000 - Water System															
110 - Service Lines (Water Service/Distribution)									3,529						
Total 28000 - Water System									3,529						
30000 - Miscellaneous															
990 - Utilities (Underground Utilities)			7,608											9,739	
Total 30000 - Miscellaneous			7,608											9,739	
32000 - Undesignated															
100 - Miscellaneous (Miscellaneous Common Area Components)			1,522			1,639			1,765			1,900			2,046
Total 32000 - Undesignated			1,522			1,639			1,765			1,900			2,046
Pool & Spa Christophe Condominium Allocation															
02000 - Concrete															
390 - Pavers (800 Sq. Ft. Pool & Spa Common Area (50%))									6,952						
Total 02000 - Concrete									6,952						
03000 - Painting: Exterior															
990 - Miscellaneous (Pool & Spa Common Area (50%))			1,293						1,500					1,739	
Total 03000 - Painting: Exterior			1,293						1,500					1,739	
04000 - Structural Repairs															
910 - Building Maintenance (Pool Equipment Building (50%))			724			819					927				
Total 04000 - Structural Repairs			724			819					927				
05000 - Roofing															
415 - Pitched: 30 Yr. Dimensional Composition (5 Squares- Pool Equipment Building)			2,172												
Total 05000 - Roofing			2,172												
12000 - Pool															

30 Year Expense Forecast - Detailed

Final

See Section VI-b for Excluded Components

Prepared for the 2011/2012 Fiscal Year

2025/26 2026/27 2027/28 2028/29 2029/30 2030/31 2031/32 2032/33 2033/34 2034/35 2035/36 2036/37 2037/38 2038/39 2039/40

Reserve Component	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
110 - Resurface {120 Lin. Ft. Pool (50%)}								8,952							
700 - Equipment: Replacement {Pool Equipment}	3,367					3,810				4,310					
720 - Heater {2 Pool Heater (50%)}		4,679													
750 - Pool Cover {Pool Cover (50%)}													904		
Total 12000 - Pool	3,367	4,679				3,810		8,952		4,310					
13000 - Spa															
100 - Re-Plaster {30 Lin. Ft. Spa (50%)}		2,078						2,410						2,795	
700 - Equipment {Spa Equipment (50%)}			1,482						1,676					1,897	
780 - Heater {Spa Heater (50%)}		1,826											2,337		
Total 13000 - Spa		2,078	1,482					2,410	1,676				2,337	4,692	
26000 - Outdoor Equipment															
350 - Furniture {Pool Furniture (50%)}		1,302							1,473					1,667	
Total 26000 - Outdoor Equipment		1,302							1,473					1,667	
32000 - Undesignated															
100 - Miscellaneous {Pool & Spa Miscellaneous Components (50%)}	434		492							556					
Total 32000 - Undesignated	434		492							556					
Total [Pool & Spa Christophe Condominium Allocation] Expenditures Inflated @ 2.50%	13,650	2,078	3,119	7,463	11,362	4,650	904	5,794	2,337	6,359	1,739				
Total Expenditures Inflated @ 2.50%	125,528	32,583	107,652	78,884	118,380	100,044	19,685	26,856	21,414	30,820	57,566	85,177	94,504	14,673	



Christophe Homeowners Association

BROWNING RESERVE GROUP

Section III

30 Year Reserve Funding Plan

Final

*See Important footnotes at end of this Section III.

Cash Flow Method

Prepared for the 2011/2012 Fiscal Year

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Beginning Balance	50,000 ¹	45,388	70,888	74,549	80,455	71,286	77,269	104,300	123,898	143,785
Inflated Expenditures @ 2.5%	40,612	12,300	36,029	35,769	52,928	39,964	20,295	29,147	30,320	13,513
Reserve Contribution	36,000	37,800	39,690	41,675	43,759	45,947	47,325	48,745	50,207	51,713
<i>Units/month @ 30</i>	100.00	105.00	110.25	115.76	121.55	127.63	131.46	135.40	139.46	143.65
<i>Percentage Increase</i>		5.0%	5.0%	5.0%	5.0%	5.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 0.00%	0	0	0	0	0	0	0	0	0	0
Ending Balance	45,388	70,888	74,549	80,455	71,286	77,269	104,300	123,898	143,785	181,985
Beginning Balance	181,985	99,922	111,118	104,779	152,940	193,051	129,270	160,286	118,141	106,728
Inflated Expenditures @ 2.5%	135,327	43,666	62,847	10,042	19,838	125,528	32,583	107,652	78,884	118,380
Reserve Contribution	53,264	54,862	56,508	58,203	59,949	61,747	63,599	65,507	67,472	69,496
<i>Units/month @ 30</i>	147.96	152.39	156.97	161.68	166.53	171.52	176.66	181.96	187.42	193.04
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 0.00%	0	0	0	0	0	0	0	0	0	0
Ending Balance	99,922	111,118	104,779	152,940	193,051	129,270	160,286	118,141	106,728	57,844
Beginning Balance	57,844	29,381	56,224	75,896	101,010	112,051	127,759	116,721	78,072	30,096
Inflated Expenditures @ 2.5%	100,044	19,685	26,856	21,414	35,487	30,820	57,566	85,177	94,504	14,673
Reserve Contribution	71,581	46,528	46,528	46,528	46,528	46,528	46,528	46,528	46,528	46,528
<i>Units/month @ 30</i>	198.84	129.24	129.24	129.24	129.24	129.24	129.24	129.24	129.24	129.24
<i>Percentage Increase</i>	3.0%	-35.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 0.00%	0	0	0	0	0	0	0	0	0	0
Ending Balance	29,381	56,224	75,896	101,010	112,051	127,759	116,721	78,072	30,096	61,951

30 Year Reserve Funding Plan

Cash Flow Method

Final

Prepared for the 2011/2012 Fiscal Year

Reserve Funding Plan - Footnotes

Period / Year

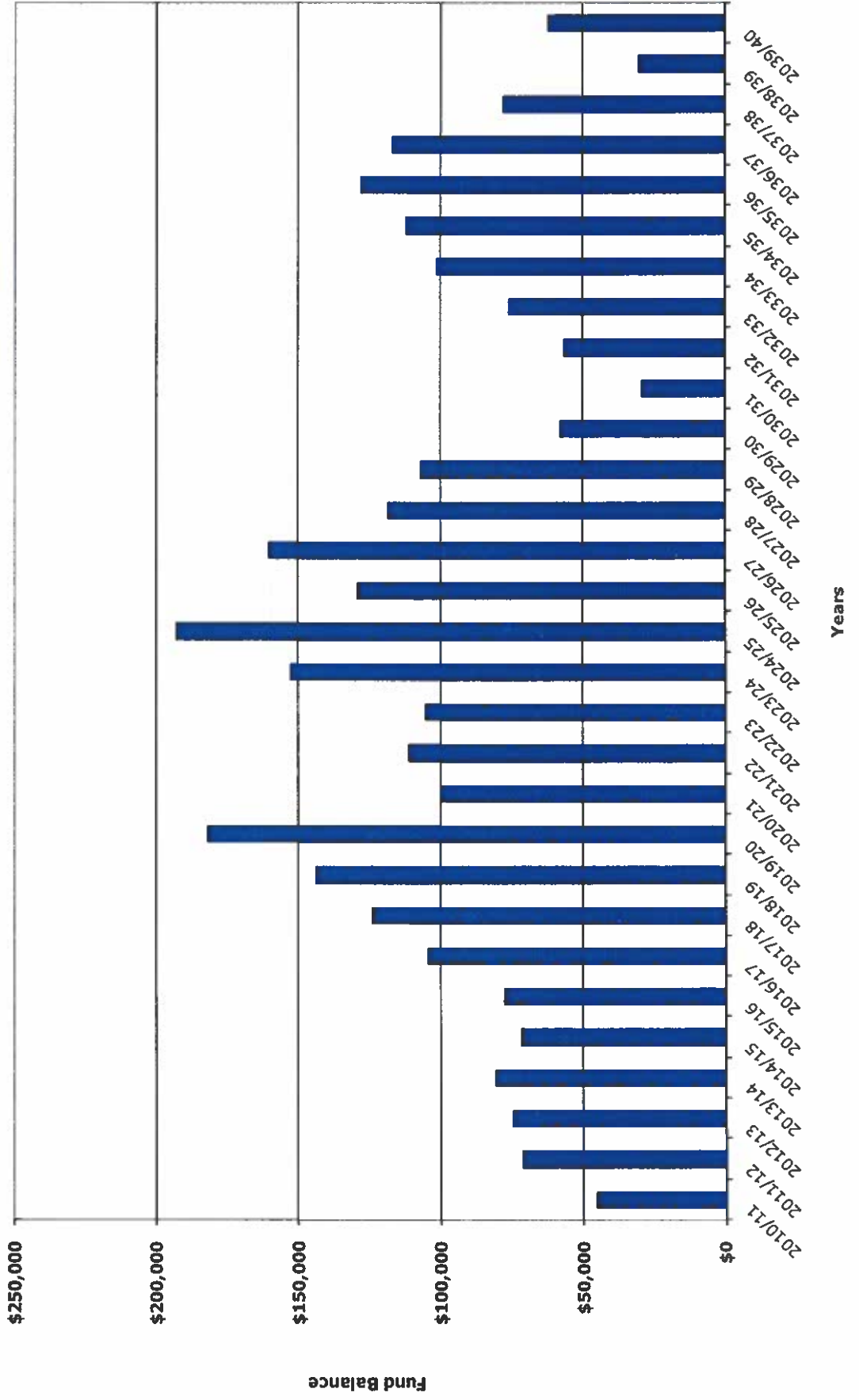
1) 00 / 2010/11 Beginning Balance for FY 2010/11 is projected at \$50,000 based on estimated expenses for FY 2009/10.



Christophe Homeowners Association

Section III-a
Final
Prepared for the 2011/2012 Fiscal Year

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances





Christophe Homeowners Association

Section IV

30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded

Final

Prepared for the 2011/2012 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2010/11	50,000	254,854	17.8%	40,612	36,000	0	0	45,388
2011/12	45,388	251,764	28.2%	12,300	37,800	0	0	70,888
2012/13	70,888	284,685	26.2%	36,029	39,690	0	0	74,549
2013/14	74,549	291,368	27.6%	35,769	41,675	0	0	80,455
2014/15	80,455	299,954	23.8%	52,928	43,759	0	0	71,286
2015/16	71,286	292,121	26.5%	39,964	45,947	0	0	77,269
2016/17	77,269	298,363	35.0%	20,295	47,325	0	0	104,300
2017/18	104,300	325,931	38.0%	29,147	48,745	0	0	123,898
2018/19	123,898	346,154	41.5%	30,320	50,207	0	0	143,785
2019/20	143,785	366,751	49.6%	13,513	51,713	0	0	181,985
2020/21	181,985	404,922	24.7%	135,327	53,264	0	0	99,922
2021/22	99,922	320,316	34.7%	43,666	54,862	0	0	111,118
2022/23	111,118	328,747	31.9%	62,847	56,508	0	0	104,779
2023/24	104,779	319,060	47.9%	10,042	58,203	0	0	152,940
2024/25	152,940	364,918	52.9%	19,838	59,949	0	0	193,051
2025/26	193,051	402,892	32.1%	125,528	61,747	0	0	129,270
2026/27	129,270	337,830	47.4%	32,583	63,599	0	0	160,286
2027/28	160,286	365,541	32.3%	107,652	65,507	0	0	118,141
2028/29	118,141	315,667	33.8%	78,884	67,472	0	0	106,728
2029/30	106,728	292,918	19.7%	118,380	69,496	0	0	57,844
2030/31	57,844	230,373	12.8%	100,044	71,581	0	0	29,381
2031/32	29,381	186,345	30.2%	19,685	46,528	0	0	56,224
2032/33	56,224	224,904	33.7%	26,856	46,528	0	0	75,896
2033/34	75,896	258,428	39.1%	21,414	46,528	0	0	101,010
2034/35	101,010	299,755	37.4%	35,487	46,528	0	0	112,051
2035/36	112,051	329,110	38.8%	30,820	46,528	0	0	127,759
2036/37	127,759	365,438	31.9%	57,566	46,528	0	0	116,721
2037/38	116,721	376,752	20.7%	85,177	46,528	0	0	78,072
2038/39	78,072	361,577	8.3%	94,504	46,528	0	0	30,096
2039/40	30,096	338,031	18.3%	14,673	46,528	0	0	61,951

Christophe Homeowners Association



Christophe Homeowners Association

Section V

Reserve Fund Balance Forecast

Component Method

Final

Prepared for the 2011/2012 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2010/2011 Fully Funded Balance	2011/2012 Fully Funded Balance	% Per Year Straight Line	2011/2012 Line Item Contribution based on Cash Flow Method
00500 - Windows									
121 - Replacement {Stairwell & Elevator Lobby Windows (33%)} (nr:3)	2,449	1	15	3,546	222	153	167	0.55%	207
01000 - Paving									
460 - Gravel {1,440 Sq. Ft. Street Parking Area}	720	7	0	720	103	720	105	0.25%	96
600 - Brick Pavers {Common Area}	2,000	3	3	2,154	538	500	683	1.33%	503
800 - Striping {Parking Garage}	800	8	0	800	100	800	103	0.25%	93
Sub-total [01000 - Paving]	3,520			3,674	741	2,020	891	1.83%	692
02000 - Concrete									
900 - Miscellaneous {Parking Garage, Sidewalk & Walkways}	1,500	5	0	1,500	300	1,500	308	0.74%	280
03000 - Painting: Exterior									
120 - Surface Restoration {Building 500}	25,293	8	2	26,573	3,322	18,970	22,685	8.21%	3,102
121 - Surface Restoration {Building 600}	24,430	8	3	26,308	3,289	15,269	18,781	8.13%	3,071
122 - Surface Restoration {Building 700}	31,430	8	4	34,693	4,337	15,715	20,135	10.71%	4,050
140 - Mid Cycle Touch-Up {Building 500}	5,000	8	6	5,798	725	1,250	1,922	1.79%	677
141 - Mid Cycle Touch-Up {Building 600}	5,000	8	7	5,943	743	625	1,281	1.84%	694
142 - Mid Cycle Touch-Up {Building 700}	5,000	8	8	6,092	677	556	641	1.67%	632
Sub-total [03000 - Painting: Exterior]	96,153			105,409	13,091	52,384	65,444	32.35%	12,227
03500 - Painting: Interior									
900 - Miscellaneous {Parking Garage & Laundry Room}	4,000	10	1	4,100	410	3,600	4,100	1.01%	383
04000 - Structural Repairs									
200 - Wood: Siding & Trim {Building 500}	2,500	4	4	2,760	552	500	641	1.36%	515

Reserve Fund Balance Forecast

Component Method

Final
Prepared for the 2011/2012 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2010/2011 Fully Funded Balance	2011/2012 Fully Funded Balance	% Per Year Straight Line	2011/2012 Line Item Contribution based on Cash Flow Method
201 - Wood: Siding & Trim {Building 600}	2,500	4	5	2,829	471	417	513	1.16%	440
202 - Wood: Siding & Trim {Building 700}	2,500	4	6	2,899	414	357	427	1.02%	387
290 - Ceilings {14,280 Sq. Ft. Parking Garage (10%)}	1,999	5	0	1,999	400	1,999	410	0.99%	373
690 - Wood Railing {Buildings - Planter Boxes}[nr:1]	21,093	1	0	0	0	21,093	0	0.00%	0
905 - Steel Doors {Parking Garage Utility & Storage Room Doors}[nr:5]	1,800	4	0	1,800	450	1,800	461	1.11%	420
910 - Building Maintenance {Stucco}	5,000	4	0	5,000	1,250	5,000	1,281	3.09%	1,167
913 - Doors {4 Elevator Lobby Doors}	2,200	35	10	2,816	80	1,571	1,675	0.20%	75
914 - Doors {10 Resident Storage Room}	3,500	45	20	5,735	127	1,944	2,073	0.31%	119
960 - Awnings {Entry Awning}	7,250	10	7	8,618	862	2,175	2,973	2.13%	805
961 - Awnings {9 Stairwell Awnings}	1,350	10	7	1,605	160	405	554	0.40%	150
Sub-total [04000 - Structural Repairs]	51,692			36,061	4,768	37,262	11,006	11.78%	4,453
05000 - Roofing									
260 - Low Slope: Ballasted Rubber Membrane {42 Squares- 500 Building}	27,300	40	15	39,539	988	17,063	18,189	2.44%	923
261 - Low Slope: Ballasted Rubber Membrane {71 Squares- 600 Building}	46,150	40	17	70,223	1,756	26,536	28,382	4.34%	1,640
262 - Low Slope: Ballasted Rubber Membrane {72 Squares- 700 Building}	46,800	40	19	74,817	1,870	24,570	26,384	4.62%	1,747
860 - Skylights {3 Skylight}	1,320	5	4	1,457	291	264	541	0.72%	272
900 - Roofing: Inspections & Repairs {500, 600 & 700 Buildings}[nr:15]	1,500	1	0	1,500	1,500	1,500	1,538	3.71%	1,401
902 - Roofing: Inspections & Repairs {600 & 700 Buildings}[nr:2]	1,500	1	15	2,172	136	94	103	0.34%	127
904 - Roofing: Inspections & Repairs {700 Building}[nr:2]	1,500	1	17	2,282	127	83	90	0.31%	118
Sub-total [05000 - Roofing]	126,070			191,990	6,668	70,110	75,226	16.48%	6,228
18000 - Landscaping									
100 - Irrigation: Misc. {Common Area}	1,000	5	5	1,131	189	167	205	0.47%	176
490 - Bark Replacement {Common Area}[nr:1]	3,200	1	0	0	0	3,200	0	0.00%	0
500 - Tree Maintenance {Tree Maintenance}	2,000	5	5	2,263	377	333	410	0.93%	352
920 - Miscellaneous {Rock Garden}[nr:2]	4,000	1	1	4,100	2,050	2,000	4,100	5.07%	1,915
920 - Miscellaneous {Turf & Planter Beds}	2,000	5	5	2,263	377	333	410	0.93%	352
Sub-total [18000 - Landscaping]	12,200			9,757	2,993	6,033	5,125	7.39%	2,795
20000 - Lighting									
120 - Light Fixtures {Common Area Light Fixtures}	1,000	3	3	1,077	269	250	342	0.67%	251

Reserve Fund Balance Forecast

Component Method

Final
Prepared for the 2011/2012 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2010/2011	2011/2012	2011/2012	2011/2012	2011/2012
						Fully Funded Balance	Fully Funded Balance			
23000 - Mechanical Equipment										
530 - Boiler {Hot Water/Radiant Heat Boilers}	50,000	35	10	64,004	1,829	35,714	38,071	4.52%	1,708	
531 - Boiler {Hot Water/Radiant Heat Boilers Misc.}	3,500	10	10	4,480	407	318	359	1.01%	380	
540 - Reservoir Tank {Hot Water Holding Tank}	20,000	40	15	28,966	724	12,500	13,325	1.79%	676	
920 - Fire Control Misc. {Fire Suppression System}	1,000	1	0	1,000	1,000	1,000	1,025	2.47%	934	
990 - Miscellaneous {Soft Water Filtration System}	12,500	25	5	14,143	566	10,000	10,763	1.40%	528	
991 - Miscellaneous {Soft Water Filtration System Repair}[nr:1]	1,000	1	0	0	0	1,000	0	0.00%	0	
992 - Miscellaneous {Snow Melt System Boiler}	7,000	35	15	10,138	290	4,000	4,305	0.72%	271	
993 - Miscellaneous {Snow Melt System Misc.}	1,000	5	5	1,131	189	167	205	0.47%	176	
Sub-total [23000 - Mechanical Equipment]	96,000			123,863	5,004	64,699	68,053	12.36%	4,674	
23500 - Elevator										
900 - Miscellaneous {Elevator Repairs On-Going}[nr:10]	1,000	1	0	1,000	1,000	1,000	1,025	2.47%	934	
901 - Miscellaneous {Elevator Cab Interior}	9,000	25	18	14,037	561	2,520	2,952	1.39%	524	
Sub-total [23500 - Elevator]	10,000			15,037	1,561	3,520	3,977	3.86%	1,458	
25000 - Flooring										
400 - Tile {308 Sq. Ft. Elevator Lobbies}	1,848	30	5	2,091	70	1,540	1,642	0.17%	65	
990 - Miscellaneous {Stairwells - Step Treads}	500	1	1	513	256	250	513	0.63%	239	
Sub-total [25000 - Flooring]	2,348			2,603	326	1,790	2,154	0.81%	304	
26000 - Outdoor Equipment										
350 - Furniture {Patio Furniture}	3,000	10	8	3,655	366	600	923	0.90%	341	
28000 - Water System										
110 - Service Lines {Water Service/Distribution}	2,000	50	23	3,529	71	1,080	1,148	0.17%	66	
30000 - Miscellaneous										
990 - Utilities {Underground Utilities}	5,000	10	7	5,943	594	1,500	2,050	1.47%	555	

Reserve Fund Balance Forecast

Component Method

Final
Prepared for the 2011/2012 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2010/2011 Fully Funded Balance	2011/2012 Fully Funded Balance	% Per Year Straight Line	2011/2012 Line Item Contribution based on Cash Flow Method
32000 - Undesignated									
100 - Miscellaneous {Miscellaneous Common Area Components}	1,000	3	2	1,051	350	333	683	0.87%	327
Pool & Spa Christophe Condominium Allocation									
02000 - Concrete									
390 - Pavers {800 Sq. Ft. Pool & Spa Common Area (50%)}	4,800	30	15	6,952	232	2,400	2,624	0.57%	216
03000 - Painting: Exterior									
990 - Miscellaneous {Pool & Spa Common Area (50%)}	850	6	5	962	160	142	290	0.40%	150
04000 - Structural Repairs									
910 - Building Maintenance {Pool Equipment Building (50%)}	500	5	5	566	94	83	103	0.23%	88
05000 - Roofing									
415 - Pitched: 30 Yr. Dimensional Composition {5 Squares- Pool Equipment Building}	1,500	30	15	2,172	72	750	820	0.18%	68
12000 - Pool									
110 - Resurface {120 Lin. Ft. Pool (50%)}	5,200	12	10	6,656	555	867	1,332	1.37%	518
700 - Equipment: Replacement {Pool Equipment}	2,325	5	5	2,631	438	388	477	1.08%	409
720 - Heater {2 Pool Heater (50%)}	3,000	12	6	3,479	290	1,500	1,794	0.72%	271
750 - Pool Cover {Pool Cover (50%)}	500	10	4	552	55	300	359	0.14%	52
Sub-total [12000 - Pool]	11,025			13,318	1,338	3,054	3,962	3.31%	1,250
13000 - Spa									
100 - Re-Plaster {30 Lin. Ft. Spa (50%)}	1,400	6	4	1,545	258	467	718	0.64%	241
700 - Equipment {Spa Equipment (50%)}	950	5	3	1,023	205	380	584	0.51%	191
780 - Heater {Spa Heater (50%)}	1,200	10	7	1,426	143	360	492	0.35%	133

Reserve Fund Balance Forecast

Component Method

Final
Prepared for the 2011/2012 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2010/2011 Fully Funded Balance	2011/2012 Fully Funded Balance	% Per Year Straight Line	2011/2012 Line Item Contribution based on Cash Flow Method
Sub-total [13000 - Spa]	3,550			3,995	605	1,207	1,794	1.49%	565
26000 - Outdoor Equipment									
350 - Furniture {Pool Furniture (50%)}	835	5	3	899	180	334	514	0.44%	168
32000 - Undesignated									
100 - Miscellaneous {Pool & Spa Miscellaneous Components (50%)}	300	5	5	339	57	50	62	0.14%	53
Sub-total Pool & Spa Christophe Condominium Allocation	23,360			29,203	2,738	8,020	10,167	6.77%	2,557
Totals	441,292			541,997	40,473	254,854	251,764	100.00%	37,800
Percent Funded						17.81%	28.16%		

Component Listing

Included Components

Prepared for the 2011/2012 Fiscal Year

00500 - Windows

121 - Replacement	Useful Life 1	Remaining Life	15	Treatment [nr:3]
Stairwell & Elevator Lobby Windows (33%)	Quantity 1	Unit of Measure	Lump Sum	
	Cost /LS \$7,420	Qty * \$/LS	\$7,420	
	% Included 33.00%	Total Cost/Study	\$2,449	
Summary	Replacement Year 2025/2026	Future Cost	\$3,546	

This is to replace all of the windows in the stairwells and elevator lobbies over three years (33% per year) beginning 2025/26.

- 9 - 2x5 @ \$300 ea = \$2,700;
- 4 - 2.5x4 @ \$250 ea = \$1,000;
- 2 - 1.5x3 @ \$250 ea = \$500 (Tempered);
- 2 - 2.5x2.5 @ \$250 ea = \$500 (Tempered);
- 17 - Installation @ \$160 ea = \$2,720;

Total = \$7,420 (33% = \$2,449)

Window count and cost estimates are approximate by BRG.



Component Listing
Included Components

Final

Prepared for the 2011/2012 Fiscal Year

01000 - Paving

460 - Gravel	Useful Life 7	Remaining Life 0
1,440 Sq. Ft. Street Parking Area	Quantity 1,440	Unit of Measure Square Feet
	Cost /SqFt \$0.500	
	% Included 100.00%	Total Cost/Study \$720
Summary	Replacement Year 2010/2011	Future Cost \$720

This is to replenish the gravel in the street parking area with 2" base rock along with reshaping and compaction.

Square footage is approximate based on measurements by BRG.



600 - Brick Pavers	Useful Life 3	Remaining Life 3
Common Area	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,000	
	% Included 100.00%	Total Cost/Study \$2,000
Summary	Replacement Year 2013/2014	Future Cost \$2,154

This is for on-going repairs to the brick pavers.



Component Listing

Included Components

Final

Prepared for the 2011/2012 Fiscal Year

01000 - Paving

800 - Striping	Useful Life 8	Remaining Life 0
Parking Garage	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$800	
	% Included 100.00%	Total Cost/Study \$800
Summary	Replacement Year 2010/2011	Future Cost \$800

This is to re-stripe the parking garage to match existing plan.



02000 - Concrete

900 - Miscellaneous	Useful Life 5	Remaining Life 0
Parking Garage, Sidewalk & Walkways	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,500	
	% Included 100.00%	Total Cost/Study \$1,500
Summary	Replacement Year 2010/2011	Future Cost \$1,500

This is for miscellaneous concrete repair as needed for the parking garage, garage entry, sidewalk and upper level walkways.



Component Listing
Included Components

Final

Prepared for the 2011/2012 Fiscal Year

03000 - Painting: Exterior

120 - Surface Restoration	Useful Life 8	Remaining Life 2
Building 500	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$25,293	
	% Included 100.00%	Total Cost/Study \$25,293
Summary	Replacement Year 2012/2013	Future Cost \$26,573

This is to paint with a 100% premium acrylic paint such as Columbia product or equal. Includes painting exterior wood and stucco walls, walkway floors, exterior stairwells, all railings and unit doors. Cost estimate and useful life provided by Bill Lupher of Lupher's Painting, Inc.



Costing provided by Central Home Improvement, Inc.

121 - Surface Restoration	Useful Life 8	Remaining Life 3
Building 600	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$24,430	
	% Included 100.00%	Total Cost/Study \$24,430
Summary	Replacement Year 2013/2014	Future Cost \$26,308

This is to paint with a 100% premium acrylic paint such as Columbia product or equal. Includes painting exterior wood and stucco walls, walkway floors, exterior stairwells, all railings and unit doors. Cost estimate and useful life provided by Bill Lupher of Lupher's Painting, Inc.



Costing provided by Central Home Improvement, Inc.

Component Listing
Included Components

Final

Prepared for the 2011/2012 Fiscal Year

03000 - Painting: Exterior

122 - Surface Restoration	Useful Life 8	Remaining Life 4
Building 700	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$31,430	
	% Included 100.00%	Total Cost/Study \$31,430
Summary	Replacement Year 2014/2015	Future Cost \$34,693

This is to paint with a 100% premium acrylic paint such as Columbia product or equal. Includes painting exterior wood and stucco walls, walkway floors, exterior stairwells, all railings and unit doors. Cost estimate and useful life provided by Bill Lupher of Lupher's Painting, Inc.



Costing provided by Central Home Improvement, Inc.

140 - Mid Cycle Touch-Up	Useful Life 8	Remaining Life 6
Building 500	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,000	
	% Included 100.00%	Total Cost/Study \$5,000
Summary	Replacement Year 2016/2017	Future Cost \$5,798

This is to perform mid cycle touch-up painting midway between full painting cycles. Mid cycle painting is typically necessary to extend the useful life of the painting cycle. Cost estimate and useful life provided by Bill Lupher of Lupher's Painting, Inc.



Costing provided by Central Home Improvement, Inc.

Component Listing
Included Components

Final
Prepared for the 2011/2012 Fiscal Year

03000 - Painting: Exterior

141 - Mid Cycle Touch-Up	Useful Life 8	Remaining Life 7
Building 600	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,000	
	% Included 100.00%	Total Cost/Study \$5,000
Summary	Replacement Year 2017/2018	Future Cost \$5,943

This is to perform mid cycle touch-up painting midway between full painting cycles. Mid cycle painting is typically necessary to extend the useful life of the painting cycle. Cost estimate and useful life provided by Bill Lupher of Lupher's Painting, Inc.



Costing provided by Central Home Improvement, Inc.

142 - Mid Cycle Touch-Up	Useful Life 8	Remaining Life 8
Building 700	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,000	
	% Included 100.00%	Total Cost/Study \$5,000
Summary	Replacement Year 2018/2019	Future Cost \$6,092

This is to perform mid cycle touch-up painting midway between full painting cycles. Mid cycle painting is typically necessary to extend the useful life of the painting cycle. Cost estimate and useful life provided by Bill Lupher of Lupher's Painting, Inc.



Costing provided by Central Home Improvement, Inc.

Component Listing

Included Components

Final

Prepared for the 2011/2012 Fiscal Year

03500 - Painting: Interior

900 - Miscellaneous	Useful Life 10	Remaining Life 1
Parking Garage & Laundry Room	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$4,000	
	% Included 100.00%	Total Cost/Study \$4,000
Summary	Replacement Year 2011/2012	Future Cost \$4,100

This is to prep and paint the parking garage walls and pillars and laundry room including 10 resident storage room doors with a Columbia brand acrylic paint material or equal. Cost estimate provided by Vilnis Nikolaisons of Lucky Painting.



Costing provided by Lucky Painting

04000 - Structural Repairs

200 - Wood: Siding & Trim	Useful Life 4	Remaining Life 4
Building 500	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,500	
	% Included 100.00%	Total Cost/Study \$2,500
Summary	Replacement Year 2014/2015	Future Cost \$2,760

This is to replace siding, wood trim, wood railings and fascia boards as needed commensurate with the painting cycles.



Component Listing
Included Components

Final
Prepared for the 2011/2012 Fiscal Year

04000 - Structural Repairs

201 - Wood: Siding & Trim	Useful Life 4	Remaining Life 5
Building 600	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,500	
	% Included 100.00%	Total Cost/Study \$2,500
Summary	Replacement Year 2015/2016	Future Cost \$2,829

This is to replace siding, wood trim, wood railings and fascia boards as needed commensurate with the painting cycles.



202 - Wood: Siding & Trim	Useful Life 4	Remaining Life 6
Building 700	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,500	
	% Included 100.00%	Total Cost/Study \$2,500
Summary	Replacement Year 2016/2017	Future Cost \$2,899

This is to replace siding, wood trim, wood railings and fascia boards as needed commensurate with the painting cycles.



Component Listing
Included Components

Final

Prepared for the 2011/2012 Fiscal Year

04000 - Structural Repairs

290 - Ceilings	Useful Life 5	Remaining Life 0	
14,280 Sq. Ft. Parking Garage (10%)	Quantity 14,280	Unit of Measure Square Feet	
	Cost /SqFt \$1.40	Qty * \$/SqFt \$19,992	
	% Included 10.00%	Total Cost/Study \$1,999	
Summary	Replacement Year 2010/2011	Future Cost \$1,999	

This is to have funds available for ongoing ceiling grid repair and tile replacement as needed.

Square footage is approximate based on measurements by BRG.



690 - Wood Railing	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Buildings - Planter Boxes	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$21,093		
	% Included 100.00%	Total Cost/Study \$21,093	
Summary	Replacement Year 2010/2011	Future Cost \$21,093	

This is to remove the remaining flower boxes in various locations, replacing 2x10 and 1x4 decorative boards with new. Prime and paint both sides of the entire railing. Cost estimate provided by Steven Chappell of Central Home Improvements, Inc.



Costing provided by Central Home Improvement, Inc.

Component Listing
Included Components

Final

Prepared for the 2011/2012 Fiscal Year

04000 - Structural Repairs

905 - Steel Doors	Useful Life 4	Remaining Life 0	Treatment [nr:5]
Parking Garage Utility & Storage Room Doors	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,800		
	% Included 100.00%	Total Cost/Study \$1,800	
Summary	Replacement Year 2010/2011	Future Cost \$1,800	

This is to have funds available for replacing the steel doors located in the garage as needed.

- Electrical Rooms - 2 single doors;
- Boiler Room - 1 single door;
- Laundry Room - 1 single door;
- Riser Room - 1 single door;
- Storage Rooms - 2 single doors;
- Stairwell Door - 1 double door;



910 - Building Maintenance	Useful Life 4	Remaining Life 0	
Stucco	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$5,000		
	% Included 100.00%	Total Cost/Study \$5,000	
Summary	Replacement Year 2010/2011	Future Cost \$5,000	

This is for on-going repairs of the stucco as needed to the buildings.



Component Listing

Included Components

Final

Prepared for the 2011/2012 Fiscal Year

04000 - Structural Repairs

913 - Doors	Useful Life 35	Remaining Life 10
4 Elevator Lobby Doors	Quantity 4	Unit of Measure Items
	Cost /Itm \$550	
	% Included 100.00%	Total Cost/Study \$2,200
Summary	Replacement Year 2020/2021	Future Cost \$2,816

This is to replace all of the elevator lobby doors.



914 - Doors	Useful Life 45	Remaining Life 20
10 Resident Storage Room	Quantity 10	Unit of Measure Lump Sum
	Cost /LS \$350	
	% Included 100.00%	Total Cost/Study \$3,500
Summary	Replacement Year 2030/2031	Future Cost \$5,735

This is to replace all of the doors to the residents' storage rooms.



Component Listing
Included Components

Final

Prepared for the 2011/2012 Fiscal Year

04000 - Structural Repairs

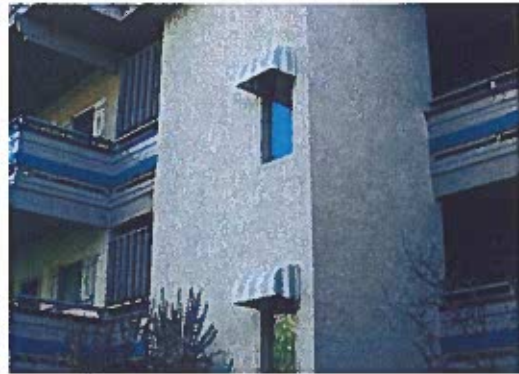
960 - Awnings	Useful Life 10	Remaining Life 7
Entry Awning	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$7,250	
	% Included 100.00%	Total Cost/Study \$7,250
Summary	Replacement Year 2017/2018	Future Cost \$8,618

This is to recover the canvas awning at the entry.



961 - Awnings	Useful Life 10	Remaining Life 7
9 Stairwell Awnings	Quantity 9	Unit of Measure Lump Sum
	Cost /LS \$150	
	% Included 100.00%	Total Cost/Study \$1,350
Summary	Replacement Year 2017/2018	Future Cost \$1,605

This is to recover the canvas awnings located over the windows of the stairwells. Includes the awning over a unit entry door in building 600.



Component Listing
Included Components

Final

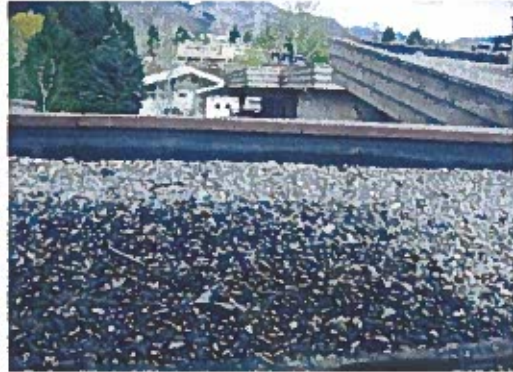
Prepared for the 2011/2012 Fiscal Year

05000 - Roofing

260 - Low Slope: Ballasted Rubber Membrane	Useful Life 40	Remaining Life 15
42 Squares- 500 Building	Quantity 42	Unit of Measure Squares
	Cost /Sqrs \$650	
	% Included 100.00%	Total Cost/Study \$27,300
Summary	Replacement Year 2025/2026	Future Cost \$39,539

This is to replace the ballasted EPDM single ply rubber membrane roofing system including the re-use of existing and additional gravel as needed. Includes tear off of existing membrane and installation of enhanced insulation. Cost estimate and useful life provided by Brad Baker of Professional Roofing.

Squares are approximate by BRG based on dimensions calculated from the construction plans.

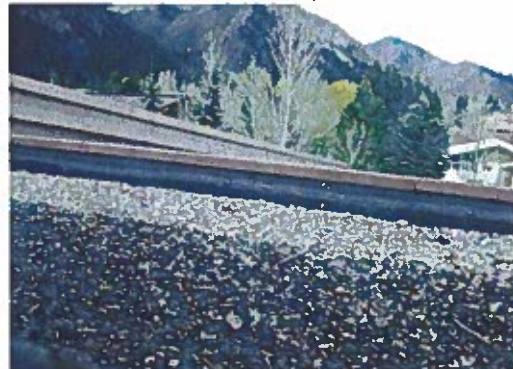


Costing provided by Professional Roofing

261 - Low Slope: Ballasted Rubber Membrane	Useful Life 40	Remaining Life 17
71 Squares- 600 Building	Quantity 71	Unit of Measure Squares
	Cost /Sqrs \$650	
	% Included 100.00%	Total Cost/Study \$46,150
Summary	Replacement Year 2027/2028	Future Cost \$70,223

This is to replace the ballasted EPDM single ply rubber membrane roofing system including the re-use of existing and additional gravel as needed. Includes tear off of existing membrane and installation of enhanced insulation. Cost estimate and useful life provided by Brad Baker of Professional Roofing.

Squares are approximate by BRG based on dimensions calculated from the construction plans.



Costing provided by Professional Roofing

Component Listing
Included Components

Final

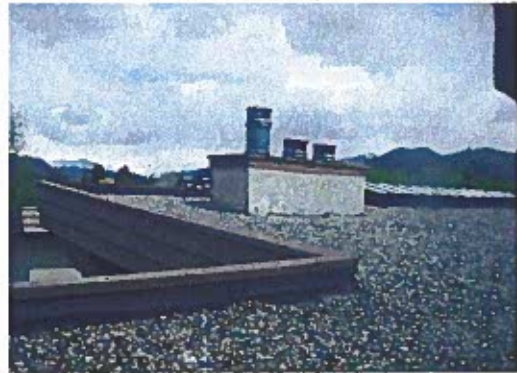
Prepared for the 2011/2012 Fiscal Year

05000 - Roofing

262 - Low Slope: Ballasted Rubber Membrane	Useful Life 40	Remaining Life 19
72 Squares- 700 Building	Quantity 72	Unit of Measure Squares
	Cost /Sqrs \$650	
	% Included 100.00%	Total Cost/Study \$46,800
Summary	Replacement Year 2029/2030	Future Cost \$74,817

This is to replace the ballasted EPDM single ply rubber membrane roofing system including the re-use of existing and additional gravel as needed. Includes tear off of existing membrane and installation of enhanced insulation. Cost estimate and useful life provided by Brad Baker of Professional Roofing.

Squares are approximate by BRG based on calculations calculated from the construction plans.



Costing provided by Professional Roofing

860 - Skylights	Useful Life 5	Remaining Life 4
3 Skylight	Quantity 3	Unit of Measure Items
	Cost /Itm \$440	
	% Included 100.00%	Total Cost/Study \$1,320
Summary	Replacement Year 2014/2015	Future Cost \$1,457

This is to have funds available to replace the laminated and/or tempered glass panels in the skylight as needed. Cost of glazing is \$320 plus installation of \$120 per panel. Cost estimate provided by Elvador Anderson of Emmett Valley Glass.



Costing provided by Emmett Valley Glass

Component Listing

Included Components

Final
Prepared for the 2011/2012 Fiscal Year

05000 - Roofing

900 - Roofing: Inspections & Repairs	Useful Life 1	Remaining Life 0	Treatment [nr:15]
500, 600 & 700 Buildings	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,500		
	% Included 100.00%	Total Cost/Study \$1,500	
Summary	Replacement Year 2010/2011	Future Cost \$1,500	

This is to inspect and perform rudimentary maintenance as needed to the roofing.



902 - Roofing: Inspections & Repairs	Useful Life 1	Remaining Life 15	Treatment [nr:2]
600 & 700 Buildings	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,500		
	% Included 100.00%	Total Cost/Study \$1,500	
Summary	Replacement Year 2025/2026	Future Cost \$2,172	

This is to inspect and perform rudimentary maintenance as needed to the roofing.



Component Listing
Included Components

Final

Prepared for the 2011/2012 Fiscal Year

05000 - Roofing

904 - Roofing: Inspections & Repairs	Useful Life 1	Remaining Life 17	Treatment [nr:2]
700 Building	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,500		
	% Included 100.00%	Total Cost/Study \$1,500	
Summary	Replacement Year 2027/2028	Future Cost \$2,282	

This is to inspect and perform rudimentary maintenance as needed to the roofing.



18000 - Landscaping

100 - Irrigation: Misc.	Useful Life 5	Remaining Life 5	
Common Area	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,000		
	% Included 100.00%	Total Cost/Study \$1,000	
Summary	Replacement Year 2015/2016	Future Cost \$1,131	

This is for major repairs to the irrigation components in excess of the operating budget. Includes replacement of Rain Bird time clock, backflow preventer (double check) valve, other large valves and underground piping as needed. Cost estimate provided by Mark Martens of All Seasons Landscape.



Costing provided by All Seasons Landscape

Component Listing
Included Components

Final

Prepared for the 2011/2012 Fiscal Year

18000 - Landscaping

490 - Bark Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Common Area	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$3,200		
	% Included 100.00%	Total Cost/Study \$3,200	
Summary	Replacement Year 2010/2011	Future Cost \$3,200	

This is for replacing landscape bark in the bedding areas. Cost estimate provided by Mark Martens of All Seasons Landscape.



Costing provided by All Seasons Landscape

500 - Tree Maintenance	Useful Life 5	Remaining Life 5	
Tree Maintenance	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,000		
	% Included 100.00%	Total Cost/Study \$2,000	
Summary	Replacement Year 2015/2016	Future Cost \$2,263	

This is to prune, remove and replace trees as needed to enhance the association's landscaping and to avoid branch and root damage to nearby objects. This is in excess of the operating budget. Cost estimate provided by Mark Martens of All Seasons Landscape.



Costing provided by All Seasons Landscape

Component Listing
Included Components

Final
Prepared for the 2011/2012 Fiscal Year

18000 - Landscaping

920 - Miscellaneous	Useful Life 5	Remaining Life 5	
Turf & Planter Beds	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,000		
	% Included 100.00%	Total Cost/Study \$2,000	
Summary	Replacement Year 2015/2016	Future Cost \$2,263	

This is to have funds available for landscape expenses in excess of the annual operating budget. Includes renovation of the common area turf and plant and shrubbery upgrades as directed by the Association. Cost estimate provided by Mark Martens of All Seasons Landscape.



Costing provided by All Seasons Landscape

920 - Miscellaneous	Useful Life 1	Remaining Life 1	Treatment [nr:2]
Rock Garden	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$4,000		
	% Included 100.00%	Total Cost/Study \$4,000	
Summary	Replacement Year 2011/2012	Future Cost \$4,100	

This is to replace the existing bark planter beds with rock over a two year period. Rock to be used to be further defined by the Board.



Component Listing
Included Components

Final
Prepared for the 2011/2012 Fiscal Year

20000 - Lighting

120 - Light Fixtures	Useful Life 3	Remaining Life 3
Common Area Light Fixtures	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,000	
	% Included 100.00%	Total Cost/Study \$1,000
Summary	Replacement Year 2013/2014	Future Cost \$1,077

This is to have funds available to repair/replace various common area lighting fixtures as needed:

- 22 - 2x4 4 bulb light fixture - garage;
- 4 - 4x4 light fixtures - garage storage room;
- 12 - 8' 2 bulb light fixtures - equipment & storage rooms;
- 11 - ceiling lights - elevator stairwell/lobbies;
- 129 - canned light fixtures - entry and walkway lights;



23000 - Mechanical Equipment

530 - Boiler	Useful Life 35	Remaining Life 10
Hot Water/Radiant Heat Boilers	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$50,000	
	% Included 100.00%	Total Cost/Study \$50,000
Summary	Replacement Year 2020/2021	Future Cost \$64,004

This is to replace the 3 boilers with two 400,000 BTU Lochinvar brand Knight Model 90% sealed combustion type boilers. Cost includes replacement/modification of vents and flues as needed. Cost estimate, useful life and remaining life provided by Thad Nicolai of Hydronics Unlimited Inc.



Costing provided by Hydronics Unlimited Inc.

Component Listing
Included Components

Final
Prepared for the 2011/2012 Fiscal Year

23000 - Mechanical Equipment

531 - Boiler	Useful Life 10	Remaining Life 10
Hot Water/Radiant Heat Boilers Misc.	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$3,500	
	% Included 100.00%	Total Cost/Study \$3,500
Summary	Replacement Year 2020/2021	Future Cost \$4,480

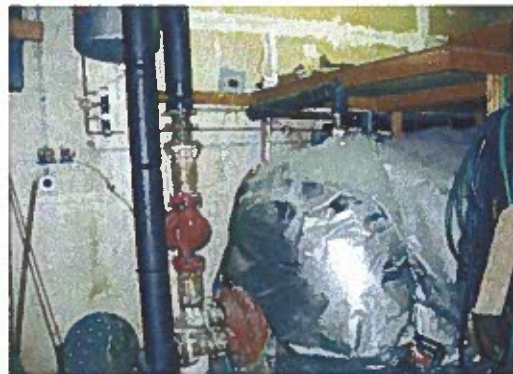
This is to replace the mechanical components of the boiler system including 4 circulating pumps (1 1/2HP & 3 1/2HP), expansion tank, valves, etc. Complete pump replacement may be prolonged by replacing seals, bearings and motors as needed. Cost estimate and useful life provided by Thad Nicolai of Hydronics Unlimited Inc.



Costing provided by Hydronics Unlimited Inc.

540 - Reservoir Tank	Useful Life 40	Remaining Life 15
Hot Water Holding Tank	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$20,000	
	% Included 100.00%	Total Cost/Study \$20,000
Summary	Replacement Year 2025/2026	Future Cost \$28,966

This is to replace the 500 gallon holding tank with a series of 120 gallon tanks. Cost includes removal of the existing tank and modification of piping, pumps and valves as needed. Cost estimate, useful life and remaining life provided by Thad Nicolai of Hydronics Unlimited Inc.



Costing provided by Hydronics Unlimited Inc.

Component Listing
Included Components

Final
Prepared for the 2011/2012 Fiscal Year

23000 - Mechanical Equipment

920 - Fire Control Misc.	Useful Life 1	Remaining Life 0	
Fire Suppression System	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,000		
	% Included 100.00%	Total Cost/Study \$1,000	
Summary	Replacement Year 2010/2011	Future Cost \$1,000	

This is to repair/replace the various components of the wet and dry fire control systems including the air compressor drive, valves, pressure switches and distribution piping as needed. Cost estimate and useful life provided by Wally Matson of Matson Fire Sprinkler Inc.



Costing provided by Matson Fire Sprinkler Inc.

990 - Miscellaneous	Useful Life 25	Remaining Life 5	
Soft Water Filtration System	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$12,500		
	% Included 100.00%	Total Cost/Study \$12,500	
Summary	Replacement Year 2015/2016	Future Cost \$14,143	

This is to replace the primary components of the soft water filtration system including the softening unit, 4 brine tanks, valves and piping. Cost estimate, useful life and remaining life provided by Eddie Sheue of Precision Plumbing.



Costing provided by Precision Plumbing

Component Listing
Included Components

Final
 Prepared for the 2011/2012 Fiscal Year

23000 - Mechanical Equipment

991 - Miscellaneous Soft Water Filtration System Repair	Useful Life 1 Quantity 1 Cost /LS \$1,000 % Included 100.00%	Remaining Life 0 Unit of Measure Lump Sum Total Cost/Study \$1,000	Treatment [nr:1] Future Cost \$1,000
Summary	Replacement Year 2010/2011		

This is to correct deferred maintenance in order to make the soft water filtration system operative. Cost estimate provided by Eddie Sheue of Precision Plumbing.



Costing provided by Precision Plumbing

992 - Miscellaneous Snow Melt System Boiler	Useful Life 35 Quantity 1 Cost /LS \$7,000 % Included 100.00%	Remaining Life 15 Unit of Measure Lump Sum Total Cost/Study \$7,000	Future Cost \$10,138
Summary	Replacement Year 2025/2026		

This is to replace the snow melt system boiler with a category 1 Lochinvar brand product. The useful life is extended due to limited annual operation of the boiler. Cost estimate, useful life and remaining life provided by Thad Nicolai of Hydronics Unlimited Inc.



Costing provided by Hydronics Unlimited Inc.

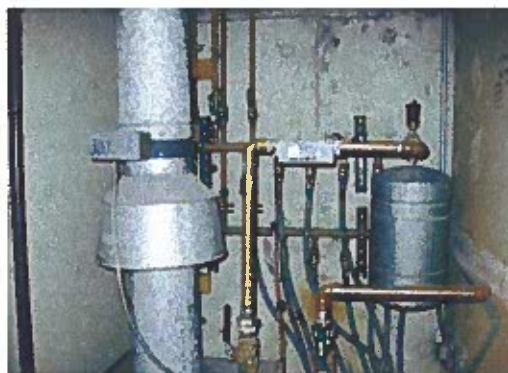
Component Listing
Included Components

Final
Prepared for the 2011/2012 Fiscal Year

23000 - Mechanical Equipment

993 - Miscellaneous	Useful Life 5	Remaining Life 5	
Snow Melt System Misc.	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,000		
	% Included 100.00%	Total Cost/Study \$1,000	
Summary	Replacement Year 2015/2016	Future Cost \$1,131	

This is to replace the mechanical components of the snow melt system including pump, valves, etc. Cost estimate provided by Thad Nicolai of Hydronics Inc.



Costing provided by Hydronics Unlimited Inc.

23500 - Elevator

900 - Miscellaneous	Useful Life 1	Remaining Life 0	Treatment [nr:10]
Elevator Repairs On-Going	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,000		
	% Included 100.00%	Total Cost/Study \$1,000	
Summary	Replacement Year 2010/2011	Future Cost \$1,000	

This is to replace various mechanical and electrical components of the elevator system in excess of the monthly maintenance contract such as replacement of the safety boot and door operator, and repair of the controller computer boards.



Component Listing

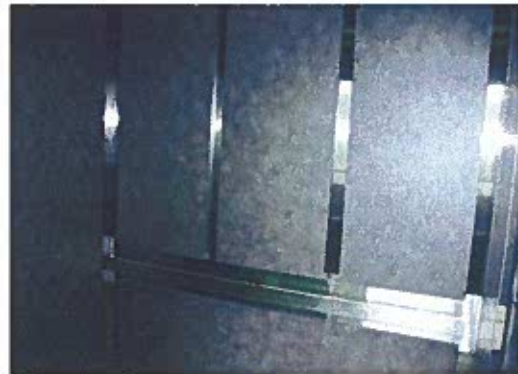
Included Components

Final
Prepared for the 2011/2012 Fiscal Year

23500 - Elevator

901 - Miscellaneous	Useful Life 25	Remaining Life 18
Elevator Cab Interior	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$9,000	
	% Included 100.00%	Total Cost/Study \$9,000
Summary	Replacement Year 2028/2029	Future Cost \$14,037

This is to refinish the interior of the elevator cab.



25000 - Flooring

400 - Tile	Useful Life 30	Remaining Life 5
308 Sq. Ft. Elevator Lobbies	Quantity 308	Unit of Measure Square Feet
	Cost /SqFt \$6.00	
	% Included 100.00%	Total Cost/Study \$1,848
Summary	Replacement Year 2015/2016	Future Cost \$2,091

This is to replace the tile flooring at each of the four elevator lobbies and stairwell landings.

Square footage is approximate based on measurements by BRG.



Component Listing

Included Components

Final
Prepared for the 2011/2012 Fiscal Year

25000 - Flooring

990 - Miscellaneous	Useful Life 1	Remaining Life 1	
Stairwells - Step Treads	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$500		
	% Included 100.00%	Total Cost/Study \$500	
Summary	Replacement Year 2011/2012	Future Cost \$512	

This is to have funds available annually to replace the treads on the concrete steps in all four stairwells as needed. Cost includes rubber tread, glue, safety tape and labor.

Assuming the treads are 25+ years old, they should be tested for asbestos prior to removal and handled accordingly if test is positive.



26000 - Outdoor Equipment

350 - Furniture	Useful Life 10	Remaining Life 8	
Patio Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$3,000		
	% Included 100.00%	Total Cost/Study \$3,000	
Summary	Replacement Year 2018/2019	Future Cost \$3,655	

This is to replace the wrought iron patio table, 6 chairs and umbrella.



Component Listing
Included Components

Final

Prepared for the 2011/2012 Fiscal Year

28000 - Water System

110 - Service Lines	Useful Life 50	Remaining Life 23
Water Service/Distribution	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,000	
	% Included 100.00%	Total Cost/Study \$2,000
Summary	Replacement Year 2033/2034	Future Cost \$3,529

This is to have funds to replace water service/distribution piping as needed.

30000 - Miscellaneous

990 - Utilities	Useful Life 10	Remaining Life 7
Underground Utilities	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,000	
	% Included 100.00%	Total Cost/Study \$5,000
Summary	Replacement Year 2017/2018	Future Cost \$5,943

This is to have funds for maintenance of the utility infrastructure as needed.



Component Listing

Included Components

Final

Prepared for the 2011/2012 Fiscal Year

32000 - Undesignated

100 - Miscellaneous	Useful Life 3	Remaining Life 2
Miscellaneous Common Area Components	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,000	
	% Included 100.00%	Total Cost/Study \$1,000
Summary	Replacement Year 2012/2013	Future Cost \$1,051

This is to have funds available for cost of repairs, replacement and maintenance of smaller reserve components such as:

- 10 drain covers, 1 grate - garage;
- 11 wheel stops;
- Multiple bicycle racks;
- Laundry room heater;
- Miscellaneous signs;
- Replace barbecue;
- Parking garage ventilation fan repairs/maintenance;
- Paint chain link fence;
- Replace railroad ties at gravel parking area;



Component Listing
Included Components

Final

Prepared for the 2011/2012 Fiscal Year

Pool & Spa Christophe Condominium Alloc

02000 - Concrete

390 - Pavers	Useful Life 30	Remaining Life 15
800 Sq. Ft. Pool & Spa Common Area (50%)	Quantity 800	Unit of Measure Square Feet
	Cost /SqFt \$12.00	Qty * \$/SqFt \$9,600
	% Included 50.00%	Total Cost/Study \$4,800
Summary	Replacement Year 2025/2026	Future Cost \$6,952

This is to replace the concrete pavers in and around the pool and spa.

Square footage is approximate based on measurements by BRG.



03000 - Painting: Exterior

990 - Miscellaneous	Useful Life 6	Remaining Life 5
Pool & Spa Common Area (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,700	Qty * \$/LS \$1,700
	% Included 50.00%	Total Cost/Study \$850
Summary	Replacement Year 2015/2016	Future Cost \$962

This is to paint the pool equipment building and fence on interior side. Work completed by Lucky Painting.



Costing provided by Lucky Painting

Component Listing
Included Components

Final
Prepared for the 2011/2012 Fiscal Year

Pool & Spa Christophe Condominium Alloc

04000 - Structural Repairs

910 - Building Maintenance	Useful Life 5	Remaining Life 5	
Pool Equipment Building (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,000	Qty * \$/LS \$1,000	
	% Included 50.00%	Total Cost/Study \$500	
Summary	Replacement Year 2015/2016	Future Cost \$566	

This is for on-going repairs, as needed to the pool equipment building such as:

- Gutter repair/replacement;
- Restroom fixtures and interior upgrades;
- Doors;
- Fascia replace/repair;



05000 - Roofing

415 - Pitched: 30 Yr. Dimensional Composition	Useful Life 30	Remaining Life 15	
5 Squares- Pool Equipment Building	Quantity 5	Unit of Measure Squares	
	Cost /Sqrs \$300		
	% Included 100.00%	Total Cost/Study \$1,500	
Summary	Replacement Year 2025/2026	Future Cost \$2,172	

This is to re-roof with a 30 year fiberglass dimensional composition roofing product.



Component Listing
Included Components

Final

Prepared for the 2011/2012 Fiscal Year

Pool & Spa Christophe Condominium Alloc

12000 - Pool

110 - Resurface	Useful Life 12	Remaining Life 10
120 Lin. Ft. Pool (50%)	Quantity 120	Unit of Measure Linear Feet
	Cost /l.f. \$86.67	Qty * \$/l.f. \$10,400
	% Included 50.00%	Total Cost/Study \$5,200
Summary	Replacement Year 2020/2021	Future Cost \$6,656

This is to resurface the pool with a white cement crushed marble surface. Includes start-up costs. Cost estimate and useful life provided by Don Paulsen of Custom Building Specialties.



Costing provided by Custom Building Specialties

Component Listing
Included Components

Pool & Spa Christophe Condominium Alloc

12000 - Pool

700 - Equipment: Replacement	Useful Life 5	Remaining Life 5
Pool Equipment	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,325	
	% Included 100.00%	Total Cost/Study \$2,325
Summary	Replacement Year 2015/2016	Future Cost \$2,631

This is to replace the pool equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years. A second drain will be added to the pool at a cost of \$1,500. Cost estimate provided by Dennis Spackman of Ketchum Spas Inc.

The total cost shown represents 50% of the actual replacement cost shown in parenthesis, then the Christophe Condominium's allocation of 50%.

- 1 Pentair Triton sand filter @ \$300 - (\$600);
 - Replace sand and laterals every 5 yrs @ \$75 - (\$150);
 - 1 1 1/2 HP Whisperflo pump @ \$500 - (\$1,000);
 - 2 Stingl switches (Virginia Graeme Baker) @ \$700 - (\$1,400);
 - 3 Virginia Graeme Baker drain covers @ \$300 - (\$900);
 - Rainbow chlorinator @ \$100 - (\$200);
 - Miscellaneous valves, fittings, etc. @ \$200 - (\$400);
- Total = \$2,325 - (\$4,650)



Costing provided by Ketchum Spas Inc.

Component Listing
Included Components

Final

Prepared for the 2011/2012 Fiscal Year

Pool & Spa Christophe Condominium Alloc

12000 - Pool

720 - Heater	Useful Life 12	Remaining Life 6
2 Pool Heater (50%)	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,000	Qty * \$/Itm \$6,000
	% Included 50.00%	Total Cost/Study \$3,000
Summary	Replacement Year 2016/2017	Future Cost \$3,479

This is to replace the two Jandy Lite pool heaters. Cost estimate, useful life and remaining life provided by Dennis Spackman of Ketchum Spas Inc.



Costing provided by Ketchum Spas Inc.

750 - Pool Cover	Useful Life 10	Remaining Life 4
Pool Cover (50%)	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,000	Qty * \$/Itm \$1,000
	% Included 50.00%	Total Cost/Study \$500
Summary	Replacement Year 2014/2015	Future Cost \$552

This is to replace the hand cranked pool cover. Cost estimate, useful life and remaining life provided by Dennis Spackman of Ketchum Spas Inc.



Costing provided by Ketchum Spas Inc.

Component Listing

Included Components

Final

Prepared for the 2011/2012 Fiscal Year

Pool & Spa Christophe Condominium Alloc

13000 - Spa

100 - Re-Plaster	Useful Life 6	Remaining Life 4
30 Lin. Ft. Spa (50%)	Quantity 30	Unit of Measure Linear Feet
	Cost /l.f. \$93.33	Qty * \$/l.f. \$2,800
	% Included 50.00%	Total Cost/Study \$1,400
Summary	Replacement Year 2014/2015	Future Cost \$1,545

This is to resurface the spa with cement crushed marble surface. Includes start-up costs. Cost estimate and useful life provided by Don Paulsen of Custom Building Specialties.



Costing provided by Custom Building Specialties

Component Listing
Included Components

Final

Prepared for the 2011/2012 Fiscal Year

Pool & Spa Christophe Condominium Alloc

13000 - Spa

700 - Equipment	Useful Life 5	Remaining Life 3	
Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,900	Qty * \$/LS	\$1,900
	% Included 50.00%	Total Cost/Study	\$950
Summary	Replacement Year 2013/2014	Future Cost	\$1,023

This is to replace the spa equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years. Cost estimate provided by Dennis Spackman of Ketchum Spas Inc.

The total cost shown represents 50% of the actual replacement costs shown in parenthesis. Then the Christophe Condominium's allocation of 50%.

- 1 Pentair cartridge filter @ \$350 - (\$700);
- Replace cartridge every 2 yrs @ \$125 - (\$250);
- 2 1HP jet pumps @ \$900 ea - (\$1,800);
- 1 Circulation pump @ \$350 - (\$700);
- Intermatic timer for spa jets @ \$100 - (\$200);
- Miscellaneous valves, fittings, etc. @ \$75 - (\$150)

Total = \$1,900 - (\$3,800)



Costing provided by Ketchum Spas Inc.

Component Listing
Included Components

Final
Prepared for the 2011/2012 Fiscal Year

Pool & Spa Christophe Condominium Alloc

13000 - Spa

780 - Heater	Useful Life 10	Remaining Life 7
Spa Heater (50%)	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,400	Qty * \$/Itm \$2,400
	% Included 50.00%	Total Cost/Study \$1,200
Summary	Replacement Year 2017/2018	Future Cost \$1,426

This is to replace the Jandy Lite 2 spa heater. Cost estimate, useful life and remaining life provided by Dennis Spackman of Ketchum Spas Inc.

This cost represents Christophe Condominium's allocation.



Costing provided by Ketchum Spas Inc.

26000 - Outdoor Equipment

350 - Furniture	Useful Life 5	Remaining Life 3
Pool Furniture (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,670	Qty * \$/LS \$1,670
	% Included 50.00%	Total Cost/Study \$835
Summary	Replacement Year 2013/2014	Future Cost \$899

This is to replace the outdoor furniture.

Chaise Lounge @ \$129 x 9 = \$1,161;
Straight Back Chairs @ \$49 x 8 = \$392;
Tables @ \$39 x 3 = \$117;



Component Listing
Included Components

Final
Prepared for the 2011/2012 Fiscal Year

Pool & Spa Christophe Condominium Alloc

32000 - Undesignated

100 - Miscellaneous	Useful Life 5	Remaining Life 5	
Pool & Spa Miscellaneous Components (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$600	Qty * \$/LS \$600	
	% Included 50.00%	Total Cost/Study \$300	
Summary	Replacement Year 2015/2016	Future Cost \$339	

This is to have funds available for costs of repairs, replacement or maintenance of smaller reserve components such as:

- Pool & Spa handrails;
- Signs;
- Spa cover @ \$400;
- Re-key entries;





Christophe Homeowners Association

Section VI-b

Final

Component Listing

Excluded Components

Prepared for the 2011/2012 Fiscal Year

23500 - Elevator

902 - Miscellaneous	Useful Life 35	Remaining Life 10
Elevator Controller	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$70,000	
	% Included 100.00%	Total Cost/Study \$70,000
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the elevator controller and all other mechanical and electrical components necessary to bring the system up to current Idaho State Code. Cost estimate provided by Dean Ormsby of Thyssen-Krupp Elevator.

Although the current Board has requested removal of this component from Section II -Expense Forecast, the liability for replacement remains.



Christophe Homeowners Association

Section VII

Final

Component Tabular Listing

Included Components

Prepared for the 2011/2012 Fiscal Year

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Unit of Measure	Location
00500 - Windows						
121 - Replacement	\$2,449	1	15	1	Lump Sum	Stairwell & Elevator Lobby Windows
01000 - Paving						
460 - Gravel	\$720	7	0	1,440	Square Feet	Street Parking Area
600 - Brick Pavers	\$2,000	3	3	1	Lump Sum	Common Area
800 - Striping	\$800	8	0	1	Lump Sum	Parking Garage
02000 - Concrete						
900 - Miscellaneous	\$1,500	5	0	1	Lump Sum	Parking Garage, Sidewalk & Walkways
03000 - Painting: Exterior						
120 - Surface Restoration	\$25,293	8	2	1	Lump Sum	Building 500
121 - Surface Restoration	\$24,430	8	3	1	Lump Sum	Building 600
122 - Surface Restoration	\$31,430	8	4	1	Lump Sum	Building 700
140 - Mid Cycle Touch-Up	\$5,000	8	6	1	Lump Sum	Building 500
141 - Mid Cycle Touch-Up	\$5,000	8	7	1	Lump Sum	Building 600
142 - Mid Cycle Touch-Up	\$5,000	8	8	1	Lump Sum	Building 700
03500 - Painting: Interior						
900 - Miscellaneous	\$4,000	10	1	1	Lump Sum	Parking Garage & Laundry Room
04000 - Structural Repairs						
200 - Wood: Siding & Trim	\$2,500	4	4	1	Lump Sum	Building 500
201 - Wood: Siding & Trim	\$2,500	4	5	1	Lump Sum	Building 600
202 - Wood: Siding & Trim	\$2,500	4	6	1	Lump Sum	Building 700
290 - Ceilings	\$1,999	5	0	14,280	Square Feet	Parking Garage
690 - Wood Railing	\$21,093	1	0	1	Lump Sum	Buildings - Planter Boxes
905 - Steel Doors	\$1,800	4	0	1	Lump Sum	Parking Garage Utility & Storage Room Doors
910 - Building Maintenance	\$5,000	4	0	1	Lump Sum	Stucco

Component Tabular Listing

Included Components

Final

Prepared for the 2011/2012 Fiscal Year

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Unit of Measure	Location
04000 - Structural Repairs						
913 - Doors	\$2,200	35	10	4	Items	Elevator Lobby Doors
914 - Doors	\$3,500	45	20	10	Lump Sum	Resident Storage Room
960 - Awnings	\$7,250	10	7	1	Lump Sum	Entry Awning
961 - Awnings	\$1,350	10	7	9	Lump Sum	Stairwell Awnings
05000 - Roofing						
260 - Low Slope: Ballasted Rubber Membrane	\$27,300	40	15	42	Squares	500 Building
261 - Low Slope: Ballasted Rubber Membrane	\$46,150	40	17	71	Squares	600 Building
262 - Low Slope: Ballasted Rubber Membrane	\$46,800	40	19	72	Squares	700 Building
860 - Skylights	\$1,320	5	4	3	Items	Skylight
900 - Roofing: Inspections & Repairs	\$1,500	1	0	1	Lump Sum	500, 600 & 700 Buildings
902 - Roofing: Inspections & Repairs	\$1,500	1	15	1	Lump Sum	600 & 700 Buildings
904 - Roofing: Inspections & Repairs	\$1,500	1	17	1	Lump Sum	700 Building
18000 - Landscaping						
100 - Irrigation: Misc.	\$1,000	5	5	1	Lump Sum	Common Area
490 - Bark Replacement	\$3,200	1	0	1	Lump Sum	Common Area
500 - Tree Maintenance	\$2,000	5	5	1	Lump Sum	Tree Maintenance
920 - Miscellaneous	\$4,000	1	1	1	Lump Sum	Rock Garden
920 - Miscellaneous	\$2,000	5	5	1	Lump Sum	Turf & Planter Beds
20000 - Lighting						
120 - Light Fixtures	\$1,000	3	3	1	Lump Sum	Common Area Light Fixtures
23000 - Mechanical Equipment						
530 - Boiler	\$50,000	35	10	1	Lump Sum	Hot Water/Radiant Heat Boilers
531 - Boiler	\$3,500	10	10	1	Lump Sum	Hot Water/Radiant Heat Boilers Misc.
540 - Reservoir Tank	\$20,000	40	15	1	Lump Sum	Hot Water Holding Tank
920 - Fire Control Misc.	\$1,000	1	0	1	Lump Sum	Fire Suppression System
990 - Miscellaneous	\$12,500	25	5	1	Lump Sum	Soft Water Filtration System
991 - Miscellaneous	\$1,000	1	0	1	Lump Sum	Soft Water Filtration System Repair
992 - Miscellaneous	\$7,000	35	15	1	Lump Sum	Snow Melt System Boiler

Component Tabular Listing

Included Components

Final

Prepared for the 2011/2012 Fiscal Year

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Unit of Measure	Location
23000 - Mechanical Equipment						
993 - Miscellaneous	\$1,000	5	5	1	Lump Sum	Snow Melt System Misc.
23500 - Elevator						
900 - Miscellaneous	\$1,000	1	0	1	Lump Sum	Elevator Repairs On-Going
901 - Miscellaneous	\$9,000	25	18	1	Lump Sum	Elevator Cab Interior
25000 - Flooring						
400 - Tile	\$1,848	30	5	308	Square Feet	Elevator Lobbies
990 - Miscellaneous	\$500	1	1	1	Lump Sum	Stairwells - Step Treads
26000 - Outdoor Equipment						
350 - Furniture	\$3,000	10	8	1	Lump Sum	Patio Furniture
28000 - Water System						
110 - Service Lines	\$2,000	50	23	1	Lump Sum	Water Service/Distribution
30000 - Miscellaneous						
990 - Utilities	\$5,000	10	7	1	Lump Sum	Underground Utilities
32000 - Undesignated						
100 - Miscellaneous	\$1,000	3	2	1	Lump Sum	Miscellaneous Common Area Components
Pool & Spa Christophe Condominium Alloc						
02000 - Concrete						
390 - Pavers	\$4,800	30	15	800	Square Feet	Pool & Spa Common Area
03000 - Painting: Exterior						
990 - Miscellaneous	\$850	6	5	1	Lump Sum	Pool & Spa Common Area
04000 - Structural Repairs						
910 - Building Maintenance	\$500	5	5	1	Lump Sum	Pool Equipment Building
05000 - Roofing						
415 - Pitched: 30 Yr. Dimensional Composition	\$1,500	30	15	5	Squares	Pool Equipment Building
12000 - Pool						
110 - Resurface	\$5,200	12	10	120	Linear Feet	Pool

Component Tabular Listing

Included Components

Final

Prepared for the 2011/2012 Fiscal Year

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Unit of Measure	Location
Pool & Spa Christophe Condominium Alloc						
12000 - Pool						
700 - Equipment: Replacement	\$2,325	5	5	1	Lump Sum	Pool Equipment
720 - Heater	\$3,000	12	6	2	Items	Pool Heater
750 - Pool Cover	\$500	10	4	1	Items	Pool Cover
13000 - Spa						
100 - Re-Plaster	\$1,400	6	4	30	Linear Feet	Spa
700 - Equipment	\$950	5	3	1	Lump Sum	Spa Equipment
780 - Heater	\$1,200	10	7	1	Items	Spa Heater
26000 - Outdoor Equipment						
350 - Furniture	\$835	5	3	1	Lump Sum	Pool Furniture
32000 - Undesignated						
100 - Miscellaneous	\$300	5	5	1	Lump Sum	Pool & Spa Miscellaneous Components

Component Tabular Listing

Excluded Components

Final

Prepared for the 2011/2012 Fiscal Year

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Unit of Measure	Location
23500 - Elevator						
902 - Miscellaneous	\$70,000	35	10	1	Lump Sum	Elevator Controller



Christophe Homeowners Association

Section VII-a

Final

Expenditures by Year For 1 Year

Prepared for the 2011/2012 Fiscal Year

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2010/11			
<i>01000 - Paving</i>			
460 - Gravel {1,440 Sq. Ft. Street Parking Area}	7	720	
800 - Striping {Parking Garage}	8	800	
Total 01000 - Paving:		1,520	1,520
<i>02000 - Concrete</i>			
900 - Miscellaneous {Parking Garage, Sidewalk & Walkways}	5	1,500	
<i>04000 - Structural Repairs</i>			
290 - Ceilings {14,280 Sq. Ft. Parking Garage (10%)}	5	1,999	
690 - Wood Railing {Buildings - Planter Boxes}[nr:1]	1	21,093	
905 - Steel Doors {Parking Garage Utility & Storage Room Doors}[nr:5]	4	1,800	
910 - Building Maintenance {Stucco}	4	5,000	
Total 04000 - Structural Repairs:		29,892	29,892
<i>05000 - Roofing</i>			
900 - Roofing: Inspections & Repairs {500, 600 & 700 Buildings}[nr:15]	1	1,500	
<i>18000 - Landscaping</i>			
490 - Bark Replacement {Common Area}[nr:1]	1	3,200	
<i>23000 - Mechanical Equipment</i>			
920 - Fire Control Misc. {Fire Suppression System}	1	1,000	
991 - Miscellaneous {Soft Water Filtration System Repair}[nr:1]	1	1,000	
Total 23000 - Mechanical Equipment:		2,000	2,000
<i>23500 - Elevator</i>			
900 - Miscellaneous {Elevator Repairs On-Going}[nr:10]	1	1,000	
Total 2010/11:		40,612	



BROWNING RESERVE GROUP

Christophe Homeowners Association

Section IX

Final

Directory of Reserve Study Contractors

Prepared for the 2011/2012 Fiscal Year

All Seasons Landscape

Mark Martens
901 S. Main
Bellevue, ID 83313

Phone:(208) 788-3352

License #:

18000 - Landscaping

100 - Irrigation: Misc.	Common Area
490 - Bark Replacement	Common Area
500 - Tree Maintenance	Tree Maintenance
920 - Miscellaneous	Turf & Planter Beds

Central Home Improvement, Inc.

Steve Chappell
P O Box 298
Richfield, ID 83349

Phone:(208) 727-7489

License #:RCE-2065

03000 - Painting: Exterior

120 - Surface Restoration	Building 500
120 - Surface Restoration	Building 600
120 - Surface Restoration	Building 700
140 - Mid Cycle Touch-Up	Building 500
140 - Mid Cycle Touch-Up	Building 600
140 - Mid Cycle Touch-Up	Building 700

04000 - Structural Repairs

690 - Wood Railing	Buildings - Planter Boxes
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Emmett Valley Glass

Elvador Anderson
310 W. Main Street
Emmett, ID 83617

Phone:(208) 365-2261

License #:

05000 - Roofing

860 - Skylights	Skylight
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Hydronics Unlimited Inc.

P O Box 2782
Ketchum, ID 83340

Phone:(208) 726-2076

License #:

23000 - Mechanical Equipment

530 - Boiler	Hot Water/Radiant Heat Boilers
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**Directory of
Reserve Study Contractors**

Final
Prepared for the 2011/2012 Fiscal Year

23000 - Mechanical Equipment

530 - Boiler	Hot Water/Radiant Heat Boilers Misc.
540 - Reservoir Tank	Hot Water Holding Tank
990 - Miscellaneous	Snow Melt System Boiler
990 - Miscellaneous	Snow Melt System Misc.

Lucky Painting

Vilnis Nikolaisons
P O Box 738
Sun Valley, ID 83353

Phone:(208) 309-0129

License #:

03500 - Painting: Interior

900 - Miscellaneous	Parking Garage & Laundry Room
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Matson Fire Sprinkler Inc.

Wally Matson
P. O. Box 3661
Ketchum, ID 83340

Phone:(208) 726-5722

License #:

23000 - Mechanical Equipment

920 - Fire Control Misc.	Fire Suppression System
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Precision Plumbing

Eddie Sheue
BELLEVUE, ID 83313

Phone:(208) 788-9420

License #:

23000 - Mechanical Equipment

990 - Miscellaneous	Soft Water Filtration System
990 - Miscellaneous	Soft Water Filtration System Repair

Professional Roofing

Brad Baker
1391 S. Main
Bellevue, ID 83313

Phone:(208) 788-1411

License #:

05000 - Roofing

260 - Low Slope: Ballasted Rubber Membrane	500 Building
260 - Low Slope: Ballasted Rubber Membrane	600 Building
260 - Low Slope: Ballasted Rubber Membrane	700 Building

Pool & Spa Christophe Condominium Allocation

Custom Building Specialties

Don Paulsen
3100 Alden Road
Fruitland, ID 83619

Phone:(208) 740-9179

License #:

**Directory of
Reserve Study Contractors**

Final
Prepared for the 2011/2012 Fiscal Year

Pool & Spa Christophe Condominium Allocation

12000 - Pool

110 - Resurface Pool

13000 - Spa

100 - Re-Plaster Spa

Ketchum Spas Inc.

Dennis Spackman
221 Northwood Way
Ketchum, ID 83340

Phone: (208) 726-8899

License #:

12000 - Pool

700 - Equipment: Replacement Pool Equipment

720 - Heater Pool Heater

750 - Pool Cover Pool Cover

13000 - Spa

700 - Equipment Spa Equipment

780 - Heater Spa Heater

Lucky Painting

Vilnis Nikolaisons
P O Box 738
Sun Valley, ID 83353

Phone: (208) 309-0129

License #:

03000 - Painting: Exterior

990 - Miscellaneous Pool & Spa Common Area



Christophe Homeowners Association

Section X

Notes to the Auditor

Final

Prepared for the 2011/2012 Fiscal Year

This report is intended to assist the auditor while preparing the audit, review or compilation of Christophe Homeowners Association's (the "Condominium") financial documents.

Browning Reserve Group ("BRG") prepared a reserve study for the Condominium during the 2010/2011 fiscal year. This was done to help determine the Condominium's reserve contribution for the next fiscal year (2011/2012) and future fiscal years. In addition, BRG prepared the proper statutory disclosures for distribution to the Condominium members.

This Reserve Study is a Full Study. A **Full Study** includes an on-site review upon where the following tasks are performed:

- development of a reserve component inventory;
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan. Please note, in order to complete these study tasks, one or more visits were conducted by BRG to Christophe Homeowners Association.

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2010/2011 and is the Condominium's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, July 31, 2010. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$50,000 is being used which ties to the last completed audit or review of the Condominium's financial statements. BRG then re-builds the first year of the study, in this case 2010/2011, and estimates an ending reserve fund balance. Again, see Section III and the 2010/2011 ending reserve balance estimate of \$45,388.

"Re-building" the first year of the study as mentioned above simply means using the 2010/2011 adopted budget for the 2010/2011 reserve contribution. Finally, the 2010/2011 reserve expenses both actual and projected are estimated.

We find by using the above method a more accurate reserve study is possible because the beginning reserve fund balance ties directly to the Condominium's audited financial statement or, in the absence of an audit or review, the year end balance sheet. There is no need to rely on others for determining mid year reserve balances or estimating current year ending reserve balances. This approach forces all involved, to look at the current year's reserve fund activities so a more accurate ending reserve fund balance can be estimated.

With respect to the reserve component information on the next page/s, here are the calculations:

$$\begin{aligned} \text{FFB} &= \text{Current Cost} \times \text{Effective Age} / \text{Useful Life} \\ \% \text{ Funded} &= \text{FFB} / \text{First Year Estimated Ending Reserve Balance} \end{aligned}$$

Please see Section V - Reserve Fund Balance Forecast.

Browning Reserve Group



Christophe Homeowners Association

Schedule of Supplementary Information for Auditor

Component Method

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2010/2011 Fully Funded Balance	2011/2012 Fully Funded Balance	Final
						Prepared for the 2011/2012 Fiscal Year
						2011/2012 Line Item Contribution based on Cash Flow Method
00500 - Windows						
121 - Replacement {Stairwell & Elevator Lobby Windows (33%)}[nr:3]	2,449	1	15	153	167	207
01000 - Paving						
460 - Gravel {1,440 Sq. Ft. Street Parking Area}	720	7	0	720	105	96
600 - Brick Pavers {Common Area}	2,000	3	3	500	683	503
800 - Striping {Parking Garage}	800	8	0	800	103	93
02000 - Concrete						
900 - Miscellaneous {Parking Garage, Sidewalk & Walkways}	1,500	5	0	1,500	308	280
03000 - Painting: Exterior						
120 - Surface Restoration {Building 500}	25,293	8	2	18,970	22,685	3,102
121 - Surface Restoration {Building 600}	24,430	8	3	15,269	18,781	3,071
122 - Surface Restoration {Building 700}	31,430	8	4	15,715	20,135	4,050
140 - Mid Cycle Touch-Up {Building 500}	5,000	8	6	1,250	1,922	677
141 - Mid Cycle Touch-Up {Building 600}	5,000	8	7	625	1,281	694
142 - Mid Cycle Touch-Up {Building 700}	5,000	8	8	556	641	632
03500 - Painting: Interior						
900 - Miscellaneous {Parking Garage & Laundry Room}	4,000	10	1	3,600	4,100	383
04000 - Structural Repairs						
200 - Wood: Siding & Trim {Building 500}	2,500	4	4	500	641	515
201 - Wood: Siding & Trim {Building 600}	2,500	4	5	417	513	440
202 - Wood: Siding & Trim {Building 700}	2,500	4	6	357	427	387
290 - Ceilings {14,280 Sq. Ft. Parking Garage (10%)}	1,999	5	0	1,999	410	373
690 - Wood Railing {Buildings - Planter Boxes}[nr:1]	21,093	1	0	21,093	0	0
905 - Steel Doors {Parking Garage Utility & Storage Room Doors}[nr:5]	1,800	4	0	1,800	461	420
910 - Building Maintenance {Stucco}	5,000	4	0	5,000	1,281	1,167
913 - Doors {4 Elevator Lobby Doors}	2,200	35	10	1,571	1,675	75
914 - Doors {10 Resident Storage Room}	3,500	45	20	1,944	2,073	119
960 - Awnings {Entry Awning}	7,250	10	7	2,175	2,973	805
961 - Awnings {9 Stairwell Awnings}	1,350	10	7	405	554	150
05000 - Roofing						
260 - Low Slope: Ballasted Rubber Membrane {42 Squares- 500 Building}	27,300	40	15	17,063	18,189	923

Christophe Homeowners Association

Schedule of Supplementary Information for Auditor

Component Method

Final

Prepared for the 2011/2012 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2010/2011 Fully Funded Balance	2011/2012 Fully Funded Balance	2011/2012 Line Item Contribution based on Cash Flow Method
05000 - Roofing						
261 - Low Slope: Ballasted Rubber Membrane {71 Squares- 600 Building}	46,150	40	17	26,536	28,382	1,640
262 - Low Slope: Ballasted Rubber Membrane {72 Squares- 700 Building}	46,800	40	19	24,570	26,384	1,747
860 - Skylights {3 Skylight}	1,320	5	4	264	541	272
900 - Roofing: Inspections & Repairs {500, 600 & 700 Buildings}[nr:15]	1,500	1	0	1,500	1,538	1,401
902 - Roofing: Inspections & Repairs {600 & 700 Buildings}[nr:2]	1,500	1	15	94	103	127
904 - Roofing: Inspections & Repairs {700 Building}[nr:2]	1,500	1	17	83	90	118
18000 - Landscaping						
100 - Irrigation: Misc. {Common Area}	1,000	5	5	167	205	176
490 - Bark Replacement {Common Area}[nr:1]	3,200	1	0	3,200	0	0
500 - Tree Maintenance {Tree Maintenance}	2,000	5	5	333	410	352
920 - Miscellaneous {Rock Garden}[nr:2]	4,000	1	1	2,000	4,100	1,915
920 - Miscellaneous {Turf & Planter Beds}	2,000	5	5	333	410	352
20000 - Lighting						
120 - Light Fixtures {Common Area Light Fixtures}	1,000	3	3	250	342	251
23000 - Mechanical Equipment						
530 - Boiler {Hot Water/Radiant Heat Boilers}	50,000	35	10	35,714	38,071	1,708
531 - Boiler {Hot Water/Radiant Heat Boilers Misc.}	3,500	10	10	318	359	380
540 - Reservoir Tank {Hot Water Holding Tank}	20,000	40	15	12,500	13,325	676
920 - Fire Control Misc. {Fire Suppression System}	1,000	1	0	1,000	1,025	934
990 - Miscellaneous {Soft Water Filtration System}	12,500	25	5	10,000	10,763	528
991 - Miscellaneous {Soft Water Filtration System Repair}[nr:1]	1,000	1	0	1,000	0	0
992 - Miscellaneous {Snow Melt System Boiler}	7,000	35	15	4,000	4,305	271
993 - Miscellaneous {Snow Melt System Misc.}	1,000	5	5	167	205	176
23500 - Elevator						
900 - Miscellaneous {Elevator Repairs On-Going}[nr:10]	1,000	1	0	1,000	1,025	934
901 - Miscellaneous {Elevator Cab Interior}	9,000	25	18	2,520	2,952	524
25000 - Flooring						
400 - Tile {308 Sq. Ft. Elevator Lobbies}	1,848	30	5	1,540	1,642	65
990 - Miscellaneous {Stairwells - Step Treads}	500	1	1	250	513	239
26000 - Outdoor Equipment						
350 - Furniture {Patio Furniture}	3,000	10	8	600	923	341
28000 - Water System						
110 - Service Lines {Water Service/Distribution}	2,000	50	23	1,080	1,148	66

Christophe Homeowners Association

Schedule of Supplementary Information for Auditor

Component Method

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2010/2011 Fully Funded Balance	2011/2012 Fully Funded Balance	Final
						Prepared for the 2011/2012 Fiscal Year
						2011/2012 Line Item Contribution based on Cash Flow Method
30000 - Miscellaneous						
990 - Utilities {Underground Utilities}	5,000	10	7	1,500	2,050	555
32000 - Undesignated						
100 - Miscellaneous {Miscellaneous Common Area Components}	1,000	3	2	333	683	327
Sub-total Default No Levels	417,932			246,835	241,597	35,243
Pool & Spa Christophe Condominium Allocation						
02000 - Concrete						
390 - Pavers {800 Sq. Ft. Pool & Spa Common Area (50%)}	4,800	30	15	2,400	2,624	216
03000 - Painting: Exterior						
990 - Miscellaneous {Pool & Spa Common Area (50%)}	850	6	5	142	290	150
04000 - Structural Repairs						
910 - Building Maintenance {Pool Equipment Building (50%)}	500	5	5	83	103	88
05000 - Roofing						
415 - Pitched: 30 Yr. Dimensional Composition {5 Squares- Pool Equipment Building}	1,500	30	15	750	820	68
12000 - Pool						
110 - Resurface {120 Lin. Ft. Pool (50%)}	5,200	12	10	867	1,332	518
700 - Equipment: Replacement {Pool Equipment}	2,325	5	5	388	477	409
720 - Heater {2 Pool Heater (50%)}	3,000	12	6	1,500	1,794	271
750 - Pool Cover {Pool Cover (50%)}	500	10	4	300	359	52
13000 - Spa						
100 - Re-Plaster {30 Lin. Ft. Spa (50%)}	1,400	6	4	467	718	241
700 - Equipment {Spa Equipment (50%)}	950	5	3	380	584	191
780 - Heater {Spa Heater (50%)}	1,200	10	7	360	492	133
26000 - Outdoor Equipment						
350 - Furniture {Pool Furniture (50%)}	835	5	3	334	514	168
32000 - Undesignated						
100 - Miscellaneous {Pool & Spa Miscellaneous Components (50%)}	300	5	5	50	62	53
Sub-total Pool & Spa Christophe Condominium Allocation	23,360			8,020	10,167	2,557

Christophe Homeowners Association

Schedule of Supplementary Information for Auditor

Component Method

Final

Prepared for the 2011/2012 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2010/2011 Fully Funded Balance	2011/2012 Fully Funded Balance	2011/2012 Line Item Contribution based on Cash Flow Method
				[A]	[B]	
Totals	441,292			254,854	251,764	37,800
				[EndBal]	[EndBal]	
				[A]	[B]	
Percent Funded				17.81%	28.16%	



Terms & Definitions

CASH FLOW METHOD: A method of developing 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 the desired Funding Goal is achieved.

COMPONENT INVENTORY: The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s) of the association or cooperative.

COMPONENT METHOD: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method."

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See "Replacement Cost."

DEFICIT: An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

EFFECTIVE AGE: The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FULLY FUNDED BALANCE (FFB): Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

or

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + \\ [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}] - \\ [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate}) ^ \text{Remaining Life}]$$

FULLY FUNDED: 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

- Baseline Funding:** Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.
- Full Funding:** Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.
- Statutory Funding:** Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.
- Threshold Funding:** Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

FUNDING PLAN: An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES:

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

PERCENT FUNDED: The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the *actual (or projected)* Reserve Balance to the *Fully Funded Balance*, expressed as a percentage.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

REMAINING USEFUL LIFE (RUL): Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts and Cash Reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares Reserve Studies.

RESERVE STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. "Our budget and finance committee is soliciting proposals to update our Reserve Study for next year's budget.

RESPONSIBLE CHARGE: A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve study of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review;
4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

SURPLUS: An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See "Deficit."

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.



BROWNING RESERVE GROUP

July 23, 2010

Christophe Homeowners Association

Final

Idaho Homeowner Summary

This is a summary of the Reserve Study that has been performed for Christophe Homeowners Association, (the "Condominium"). This study was done in compliance with applicable professional standards and is being provided to you, as a member of the Condominium, as prescribed under these standards. A complete Reserve Study copy is available (through the Condominium) for review by members of the Condominium.

The intention of the Reserve Study is to forecast the Condominium's ability to repair or replace major components as they wear out in future years. This is done utilizing the "Cash Flow Method." This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

Browning Reserve Group prepared this Full Study for the August 1, 2011 - July 31, 2012 fiscal year.

Christophe Homeowners Association is a Condominium with a total of 30 Units.

At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was Zero% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.5% per year.

The Reserve Study is not an engineering report. The costs outlined in the study are for budgetary and planning purposes only. Actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report. It should be noted that no destructive testing was performed.

Funding Assessment

Based on the 30 year cash flow projection, the Condominium's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

Idaho statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Condominium's reserves are inadequately funded.

Idaho Homeowner Summary

Prepared for the 2011/2012 Fiscal Year
Christophe Homeowners Association

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2010/2011 Fully Funded Balance	2011/2012 Fully Funded Balance	2011/2012 Line Item Contribution based on Cash Flow Method
00500 - Windows	2,449	1-1	15-15	153	167	207
01000 - Paving	3,520	3-8	0-3	2,020	891	692
02000 - Concrete	6,300	5-30	0-15	3,900	2,932	497
03000 - Painting: Exterior	97,003	6-8	2-8	52,526	65,734	12,377
03500 - Painting: Interior	4,000	10-10	1-1	3,600	4,100	383
04000 - Structural Repairs	52,192	1-45	0-20	37,345	11,109	4,541
05000 - Roofing	127,570	1-40	0-19	70,860	76,046	6,296
12000 - Pool	11,025	5-12	4-10	3,054	3,962	1,250
13000 - Spa	3,550	5-10	3-7	1,207	1,794	565
18000 - Landscaping	12,200	1-5	0-5	6,033	5,125	2,795
20000 - Lighting	1,000	3-3	3-3	250	342	251
23000 - Mechanical Equipment	96,000	1-40	0-15	64,699	68,053	4,674
23500 - Elevator	10,000	1-25	0-18	3,520	3,977	1,458
25000 - Flooring	2,348	1-30	1-5	1,790	2,154	304
26000 - Outdoor Equipment	3,835	5-10	3-8	934	1,436	509
28000 - Water System	2,000	50-50	23-23	1,080	1,148	66
30000 - Miscellaneous	5,000	10-10	7-7	1,500	2,050	555
32000 - Undesignated	1,300	3-5	2-5	383	745	380
Totals	\$441,292			\$254,854	\$251,764	\$37,800
Estimated Ending Balance				\$45,388	\$70,888	\$105.00
Percent Funded				17.8%	28.2%	/Unit/month @ 30