

123 Jones Street Anywhere, Nevada

December 14, 2007



The Belvedere

PRELIMINARY

Bill

December 14, 2007

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PRELIMINARY

123 Jones Street Anywhere, Nevada

December 14, 2007

Bill

Name Line
Address Line
City, State Zip Code Line
Right Click to Edit

Project Description

Summary of Financial Assumptions

In order to prepare the attached report, an inspection of the Bill

Summary of Financial Information

<i>Reserve Study by Calendar Year Starting</i>	<i>January 1, 2008</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Dues Paying Members</i>	<i>320</i>
<i>Reserve Balance as of January 1, 2008¹</i>	<i>\$93,788</i>
<i>Annual Inflation Rate</i>	<i>2.76%</i>
<i>Tax Rate on Reserve Interest ²</i>	<i>30.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$0</i>
<i>Dues Change Period</i>	<i>5 Years</i>
<i>Annual Operating Budget</i>	<i>\$0</i>

¹ The Association is in poor financial condition. The reserve funds need to be invested in a higher yielding account.

² Taxed as an IRS exempt association (IRS Tax Rules Attached)

Reserve Study Assumptions Include

- Cost estimates and financial information provided by AFI Reserves HOA are accurate and current.
- No unforeseen circumstances such as acts of nature, lawsuits, etc. will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect AFI Reserves HOA from insurable risks such as fire, property liability, or vandalism.
- AFI Reserves HOA plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur at the end of the expense year.

Study Method

In this study, the "Component" method has been used because it is the only method which allows scrutiny of the funding details. The method is pragmatic, and allows human judgement and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using nationally recognized cost estimating references, or where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments

to a minimum.

This report allows review of each reserve item in detail.

Summary of Findings

Estimated reserve item expenses for Bill

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, the member monthly fees as shown in the attached "Bill

Some reserve items in the "Bill

A summary of recommended Capital Reserve payments for the next five years is shown below.

Proposed Bill

A summary of our recommended Capital Reserve payments for the next five years is shown below.

Proposed Payment Schedule

Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2008	\$69.18	\$22,139.00	\$265,662.0	\$351,895
2009	\$69.18	\$22,139.00	\$265,662.0	\$618,791
2010	\$69.18	\$22,139.00	\$265,662.0	\$894,647
2011	\$69.18	\$22,139.00	\$265,662.0	\$1,169,315
2012	\$69.18	\$22,139.00	\$265,662.0	\$1,452,046
2013	\$69.18	\$22,139.00	\$265,662.0	\$1,387,159

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of an association. The assumption is, the higher the percentage, the greater the "Financial Health". The question of substance is simply: How much is enough?

To answer the question, some understanding of Percent Funded is required. Percent Funded is the ratio of current cash reserves divided by the Fully Funded value at any instant in time. Fully Funded is defined as the present value of the sum of all reserve items divided by the expected life of each item. In essence, Fully Funded is simply the total of the average net present value of the association improvements. Reserve items with a remaining life greater than the study life are not included in the calculation. For example; building framing, foundations, water lines, and other long-lived items that fall outside the envelope of the reserve study are excluded from the calculation. Percent Funded is then, the current reserve balance divided by the Fully Funded value multiplied by 100 (to give a percentage). The concept of percent funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

The Association "Percent Funded" for 2008 is calculated to be 18.49%.

Special Assessments

Special assessments are not required in this reserve study provided the board of directors and association membership adopt this reserve study as submitted. Any material change from the recommended reserve collections may result in special assessments in the future.

Keeping the Bill

Funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years certainly not more than five years. This funding study should be reviewed or updated

- At intervals of not more than one year.
- At changes in interest rates.
- At changes in inflation rates.
- At changes in the number of dues paying members.
- Before starting new improvements.
- Before making changes to the property.
- After a flood or fire.
- After a change in ownership or management.
- After Annexation or Incorporation.

Statement of Qualifications

Sample Statements
Right Click to Edit

Statement of Qualifications
Property Manager

I am employed by _____, which is the property manager of _____ HOA. My duties include the daily operations, maintenance and management of the homeowners association. All scheduling for repairs, contracts and employee supervision are under my control. My inspection included a review of current condition, economic and remaining life and replacement cost of all components included in this reserve study.

--

Statement of Qualifications
Professional

I am a _____ and in the business of preparing reserve studies for community associations. I have inspected _____, city, state, and have made a complete review of all components required to complete a reserve study. I have completed a physical inspection of the components listed in this reserve study. My inspection included a review of current condition, economic and remaining life and replacement cost of all components included in this reserve study.

Sample closing paragraph.

Sincerely,

Prepared by:

Your Name
Your Job Title

PRELIMINARY

AFI Reserves HOA Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Roof						
Roof Built Up Northside	\$76,560	7 Years	20 Years	\$95,452	\$11,035	Yes
Roof Built Up Southside and Middle	\$84,960	5 Years	20 Years	\$100,242	\$15,762	Yes
Flag Pole	\$500	20 Years	40 Years	\$892	\$34.41	Yes
Exterior						
Regrouting Repairs	\$200,000	10 Years	10 Years	\$270,851	\$22,096	Yes
Southside Lighting Exterior Unit	\$900	10 Years	20 Years	\$1,219	\$99.43	Yes
Southside Canvas Awnings	\$4,900	15 Years	20 Years	\$7,617	\$406	Yes
Exterior Entry						
Lighting Exterior Unit	\$700	5 Years	20 Years	\$826	\$130	Yes
Canvas Curtains	\$3,600	3 Years	20 Years	\$4,020	\$967	Yes
Miscellaneous Entry Repairs	\$1,000	5 Years	5 Years	\$1,180	\$186	Yes
Balconies						
Deck Coating	\$1,680	5 Years	15 Years	\$1,982	\$312	Yes
Wrought Iron Painting	\$280	0 Years	5 Years	\$288	\$285	Yes
Wrought Iron Railing 4ft	\$5,600	20 Years	40 Years	\$9,991	\$385	Yes
Canvas Awning	\$2,240	15 Years	20 Years	\$3,482	\$186	Yes
Party Room						
Paint Interior	\$1,442	7 Years	7 Years	\$1,798	\$208	Yes
Carpet	\$4,680	0 Years	20 Years	\$4,811	\$4,768	Yes
Lighting Interior	\$250	3 Years	20 Years	\$279	\$67.16	Yes
Furniture Hard Wood	\$5,000	20 Years	30 Years	\$8,921	\$344	Yes
Furniture Upholstery	\$3,000	8 Years	10 Years	\$3,845	\$391	Yes
TV Big Screen	\$5,000	8 Years	10 Years	\$6,408	\$652	Yes
Piano BB Grand	\$6,000	30 Years	40 Years	\$14,103	\$332	Yes
Lighting Chandelier Piano	\$250	10 Years	20 Years	\$339	\$27.62	Yes
Bathroom Repairs	\$2,000	0 Years	20 Years	\$2,056	\$2,038	Yes
Kitchen Cabinets Sink and Countertop	\$3,000	10 Years	25 Years	\$4,063	\$331	Yes
Kitchen Refrigerator	\$1,000	10 Years	25 Years	\$1,354	\$110	Yes
Kitchen Range Electric 4 Burner with Oven	\$1,000	10 Years	25 Years	\$1,354	\$110	Yes
Kitchen Hood and Fan	\$225	10 Years	25 Years	\$305	\$24.86	Yes
Kitchen Dishwasher	\$750	10 Years	15 Years	\$1,016	\$82.86	Yes
Boiler Room						
Boiler Gas Fired 1985	\$200,000	7 Years	30 Years	\$249,352	\$28,826	Yes

AFI Reserves HOA Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Pump Motor New	\$1,000	15 Years	15 Years	\$1,554	\$82.86	Yes
Pump Motors Rebuilt	\$1,000	5 Years	15 Years	\$1,180	\$186	Yes
Storage Tank	\$10,000	20 Years	40 Years	\$17,841	\$688	Yes
Exterior Fan and Motor	\$250	10 Years	30 Years	\$339	\$27.62	Yes
Water Softening Unit	\$1,000	5 Years	20 Years	\$1,180	\$186	Yes
Lighting 2 Bulb	\$105	5 Years	20 Years	\$124	\$19.48	Yes
Water System						
Water Storage Tank	\$20,000	5 Years	40 Years	\$23,598	\$3,711	Yes
Equalizer Pump	\$1,000	5 Years	40 Years	\$1,180	\$186	Yes
Water Pumps New	\$2,000	15 Years	15 Years	\$3,109	\$166	Yes
Water Pumps Old	\$2,000	5 Years	15 Years	\$2,360	\$371	Yes
Plumbing System						
Update Plumbing	\$750,000	10 Years	50 Years	\$1,015,691	\$82,861	Yes
Electric						
Electric Panel	\$105,000	5 Years	40 Years	\$123,887	\$19,480	Yes
Passenger Elevator						
Control Panel	\$5,000	10 Years	40 Years	\$6,771	\$552	Yes
Elevators Machinery	\$80,000	10 Years	40 Years	\$108,340	\$8,839	Yes
Elevator Switcher	\$25,000	20 Years	40 Years	\$44,603	\$1,720	Yes
Elevators Cab	\$25,000	10 Years	40 Years	\$33,856	\$2,762	Yes
Elevator Doors	\$31,500	10 Years	40 Years	\$42,659	\$3,480	Yes
Elevator Host Cables	\$30,000	10 Years	40 Years	\$40,628	\$3,314	Yes
Elevator Host Cables Emergency	\$5,000	10 Years	40 Years	\$6,771	\$552	Yes
Passenger Elevator Room Lighting 2 Bulb	\$70.00	10 Years	20 Years	\$95	\$7.73	Yes
Freight Elevator						
Control Panel	\$5,000	10 Years	40 Years	\$6,771	\$552	Yes
Elevators Machinery	\$115,000	10 Years	40 Years	\$155,739	\$12,705	Yes
Elevators Cab	\$25,000	10 Years	40 Years	\$33,856	\$2,762	Yes
Elevator Doors	\$31,500	10 Years	40 Years	\$42,659	\$3,480	Yes
Elevator Host Cables	\$20,000	10 Years	40 Years	\$27,085	\$2,210	Yes
Elevator Host Cables Emergency	\$5,000	10 Years	40 Years	\$6,771	\$552	Yes
Elevator Room Electric Panel	\$3,000	10 Years	40 Years	\$4,063	\$331	Yes
Elevator Room Lighting 2 Bulb	\$70.00	10 Years	20 Years	\$95	\$7.73	Yes
Elevator Room Sink Double Fiberglass	\$500	5 Years	20 Years	\$590	\$92.76	Yes

AFI Reserves HOA Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Storage Lockers						
Carpet	\$100	10 Years	20 Years	\$135	\$11.05	Yes
Lighting 2 Bulb	\$850	10 Years	20 Years	\$1,151	\$93.91	Yes
Entry Foyer						
Glass Replacement	\$3,000	10 Years	40 Years	\$4,063	\$331	Yes
Door Key Pad	\$1,500	5 Years	10 Years	\$1,770	\$278	Yes
Lighting Wrought Iron Exterior Unit	\$2,000	30 Years	40 Years	\$4,701	\$111	Yes
Lobby						
Paint Interior	\$1,484	8 Years	10 Years	\$1,902	\$193	Yes
Lighting Chandelier Repair	\$4,000	20 Years	40 Years	\$7,137	\$275	Yes
Lighting Interior	\$200	10 Years	20 Years	\$271	\$22.10	Yes
Lighting Entry Chandelier	\$250	5 Years	20 Years	\$295	\$46.38	Yes
Persian Carpet	\$2,500	10 Years	40 Years	\$3,386	\$276	Yes
Furniture	\$3,000	7 Years	10 Years	\$3,740	\$432	Yes
Mail Box Carpet	\$300	10 Years	20 Years	\$406	\$33.14	Yes
Mail Boxes	\$2,000	10 Years	20 Years	\$2,709	\$221	Yes
Office						
Office Furniture and Equipment	\$5,000	1 Years	15 Year	\$5,283	\$2,593	Yes
Carpet	\$480	5 Years	12 Years	\$566	\$89.05	Yes
Paint Interior	\$406	7 Years	7 Years	\$506	\$58.52	Yes
Computer System New	\$3,000	5 Years	5 Years	\$3,540	\$557	Yes
Computer System Old	\$3,000	0 Years	5 Years	\$3,084	\$3,056	Yes
Security Camera Closed Circuit System	\$4,000	10 Years	15 Years	\$5,417	\$442	Yes
Ground Floor Hallway						
Paint Interior	\$700	8 Years	10 Years	\$897	\$91.27	Yes
Lighting Interior	\$350	10 Years	20 Years	\$474	\$38.67	Yes
Lighting Emergency and Exit	\$1,500	5 Years	10 Years	\$1,770	\$278	Yes
Hallways Floor 1						
Paint Interior	\$5,012	8 Years	10 Years	\$6,423	\$653	Yes
Carpet Wool	\$7,650	5 Years	20 Years	\$9,026	\$1,419	Yes
Furniture	\$750	8 Years	10 Years	\$961	\$97.79	Yes
Lighting Elevator Chandelier	\$500	10 Years	20 Years	\$677	\$55.24	Yes

AFI Reserves HOA Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Lighting Entry	\$1,700	10 Years	20 Years	\$2,302	\$188	Yes
Lighting Hallways	\$1,500	10 Years	20 Years	\$2,031	\$166	Yes
Lighting Emergency and Exit	\$350	5 Years	10 Years	\$413	\$64.93	Yes
Hallways Floor 2						
Paint Interior	\$5,502	8 Years	10 Years	\$7,051	\$717	Yes
Carpet Wool	\$8,010	5 Years	20 Years	\$9,451	\$1,486	Yes
Furniture	\$750	8 Years	10 Years	\$961	\$97.79	Yes
Lighting Elevator Chandelier	\$500	10 Years	20 Years	\$677	\$55.24	Yes
Lighting Entry	\$1,600	10 Years	20 Years	\$2,167	\$177	Yes
Lighting Hallways	\$1,750	10 Years	20 Years	\$2,370	\$193	Yes
Lighting Emergency and Exit	\$350	5 Years	10 Years	\$413	\$64.93	Yes
Hallways Floor 3						
Paint Interior	\$5,320	8 Years	10 Years	\$6,818	\$694	Yes
Carpet Wool	\$7,830	5 Years	20 Years	\$9,238	\$1,453	Yes
Furniture	\$750	8 Years	10 Years	\$961	\$97.79	Yes
Lighting Elevator Chandelier	\$500	10 Years	20 Years	\$677	\$55.24	Yes
Lighting Entry	\$1,800	10 Years	20 Years	\$2,438	\$199	Yes
Lighting Hallways	\$1,500	10 Years	20 Years	\$2,031	\$166	Yes
Lighting Emergency and Exit	\$350	5 Years	10 Years	\$413	\$64.93	Yes
Hallways Floor 4						
Paint Interior	\$6,440	8 Years	10 Years	\$8,254	\$840	Yes
Carpet Wool	\$9,360	5 Years	20 Years	\$11,044	\$1,737	Yes
Furniture	\$750	8 Years	10 Years	\$961	\$97.79	Yes
Lighting Elevator Chandelier	\$500	10 Years	20 Years	\$677	\$55.24	Yes
Lighting Entry	\$1,700	10 Years	20 Years	\$2,302	\$188	Yes
Lighting Hallways	\$1,500	10 Years	20 Years	\$2,031	\$166	Yes
Lighting Emergency and Exit	\$350	5 Years	10 Years	\$413	\$64.93	Yes
Hallways Floor 5						
Paint Interior	\$6,440	8 Years	10 Years	\$8,254	\$840	Yes
Carpet Wool	\$9,360	5 Years	20 Years	\$11,044	\$1,737	Yes
Furniture	\$750	8 Years	10 Years	\$961	\$97.79	Yes
Lighting Elevator Chandelier	\$500	10 Years	20 Years	\$677	\$55.24	Yes
Lighting Entry	\$1,800	10 Years	20 Years	\$2,438	\$199	Yes

AFI Reserves HOA Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Lighting Hallways	\$1,500	10 Years	20 Years	\$2,031	\$166	Yes
Lighting Emergency and Exit	\$350	5 Years	10 Years	\$413	\$64.93	Yes
Hallways Floor 6						
Paint Interior	\$5,082	8 Years	10 Years	\$6,513	\$663	Yes
Carpet Wool	\$7,290	5 Years	20 Years	\$8,601	\$1,352	Yes
Furniture	\$750	8 Years	10 Years	\$961	\$97.79	Yes
Lighting Elevator Chandelier	\$500	10 Years	20 Years	\$677	\$55.24	Yes
Lighting Entry	\$1,200	10 Years	20 Years	\$1,625	\$133	Yes
Lighting Hallways	\$1,500	10 Years	20 Years	\$2,031	\$166	Yes
Lighting Emergency and Exit	\$350	5 Years	10 Years	\$413	\$64.93	Yes
Hallways Floor 7						
Paint Interior	\$6,440	8 Years	10 Years	\$8,254	\$840	Yes
Carpet Wool	\$9,360	5 Years	20 Years	\$11,044	\$1,737	Yes
Furniture	\$750	8 Years	10 Years	\$961	\$97.79	Yes
Lighting Elevator Chandelier	\$500	10 Years	20 Years	\$677	\$55.24	Yes
Lighting Entry	\$1,700	10 Years	20 Years	\$2,302	\$188	Yes
Lighting Hallways	\$1,750	10 Years	20 Years	\$2,370	\$193	Yes
Lighting Emergency and Exit	\$350	5 Years	10 Years	\$413	\$64.93	Yes
Hallways Floor 8						
Lighting Emergency and Exit	\$350	5 Years	10 Years	\$413	\$64.93	No
Lighting Entry	\$1,500	10 Years	20 Years	\$2,031	\$166	Yes
Lighting Hallways	\$1,250	10 Years	20 Years	\$1,693	\$138	Yes
Lighting Elevator Chandelier	\$500	10 Years	20 Years	\$677	\$55.24	Yes
Carpet Wool AQ	\$7,290	5 Years	20 Years	\$8,601	\$1,352	Yes
Paint Interior	\$5,082	8 Years	10 Years	\$6,513	\$663	Yes
Furniture	\$750	8 Years	10 Years	\$961	\$97.79	Yes
Laundry Room Floor 1						
Paint Interior	\$308	3 Years	10 Years	\$344	\$82.74	Yes
Lighting 2 Bulb 4 ft	\$35.00	10 Years	20 Years	\$47	\$3.87	Yes
Laundry Room Floor 2						
Paint Interior	\$308	3 Years	10 Years	\$344	\$82.74	Yes
Lighting 2 Bulb 4 ft	\$35.00	10 Years	20 Years	\$47	\$3.87	Yes

AFI Reserves HOA Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Laundry Room Floor 3						
Paint Interior	\$308	4 Years	10 Years	\$354	\$67.37	Yes
Lighting 2 Bulb 4 ft	\$35.00	10 Years	20 Years	\$47	\$3.87	Yes
Laundry Room Floor 4						
Paint Interior	\$308	4 Years	10 Years	\$354	\$67.37	Yes
Lighting 2 Bulb 4 ft	\$35.00	10 Years	20 Years	\$47	\$3.87	Yes
Laundry Room Floor 5						
Paint Interior	\$308	5 Years	10 Years	\$363	\$57.14	Yes
Lighting 2 Bulb 4 ft	\$35.00	10 Years	20 Years	\$47	\$3.87	Yes
Laundry Room Floor 6						
Paint Interior	\$308	5 Years	10 Years	\$363	\$57.14	Yes
Lighting 2 Bulb 4 ft	\$35.00	10 Years	20 Years	\$47	\$3.87	Yes
Laundry Room Floor 7						
Paint Interior	\$308	6 Years	10 Years	\$374	\$49.85	Yes
Lighting 2 Bulb 4 ft	\$35.00	10 Years	20 Years	\$47	\$3.87	Yes
Laundry Room Floor 8						
Paint Interior	\$308	6 Years	10 Years	\$374	\$49.85	Yes
Lighting 2 Bulb 4 ft	\$35.00	10 Years	20 Years	\$47	\$3.87	Yes
Staircases						
Paint Interior	\$7,056	8 Years	10 Years	\$9,043	\$920	Yes
Lighting Interior	\$1,600	10 Years	20 Years	\$2,167	\$177	Yes

Missing table information is identical to the first printed information above.

Raw Annual Payments do not include earned interest, tax adjustments or payments made with initial reserves.

Months Remaining in Calendar Year 2008: 12

Expected annual inflation: 2.76%

Interest earned on reserve funds: 1.95%

Initial Reserve: \$93,788

Abbreviations

AC - Asphalt	EP - Electrical Panelboard	PNT - Paint
AQ - Average Quality	EXT - Exterior	PVMT - Pavement
BLDG - Building	FA - Fire Alarm	PWD - Plywood
BLK - Block	FLR - Floor	QT - Quarry Tile
BUR - Built up Roof	FN - Fence	R/R - Remove and Replace
C&G - Curb and Gutter	FND - Foundation	RA - Return Air
CAB - Cabinet	FPL - Fireplace	RCP - Reinforced Concrete Pipe
CB - Catch Basin	FTG - Footing	RD - Roof Drain
CEM - Cement	FY - Fiscal Year	REM - Remove
CFT - Cubic Foot	HQ - High Quality	RL - Rail
CIP - Cast-in-place Concrete	LAM - Laminate	S - South
CMU - Concrete Masonry Unit	LAV - Lavatory	SCB - Speed Control Bump
COL - Column	LC - Light Control	SHTH - Sheathing
CPT - Carpet	LW - Lightweight Concrete	SQ - Square
CT - Ceramic Tile	MAS - Masonry	ST - Steel
CTR - Counter	MFD - Metal Floor Decking	STO - Storage
CYD - Cubic Yard	MH - Manhole	SYS - System
D - Drain	MQ - Medium Quality	VB - Vapor Barrier
DEM - Demolish	MRB - Marble	W - West
DR - Door	MRD - Metal Roof Decking	WC - Water Closet
DS - Downspout	N - North	WIN - Window
DW - Dumb Waiter	PCC - Portland Cement Concrete	YD - Yard
E - East	PCC - Portland Cement Concrete	
EA - Each	PG - Plate Glass	
ELEC - Electrical	PNL - Panel	

AFI Reserves HOA Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Roof								
Roof Built Up Northside	\$12.00 / • ft	6380 • ft	\$76,560	7 Years	20 Years	2015	\$95,452	\$11,034.68
				20 Years		2035	\$165,668	\$6,779.52
						2055	\$287,538	\$11,766.69
Roof Built Up Southside and Middle	\$12.00 / • ft	7080 • ft	\$84,960	5 Years	20 Years	2013	\$100,242	\$15,762.30
				20 Years		2033	\$173,983	\$7,119.77
						2053	\$301,969	\$12,357.23
Flag Pole	\$500 ea	1	\$500	20 Years	40 Years	2028	\$892	\$34.41
				40 Years		2068	\$2,687	\$44.40
Exterior								
Regrouting Repairs	\$200,000 ea	1	\$200,000	10 Years	10 Years	2018	\$270,851	\$22,096.28
						2028	\$356,827	\$32,345.55
						2038	\$470,095	\$42,613.01
Southside Lighting Exterior Unit	\$50.00 ea	18	\$900	10 Years	20 Years	2018	\$1,219	\$99.43
				20 Years		2038	\$2,115	\$86.57
Southside Canvas Awnings	\$7.00 / • ft	700 • ft	\$4,900	15 Years	20 Years	2023	\$7,617	\$406.01
				20 Years		2043	\$13,220	\$540.97
Exterior Entry								
Lighting Exterior Unit	\$50.00 ea	14	\$700	5 Years	20 Years	2013	\$826	\$129.87
				20 Years		2033	\$1,433	\$58.66
						2053	\$2,488	\$101.81
Canvas Curtains	\$150 ea	24	\$3,600	3 Years	20 Years	2011	\$4,020	\$967.06
				20 Years		2031	\$6,977	\$285.50
						2051	\$12,109	\$495.52
Miscellaneous Entry Repairs	\$1,000 ea	1	\$1,000	5 Years	5 Years	2013	\$1,180	\$185.53
						2018	\$1,354	\$258.08
						2023	\$1,554	\$296.22
						2028	\$1,784	\$340.00
						2033	\$2,048	\$390.25
						2038	\$2,350	\$447.93
Balconies								
Deck Coating	\$6.00 / • ft	280 • ft	\$1,680	5 Years	15 Years	2013	\$1,982	\$311.68
				15 Years		2028	\$2,997	\$172.18
						2043	\$4,532	\$260.36
Wrought Iron Painting	\$2.00 / lf	140 lf	\$280	0 Years	5 Years	2008	\$288	\$285.26
				5 Years		2013	\$330	\$62.96

AFI Reserves HOA Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Wrought Iron Painting	\$2.00 / lf	140 lf	\$280	5 Years	5 Years	2018	\$379	\$72.26
						2023	\$435	\$82.94
						2028	\$500	\$95.20
						2033	\$573	\$109.27
						2038	\$658	\$125.42
Wrought Iron Railing 4ft	\$40.00 / lf	140 lf	\$5,600	20 Years	40 Years	2028	\$9,991	\$385.37
				40 Years		2068	\$30,097	\$497.33
Canvas Awning	\$7.00 / • ft	320 • ft	\$2,240	15 Years	20 Years	2023	\$3,482	\$185.61
				20 Years		2043	\$6,043	\$247.30
Party Room								
Paint Interior	\$0.70 / • ft	2060 • ft	\$1,442	7 Years	7 Years	2015	\$1,798	\$207.84
						2022	\$2,181	\$290.98
						2029	\$2,645	\$352.91
						2036	\$3,208	\$428.03
						2043	\$3,890	\$519.14
Carpet	\$4.50 / • ft	1040 • ft	\$4,680	0 Years	20 Years	2008	\$4,811	\$4,767.97
				20 Years		2028	\$8,350	\$341.69
						2048	\$14,492	\$593.05
Lighting Interior	\$50.00 ea	5	\$250	3 Years	20 Years	2011	\$279	\$67.16
				20 Years		2031	\$484	\$19.83
						2051	\$841	\$34.41
Furniture Hard Wood	\$5,000 ea	1	\$5,000	20 Years	30 Years	2028	\$8,921	\$344.08
				30 Years		2058	\$20,398	\$500.86
Furniture Upholstery	\$3,000 ea	1	\$3,000	8 Years	10 Years	2016	\$3,845	\$391.16
				10 Years		2026	\$5,065	\$459.16
						2036	\$6,673	\$604.91
						2046	\$8,791	\$796.92
TV Big Screen	\$5,000 ea	1	\$5,000	8 Years	10 Years	2016	\$6,408	\$651.93
				10 Years		2026	\$8,442	\$765.26
						2036	\$11,122	\$1,008.18
						2046	\$14,652	\$1,328.20
Piano BB Grand	\$6,000 ea	1	\$6,000	30 Years	40 Years	2038	\$14,103	\$331.56
Lighting Chandelier Piano	\$250 ea	1	\$250	10 Years	20 Years	2018	\$339	\$27.62
				20 Years		2038	\$588	\$24.05
Bathroom Repairs	\$1,000 ea	2	\$2,000	0 Years	20 Years	2008	\$2,056	\$2,037.59
				20 Years		2028	\$3,568	\$146.02
						2048	\$6,193	\$253.44

AFI Reserves HOA Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Kitchen Cabinets Sink and Countertop	\$200 / lf	15 lf	\$3,000	10 Years	25 Years	2018	\$4,063	\$331.44
				25 Years		2043	\$8,094	\$251.48
Kitchen Refrigerator	\$1,000 ea	1	\$1,000	10 Years	25 Years	2018	\$1,354	\$110.48
				25 Years		2043	\$2,698	\$83.82
Kitchen Range Electric 4 Burner with Oven	\$1,000 ea	1	\$1,000	10 Years	25 Years	2018	\$1,354	\$110.48
				25 Years		2043	\$2,698	\$83.82
Kitchen Hood and Fan	\$225 ea	1	\$225	10 Years	25 Years	2018	\$305	\$24.86
				25 Years		2043	\$607	\$18.86
Kitchen Dishwasher	\$750 ea	1	\$750	10 Years	15 Years	2018	\$1,016	\$82.86
				15 Years		2033	\$1,536	\$88.23
						2048	\$2,322	\$133.41
Boiler Room								
Boiler Gas Fired 1985	\$200,000 ea	1	\$200,000	7 Years	30 Years	2015	\$249,352	\$28,826.22
				30 Years		2045	\$570,158	\$14,000.16
Pump Motor New	\$1,000 ea	1	\$1,000	15 Years	15 Years	2023	\$1,554	\$82.86
						2038	\$2,350	\$135.02
Pump Motors Rebuilt	\$1,000 ea	1	\$1,000	5 Years	15 Years	2013	\$1,180	\$185.53
				15 Years		2028	\$1,784	\$102.49
						2043	\$2,698	\$154.98
Storage Tank	\$10,000 ea	1	\$10,000	20 Years	40 Years	2028	\$17,841	\$688.16
				40 Years		2068	\$53,745	\$888.09
Exterior Fan and Motor	\$250 ea	1	\$250	10 Years	30 Years	2018	\$339	\$27.62
				30 Years		2048	\$774	\$19.01
Water Softening Unit	\$1,000 ea	1	\$1,000	5 Years	20 Years	2013	\$1,180	\$185.53
				20 Years		2033	\$2,048	\$83.80
						2053	\$3,554	\$145.45
Lighting 2 Bulb	\$35.00 ea	3	\$105	5 Years	20 Years	2013	\$124	\$19.48
				20 Years		2033	\$215	\$8.80
						2053	\$373	\$15.27
Water System								
Water Storage Tank	\$20,000 ea	1	\$20,000	5 Years	40 Years	2013	\$23,598	\$3,710.52
				40 Years		2053	\$71,085	\$1,174.62
Equalizer Pump	\$1,000 ea	1	\$1,000	5 Years	40 Years	2013	\$1,180	\$185.53
				40 Years		2053	\$3,554	\$58.73
Water Pumps	\$2,000 ea	1	\$2,000	15 Years	15 Years	2023	\$3,109	\$165.72

AFI Reserves HOA Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Water Pumps	\$2,000 ea	1	\$2,000	15 Years	15 Years	2038	\$4,701	\$270.05
Water Pumps Old	\$2,000 ea	1	\$2,000	5 Years	15 Years	2013	\$2,360	\$371.05
				15 Years		2028	\$3,568	\$204.98
						2043	\$5,396	\$309.96
Plumbing System								
Update Plumbing	\$750,000 ea	1	\$750,000	10 Years 50 Years	50 Years	2018 2068	\$1,015,691 \$4,030,880	\$82,861.05 \$47,664.54
Electric								
Electric Panel	\$750 ea	140	\$105,000	5 Years 40 Years	40 Years	2013 2053	\$123,887 \$373,196	\$19,480.24 \$6,166.74
Passenger Elevator								
Control Panel	\$5,000 ea	1	\$5,000	10 Years	40 Years	2018	\$6,771	\$552.41
				40 Years		2058	\$20,398	\$337.05
Elevators Machinery	\$80,000 ea	1	\$80,000	10 Years	40 Years	2018	\$108,340	\$8,838.51
				40 Years		2058	\$326,363	\$5,392.87
Elevator Switcher	\$25,000 ea	1	\$25,000	20 Years	40 Years	2028	\$44,603	\$1,720.39
				40 Years		2068	\$134,363	\$2,220.23
Elevators Cab	\$25,000 ea	1	\$25,000	10 Years	40 Years	2018	\$33,856	\$2,762.04
				40 Years		2058	\$101,988	\$1,685.27
Elevator Doors	\$3,500 ea	9	\$31,500	10 Years	40 Years	2018	\$42,659	\$3,480.16
				40 Years		2058	\$128,505	\$2,123.44
Elevator Host Cables	\$5,000 ea	6	\$30,000	10 Years	40 Years	2018	\$40,628	\$3,314.44
				40 Years		2058	\$122,386	\$2,022.33
Elevator Host Cables Emergency	\$5,000 ea	1	\$5,000	10 Years	40 Years	2018	\$6,771	\$552.41
				40 Years		2058	\$20,398	\$337.05
Passenger Elevator Room Lighting 2 Bulb	\$35.00 ea	2	\$70	10 Years	20 Years	2018	\$95	\$7.73
				20 Years		2038	\$165	\$6.73
Freight Elevator								
Control Panel	\$5,000 ea	1	\$5,000	10 Years	40 Years	2018	\$6,771	\$552.41
				40 Years		2058	\$20,398	\$337.05
Elevators Machinery	\$115,000 ea	1	\$115,000	10 Years	40 Years	2018	\$155,739	\$12,705.36
				40 Years		2058	\$469,147	\$7,752.25
Elevators Cab	\$25,000 ea	1	\$25,000	10 Years	40 Years	2018	\$33,856	\$2,762.04
				40 Years		2058	\$101,988	\$1,685.27

AFI Reserves HOA Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Elevator Doors	\$3,500 ea	9	\$31,500	10 Years	40 Years	2018	\$42,659	\$3,480.16
				40 Years		2058	\$128,505	\$2,123.44
Elevator Host Cables	\$5,000 ea	4	\$20,000	10 Years	40 Years	2018	\$27,085	\$2,209.63
				40 Years		2058	\$81,591	\$1,348.22
Elevator Host Cables Emergency	\$5,000 ea	1	\$5,000	10 Years	40 Years	2018	\$6,771	\$552.41
				40 Years		2058	\$20,398	\$337.05
Elevator Room Electric Panel	\$750 ea	4	\$3,000	10 Years	40 Years	2018	\$4,063	\$331.44
				40 Years		2058	\$12,239	\$202.23
Elevator Room Lighting 2 Bulb	\$35.00 ea	2	\$70	10 Years	20 Years	2018	\$95	\$7.73
				20 Years		2038	\$165	\$6.73
Elevator Room Sink Double Fiberglass	\$500 ea	1	\$500	5 Years	20 Years	2013	\$590	\$92.76
				20 Years		2033	\$1,024	\$41.90
				20 Years		2053	\$1,777	\$72.72
Storage Lockers								
Carpet	\$2.00 / • ft	50 • ft	\$100	10 Years	20 Years	2018	\$135	\$11.05
				20 Years		2038	\$235	\$9.62
Lighting 2 Bulb	\$50.00 ea	17	\$850	10 Years	20 Years	2018	\$1,151	\$93.91
				20 Years		2038	\$1,998	\$81.76
Entry Foyer								
Glass Replacement	\$3,000 ea	1	\$3,000	10 Years	40 Years	2018	\$4,063	\$331.44
				40 Years		2058	\$12,239	\$202.23
Door Key Pad	\$1,500 ea	1	\$1,500	5 Years	10 Years	2013	\$1,770	\$278.29
				10 Years		2023	\$2,332	\$211.35
				10 Years		2033	\$3,072	\$278.45
				10 Years		2043	\$4,047	\$366.83
Lighting Wrought Iron Exterior Unit	\$1,000 ea	2	\$2,000	30 Years	40 Years	2038	\$4,701	\$110.52
Lobby								
Paint Interior	\$0.70 / • ft	2120 • ft	\$1,484	8 Years	10 Years	2016	\$1,902	\$193.49
				10 Years		2026	\$2,506	\$227.13
				10 Years		2036	\$3,301	\$299.23
				10 Years		2046	\$4,349	\$394.21
Lighting Chandelier Repair	\$4,000 ea	1	\$4,000	20 Years	40 Years	2028	\$7,137	\$275.26
				40 Years		2068	\$21,498	\$355.24
Lighting Interior	\$100 ea	2	\$200	10 Years	20 Years	2018	\$271	\$22.10

AFI Reserves HOA Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Lighting Interior	\$100 ea	2	\$200	20 Years	20 Years	2038	\$470	\$19.24
Lighting Entry Chandelier	\$250 ea	1	\$250	5 Years	20 Years	2013	\$295	\$46.38
				20 Years		2033	\$512	\$20.95
						2053	\$889	\$36.36
Persian Carpet	\$2,500 ea	1	\$2,500	10 Years 40 Years	40 Years	2018 2058	\$3,386 \$10,199	\$276.20 \$168.53
Furniture	\$3,000 ea	1	\$3,000	7 Years	10 Years	2015	\$3,740	\$432.39
						2025	\$4,928	\$446.67
				10 Years		2035	\$6,492	\$588.46
						2045	\$8,552	\$775.25
Mail Box Carpet	\$3.00 / • ft	100 • ft	\$300	10 Years	20 Years	2018	\$406	\$33.14
				20 Years		2038	\$705	\$28.86
Mail Boxes	\$2,000 ea	1	\$2,000	10 Years	20 Years	2018	\$2,709	\$220.96
				20 Years		2038	\$4,701	\$192.37
Office								
Office Furniture and Equipment	\$5,000 ea	1	\$5,000	1 Year	15 Years	2009	\$5,283	\$2,592.68
				15 Year		2024	\$7,989	\$458.94
						2039	\$12,081	\$693.99
Carpet	\$3.00 / • ft	160 • ft	\$480	5 Years	12 Years	2013	\$566	\$89.05
						2025	\$788	\$58.37
				12 Years		2037	\$1,098	\$81.25
						2049	\$1,528	\$113.11
Paint Interior	\$0.70 / • ft	580 • ft	\$406	7 Years	7 Years	2015	\$506	\$58.52
						2022	\$614	\$81.93
						2029	\$745	\$99.36
						2036	\$903	\$120.51
						2043	\$1,095	\$146.17
Computer System New	\$3,000 ea	1	\$3,000	5 Years	5 Years	2013	\$3,540	\$556.58
						2018	\$4,063	\$774.24
						2023	\$4,663	\$888.67
						2028	\$5,352	\$1,020.01
						2033	\$6,143	\$1,170.76
						2038	\$7,051	\$1,343.80
Computer System Old	\$3,000 ea	1	\$3,000	0 Years	5 Years	2008	\$3,084	\$3,056.39
						2013	\$3,540	\$674.55
				5 Years		2018	\$4,063	\$774.24
						2023	\$4,663	\$888.67

AFI Reserves HOA Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Computer System Old	\$3,000 ea	1	\$3,000	5 Years	5 Years	2028	\$5,352	\$1,020.01
						2033	\$6,143	\$1,170.76
						2038	\$7,051	\$1,343.80
Security Camera Closed Circuit System	\$1,000 ea	4	\$4,000	10 Years 15 Years	15 Years	2018	\$5,417	\$441.93
						2033	\$8,191	\$470.55
						2048	\$12,386	\$711.54
Ground Floor Hallway								
Paint Interior	\$0.70 / • ft	1000 • ft	\$700	8 Years 10 Years	10 Years	2016	\$897	\$91.27
						2026	\$1,182	\$107.14
						2036	\$1,557	\$141.15
						2046	\$2,051	\$185.95
Lighting Interior	\$35.00 ea	10	\$350	10 Years 20 Years	20 Years	2018	\$474	\$38.67
						2038	\$823	\$33.66
Lighting Emergency and Exit	\$150 ea	10	\$1,500	5 Years 10 Years	10 Years	2013	\$1,770	\$278.29
						2023	\$2,332	\$211.35
						2033	\$3,072	\$278.45
						2043	\$4,047	\$366.83
Hallways Floor 1								
Paint Interior	\$0.70 / • ft	7160 • ft	\$5,012	8 Years 10 Years	10 Years	2016	\$6,423	\$653.49
						2026	\$8,462	\$767.10
						2036	\$11,149	\$1,010.60
						2046	\$14,688	\$1,331.39
Carpet Wool	\$4.50 / • ft	1700 • ft	\$7,650	5 Years 20 Years	20 Years	2013	\$9,026	\$1,419.27
						2033	\$15,666	\$641.08
						2053	\$27,190	\$1,112.67
Furniture	\$750 ea	1	\$750	8 Years 10 Years	10 Years	2016	\$961	\$97.79
						2026	\$1,266	\$114.79
						2036	\$1,668	\$151.23
						2046	\$2,198	\$199.23
Lighting Elevator Chandelier	\$500 ea	1	\$500	10 Years 20 Years	20 Years	2018	\$677	\$55.24
						2038	\$1,175	\$48.09
Lighting Entry	\$100 ea	17	\$1,700	10 Years 20 Years	20 Years	2018	\$2,302	\$187.82
						2038	\$3,996	\$163.52
Lighting Hallways	\$250 ea	6	\$1,500	10 Years 20 Years	20 Years	2018	\$2,031	\$165.72
						2038	\$3,526	\$144.28
Lighting	\$175 ea	2	\$350	5 Years	10 Years	2013	\$413	\$64.93

AFI Reserves HOA Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Lighting Emergency and Exit	\$175 ea	2	\$350	10 Years	10 Years	2023	\$544	\$49.32
						2033	\$717	\$64.97
						2043	\$944	\$85.59
Hallways Floor 2								
Paint Interior	\$0.70 / • ft	7860 • ft	\$5,502	8 Years	10 Years	2016	\$7,051	\$717.38
				10 Years		2026	\$9,290	\$842.09
						2036	\$12,239	\$1,109.40
						2046	\$16,123	\$1,461.55
Carpet Wool	\$4.50 / • ft	1780 • ft	\$8,010	5 Years	20 Years	2013	\$9,451	\$1,486.06
				20 Years		2033	\$16,403	\$671.25
						2053	\$28,469	\$1,165.04
Furniture	\$750 ea	1	\$750	8 Years	10 Years	2016	\$961	\$97.79
				10 Years		2026	\$1,266	\$114.79
						2036	\$1,668	\$151.23
						2046	\$2,198	\$199.23
Lighting Elevator Chandelier	\$500 ea	1	\$500	10 Years	20 Years	2018	\$677	\$55.24
				20 Years		2038	\$1,175	\$48.09
Lighting Entry	\$100 ea	16	\$1,600	10 Years	20 Years	2018	\$2,167	\$176.77
				20 Years		2038	\$3,761	\$153.90
Lighting Hallways	\$250 ea	7	\$1,750	10 Years	20 Years	2018	\$2,370	\$193.34
				20 Years		2038	\$4,113	\$168.33
Lighting Emergency and Exit	\$175 ea	2	\$350	5 Years	10 Years	2013	\$413	\$64.93
				10 Years		2023	\$544	\$49.32
						2033	\$717	\$64.97
						2043	\$944	\$85.59
Hallways Floor 3								
Paint Interior	\$0.70 / • ft	7600 • ft	\$5,320	8 Years	10 Years	2016	\$6,818	\$693.65
				10 Years		2026	\$8,982	\$814.24
						2036	\$11,834	\$1,072.70
						2046	\$15,590	\$1,413.21
Carpet Wool	\$4.50 / • ft	1740 • ft	\$7,830	5 Years	20 Years	2013	\$9,238	\$1,452.67
				20 Years		2033	\$16,034	\$656.16
						2053	\$27,830	\$1,138.86
Furniture	\$750 ea	1	\$750	8 Years	10 Years	2016	\$961	\$97.79
				10 Years		2026	\$1,266	\$114.79
						2036	\$1,668	\$151.23

AFI Reserves HOA Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Furniture	\$750 ea	1	\$750	10 Years	10 Years	2046	\$2,198	\$199.23
Lighting Elevator Chandelier	\$500 ea	1	\$500	10 Years 20 Years	20 Years	2018 2038	\$677 \$1,175	\$55.24 \$48.09
Lighting Entry	\$100 ea	18	\$1,800	10 Years 20 Years	20 Years	2018 2038	\$2,438 \$4,231	\$198.87 \$173.14
Lighting Hallways	\$250 ea	6	\$1,500	10 Years 20 Years	20 Years	2018 2038	\$2,031 \$3,526	\$165.72 \$144.28
Lighting Emergency and Exit	\$175 ea	2	\$350	5 Years 10 Years	10 Years	2013 2023 2033 2043	\$413 \$544 \$717 \$944	\$64.93 \$49.32 \$64.97 \$85.59
Hallways Floor 4								
Paint Interior	\$0.70 / • ft	9200 • ft	\$6,440	8 Years 10 Years	10 Years	2016 2026 2036 2046	\$8,254 \$10,873 \$14,325 \$18,872	\$839.68 \$985.65 \$1,298.53 \$1,710.72
Carpet Wool	\$4.50 / • ft	2080 • ft	\$9,360	5 Years 20 Years	20 Years	2013 2033 2053	\$11,044 \$19,168 \$33,268	\$1,736.52 \$784.38 \$1,361.39
Furniture	\$750 ea	1	\$750	8 Years 10 Years	10 Years	2016 2026 2036 2046	\$961 \$1,266 \$1,668 \$2,198	\$97.79 \$114.79 \$151.23 \$199.23
Lighting Elevator Chandelier	\$500 ea	1	\$500	10 Years 20 Years	20 Years	2018 2038	\$677 \$1,175	\$55.24 \$48.09
Lighting Entry	\$100 ea	17	\$1,700	10 Years 20 Years	20 Years	2018 2038	\$2,302 \$3,996	\$187.82 \$163.52
Lighting Hallways	\$250 ea	6	\$1,500	10 Years 20 Years	20 Years	2018 2038	\$2,031 \$3,526	\$165.72 \$144.28
Lighting Emergency and Exit	\$175 ea	2	\$350	5 Years 10 Years	10 Years	2013 2023 2033 2043	\$413 \$544 \$717 \$944	\$64.93 \$49.32 \$64.97 \$85.59
Hallways Floor 5								
Paint Interior	\$0.70 / • ft	9200 • ft	\$6,440	8 Years 10 Years	10 Years	2016 2026	\$8,254 \$10,873	\$839.68 \$985.65

AFI Reserves HOA Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Paint Interior	\$0.70 / • ft	9200 • ft	\$6,440	10 Years	10 Years	2036	\$14,325	\$1,298.53
						2046	\$18,872	\$1,710.72
Carpet Wool	\$4.50 / • ft	2080 • ft	\$9,360	5 Years	20 Years	2013	\$11,044	\$1,736.52
				20 Years		2033	\$19,168	\$784.38
						2053	\$33,268	\$1,361.39
Furniture	\$750 ea	1	\$750	8 Years	10 Years	2016	\$961	\$97.79
				10 Years		2026	\$1,266	\$114.79
						2036	\$1,668	\$151.23
						2046	\$2,198	\$199.23
Lighting Elevator Chandelier	\$500 ea	1	\$500	10 Years	20 Years	2018	\$677	\$55.24
				20 Years		2038	\$1,175	\$48.09
Lighting Entry	\$100 ea	18	\$1,800	10 Years	20 Years	2018	\$2,438	\$198.87
				20 Years		2038	\$4,231	\$173.14
Lighting Hallways	\$250 ea	6	\$1,500	10 Years	20 Years	2018	\$2,031	\$165.72
				20 Years		2038	\$3,526	\$144.28
Lighting Emergency and Exit	\$175 ea	2	\$350	5 Years	10 Years	2013	\$413	\$64.93
				10 Years		2023	\$544	\$49.32
						2033	\$717	\$64.97
						2043	\$944	\$85.59
Hallways Floor 6								
Paint Interior	\$0.70 / • ft	7260 • ft	\$5,082	8 Years	10 Years	2016	\$6,513	\$662.62
				10 Years		2026	\$8,581	\$777.81
						2036	\$11,304	\$1,024.71
						2046	\$14,893	\$1,349.99
Carpet Wool	\$4.50 / • ft	1620 • ft	\$7,290	5 Years	20 Years	2013	\$8,601	\$1,352.49
				20 Years		2033	\$14,929	\$610.91
						2053	\$25,910	\$1,060.31
Furniture	\$750 ea	1	\$750	8 Years	10 Years	2016	\$961	\$97.79
				10 Years		2026	\$1,266	\$114.79
						2036	\$1,668	\$151.23
						2046	\$2,198	\$199.23
Lighting Elevator Chandelier	\$500 ea	1	\$500	10 Years	20 Years	2018	\$677	\$55.24
				20 Years		2038	\$1,175	\$48.09
Lighting Entry	\$100 ea	12	\$1,200	10 Years	20 Years	2018	\$1,625	\$132.58
				20 Years		2038	\$2,821	\$115.42
Lighting	\$250 ea	6	\$1,500	10 Years	20 Years	2018	\$2,031	\$165.72

AFI Reserves HOA Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Lighting	\$250 ea	6	\$1,500	20 Years	20 Years	2038	\$3,526	\$144.28
Lighting Emergency and Exit	\$175 ea	2	\$350	5 Years	10 Years	2013	\$413	\$64.93
				10 Years		2023	\$544	\$49.32
						2033	\$717	\$64.97
						2043	\$944	\$85.59
Hallways Floor 7								
Paint Interior	\$0.70 / • ft	9200 • ft	\$6,440	8 Years	10 Years	2016	\$8,254	\$839.68
				10 Years		2026	\$10,873	\$985.65
						2036	\$14,325	\$1,298.53
						2046	\$18,872	\$1,710.72
Carpet Wool	\$4.50 / • ft	2080 • ft	\$9,360	5 Years	20 Years	2013	\$11,044	\$1,736.52
				20 Years		2033	\$19,168	\$784.38
						2053	\$33,268	\$1,361.39
Furniture	\$750 ea	1	\$750	8 Years	10 Years	2016	\$961	\$97.79
				10 Years		2026	\$1,266	\$114.79
						2036	\$1,668	\$151.23
						2046	\$2,198	\$199.23
Lighting Elevator Chandelier	\$500 ea	1	\$500	10 Years	20 Years	2018	\$677	\$55.24
				20 Years		2038	\$1,175	\$48.09
Lighting Entry	\$100 ea	17	\$1,700	10 Years	20 Years	2018	\$2,302	\$187.82
				20 Years		2038	\$3,996	\$163.52
Lighting Hallways	\$250 ea	7	\$1,750	10 Years	20 Years	2018	\$2,370	\$193.34
				20 Years		2038	\$4,113	\$168.33
Lighting Emergency and Exit	\$175 ea	2	\$350	5 Years	10 Years	2013	\$413	\$64.93
				10 Years		2023	\$544	\$49.32
						2033	\$717	\$64.97
						2043	\$944	\$85.59
Hallways Floor 8								
Lighting Emergency and Exit	\$175 ea	2	\$350	5 Years	10 Years	2013	\$413	\$64.93
Lighting Entry	\$100 ea	15	\$1,500	10 Years	20 Years	2018	\$2,031	\$165.72
				20 Years		2038	\$3,526	\$144.28
Lighting Hallways	\$250 ea	5	\$1,250	10 Years	20 Years	2018	\$1,693	\$138.10
				20 Years		2038	\$2,938	\$120.23
Lighting	\$500 ea	1	\$500	10 Years	20 Years	2018	\$677	\$55.24

AFI Reserves HOA Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Lighting	\$500 ea	1	\$500	20 Years	20 Years	2038	\$1,175	\$48.09
Carpet Wool AQ	\$4.50 / • ft	1620 • ft	\$7,290	5 Years	20 Years	2013	\$8,601	\$1,352.49
				20 Years		2033	\$14,929	\$610.91
						2053	\$25,910	\$1,060.31
Paint Interior	\$0.70 / • ft	7260 • ft	\$5,082	8 Years	10 Years	2016	\$6,513	\$662.62
						2026	\$8,581	\$777.81
				10 Years		2036	\$11,304	\$1,024.71
						2046	\$14,893	\$1,349.99
Furniture	\$750 ea	1	\$750	8 Years	10 Years	2016	\$961	\$97.79
						2026	\$1,266	\$114.79
				10 Years		2036	\$1,668	\$151.23
						2046	\$2,198	\$199.23
Laundry Room Floor 1								
Paint Interior	\$0.70 / • ft	440 • ft	\$308	3 Years	10 Years	2011	\$344	\$82.74
						2021	\$453	\$41.07
				10 Years		2031	\$597	\$54.11
						2041	\$786	\$71.28
Lighting 2 Bulb 4 ft	\$35.00 ea	1	\$35	10 Years	20 Years	2018	\$47	\$3.87
				20 Years		2038	\$82	\$3.37
Laundry Room Floor 2								
Paint Interior	\$0.70 / • ft	440 • ft	\$308	3 Years	10 Years	2011	\$344	\$82.74
						2021	\$453	\$41.07
				10 Years		2031	\$597	\$54.11
						2041	\$786	\$71.28
Lighting 2 Bulb 4 ft	\$35.00 ea	1	\$35	10 Years	20 Years	2018	\$47	\$3.87
				20 Years		2038	\$82	\$3.37
Laundry Room Floor 3								
Paint Interior	\$0.70 / • ft	440 • ft	\$308	4 Years	10 Years	2012	\$354	\$67.37
						2022	\$466	\$42.22
				10 Years		2032	\$614	\$55.62
						2042	\$808	\$73.27
Lighting 2 Bulb 4 ft	\$35.00 ea	1	\$35	10 Years	20 Years	2018	\$47	\$3.87
				20 Years		2038	\$82	\$3.37
Laundry Room Floor 4								
Paint Interior	\$0.70 / • ft	440 • ft	\$308	4 Years	10 Years	2012	\$354	\$67.37

AFI Reserves HOA Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Paint Interior	\$0.70 / • ft	440 • ft	\$308	10 Years	10 Years	2022	\$466	\$42.22
						2032	\$614	\$55.62
						2042	\$808	\$73.27
Lighting 2 Bulb 4 ft	\$35.00 ea	1	\$35	10 Years 20 Years	20 Years	2018	\$47	\$3.87
						2038	\$82	\$3.37
Laundry Room Floor 5								
Paint Interior	\$0.70 / • ft	440 • ft	\$308	5 Years 10 Years	10 Years	2013	\$363	\$57.14
						2023	\$479	\$43.40
						2033	\$631	\$57.17
						2043	\$831	\$75.32
Lighting 2 Bulb 4 ft	\$35.00 ea	1	\$35	10 Years 20 Years	20 Years	2018	\$47	\$3.87
						2038	\$82	\$3.37
Laundry Room Floor 6								
Paint Interior	\$0.70 / • ft	440 • ft	\$308	5 Years 10 Years	10 Years	2013	\$363	\$57.14
						2023	\$479	\$43.40
						2033	\$631	\$57.17
						2043	\$831	\$75.32
Lighting 2 Bulb 4 ft	\$35.00 ea	1	\$35	10 Years 20 Years	20 Years	2018	\$47	\$3.87
						2038	\$82	\$3.37
Laundry Room Floor 7								
Paint Interior	\$0.70 / • ft	440 • ft	\$308	6 Years 10 Years	10 Years	2014	\$374	\$49.85
						2024	\$492	\$44.61
						2034	\$648	\$58.77
						2044	\$854	\$77.43
Lighting 2 Bulb 4 ft	\$35.00 ea	1	\$35	10 Years 20 Years	20 Years	2018	\$47	\$3.87
						2038	\$82	\$3.37
Laundry Room Floor 8								
Paint Interior	\$0.70 / • ft	440 • ft	\$308	6 Years 10 Years	10 Years	2014	\$374	\$49.85
						2024	\$492	\$44.61
						2034	\$648	\$58.77
						2044	\$854	\$77.43
Lighting 2 Bulb 4 ft	\$35.00 ea	1	\$35	10 Years 20 Years	20 Years	2018	\$47	\$3.87
						2038	\$82	\$3.37
Staircases								
Paint Interior	\$0.70 / • ft	10080 • ft	\$7,056	8 Years	10 Years	2016	\$9,043	\$920.00

AFI Reserves HOA Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Paint Interior	\$0.70 / • ft	10080 • ft	\$7,056	10 Years	10 Years	2026	\$11,914	\$1,079.94
						2036	\$15,695	\$1,422.74
						2046	\$20,677	\$1,874.36
Lighting Interior	\$100 ea	16	\$1,600	10 Years 20 Years	20 Years	2018	\$2,167	\$176.77
						2038	\$3,761	\$153.90

Missing table information is identical to the first printed information above.

Raw Annual Payments do not include earned interest, tax adjustments or payments made with initial reserves.

Months Remaining in Calendar Year 2008: 12

Expected annual inflation: 2.76% Interest earned on reserve funds: 1.95% Initial Reserve: \$93,788

PRELIMINARY

AFI Reserves HOA Funding Study Cash Flow Analysis

Calendar Year	Annual Payment	Annual Interest	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded
2008	\$265,662	\$3,834	\$10,238	\$1,150	\$351,895	18.5 %
2009	\$265,662	\$9,311	\$5,283	\$2,793	\$618,791	31.0 %
2010	\$265,662	\$14,562		\$4,369	\$894,647	42.8 %
2011	\$265,662	\$19,990	\$4,987	\$5,997	\$1,169,315	53.4 %
2012	\$265,662	\$25,394	\$707	\$7,618	\$1,452,046	63.5 %
2013	\$265,662	\$30,957	\$352,218	\$9,287	\$1,387,159	58.1 %
2014	\$235,003	\$29,404	\$747	\$8,821	\$1,641,998	76.2 %
2015	\$235,003	\$34,418	\$350,848	\$10,326	\$1,550,247	68.3 %
2016	\$235,003	\$32,613	\$87,864	\$9,784	\$1,720,215	83.8 %
2017	\$235,003	\$35,957		\$10,787	\$1,980,388	94.3 %
2018	\$235,003	\$41,076	\$1,882,719	\$12,323	\$361,425	16.2 %
2019	\$186,681	\$8,789		\$2,637	\$554,258	93.9 %
2020	\$186,681	\$12,583		\$3,775	\$749,746	90.6 %
2021	\$186,681	\$16,429	\$906	\$4,929	\$947,021	89.0 %
2022	\$186,681	\$20,310	\$3,726	\$6,093	\$1,144,193	88.0 %
2023	\$186,681	\$24,190	\$36,507	\$7,257	\$1,311,299	85.5 %
2024	\$189,300	\$27,501	\$8,974	\$8,250	\$1,510,877	87.0 %
2025	\$189,300	\$31,428	\$5,716	\$9,428	\$1,716,461	87.3 %
2026	\$189,300	\$35,473	\$115,755	\$10,642	\$1,814,837	82.5 %
2027	\$189,300	\$37,408		\$11,223	\$2,030,323	87.3 %
2028	\$189,300	\$41,648	\$479,469	\$12,494	\$1,769,308	68.9 %
2029	\$203,804	\$36,643	\$3,389	\$10,993	\$1,995,373	85.0 %
2030	\$203,804	\$41,091		\$12,327	\$2,227,941	85.5 %
2031	\$203,804	\$45,667	\$8,655	\$13,700	\$2,455,057	85.7 %
2032	\$203,804	\$50,135	\$1,227	\$15,041	\$2,692,728	86.4 %
2033	\$203,804	\$54,811	\$351,736	\$16,443	\$2,583,165	76.6 %
2034	\$219,233	\$52,794	\$1,297	\$15,838	\$2,838,057	86.1 %
2035	\$219,233	\$57,809	\$172,160	\$17,343	\$2,925,597	82.0 %
2036	\$219,233	\$59,532	\$156,610	\$17,860	\$3,029,892	82.5 %
2037	\$219,233	\$61,584	\$1,098	\$18,475	\$3,291,137	86.6 %
2038	\$219,233	\$66,724	\$598,196	\$20,017	\$2,958,881	72.5 %
Totals :	\$6,764,078	\$1,060,066	\$4,641,031	\$318,020		

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study

Cash reserves have been set to a minimum of \$0

Months Remaining in Calendar Year 2008: 12 Inflation = 2.76 % Interest = 1.95 %
 Study Life = 30 years Initial Reserve Funds = \$93,787.66 Final Reserve Value = \$0.00
 Annual Payments Held Constant for 5 years

AFI Reserves HOA Reserve Payment Summary
Projected Payments by Month and by Calendar Year

Calendar Year	Member Monthly Operations Payment	Member Monthly Reserve Payment	Member Total Monthly Payment	Member Total Annual Payment	Monthly Reserve Contribution	Annual Reserve Contribution
2008	NA	\$69.18	\$69.18	\$830.19	\$22,139	\$265,662
2009	NA	\$69.18	\$69.18	\$830.19	\$22,139	\$265,662
2010	NA	\$69.18	\$69.18	\$830.19	\$22,139	\$265,662
2011	NA	\$69.18	\$69.18	\$830.19	\$22,139	\$265,662
2012	NA	\$69.18	\$69.18	\$830.19	\$22,139	\$265,662
2013	NA	\$69.18	\$69.18	\$830.19	\$22,139	\$265,662
2014	NA	\$61.20	\$61.20	\$734.38	\$19,584	\$235,003
2015	NA	\$61.20	\$61.20	\$734.38	\$19,584	\$235,003
2016	NA	\$61.20	\$61.20	\$734.38	\$19,584	\$235,003
2017	NA	\$61.20	\$61.20	\$734.38	\$19,584	\$235,003
2018	NA	\$61.20	\$61.20	\$734.38	\$19,584	\$235,003
2019	NA	\$48.61	\$48.61	\$583.38	\$15,557	\$186,681
2020	NA	\$48.61	\$48.61	\$583.38	\$15,557	\$186,681
2021	NA	\$48.61	\$48.61	\$583.38	\$15,557	\$186,681
2022	NA	\$48.61	\$48.61	\$583.38	\$15,557	\$186,681
2023	NA	\$48.61	\$48.61	\$583.38	\$15,557	\$186,681
2024	NA	\$49.30	\$49.30	\$591.56	\$15,775	\$189,300
2025	NA	\$49.30	\$49.30	\$591.56	\$15,775	\$189,300
2026	NA	\$49.30	\$49.30	\$591.56	\$15,775	\$189,300
2027	NA	\$49.30	\$49.30	\$591.56	\$15,775	\$189,300
2028	NA	\$49.30	\$49.30	\$591.56	\$15,775	\$189,300
2029	NA	\$53.07	\$53.07	\$636.89	\$16,984	\$203,804
2030	NA	\$53.07	\$53.07	\$636.89	\$16,984	\$203,804
2031	NA	\$53.07	\$53.07	\$636.89	\$16,984	\$203,804
2032	NA	\$53.07	\$53.07	\$636.89	\$16,984	\$203,804
2033	NA	\$53.07	\$53.07	\$636.89	\$16,984	\$203,804
2034	NA	\$57.09	\$57.09	\$685.10	\$18,269	\$219,233
2035	NA	\$57.09	\$57.09	\$685.10	\$18,269	\$219,233
2036	NA	\$57.09	\$57.09	\$685.10	\$18,269	\$219,233
2037	NA	\$57.09	\$57.09	\$685.10	\$18,269	\$219,233
2038	NA	\$57.09	\$57.09	\$685.10	\$18,269	\$219,233

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Number of Payment Months in Calendar Year 2008: 12

Number of Years of Constant Payments: 5

Number of Dues Paying Members: 320

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year

Item Name	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Reserve Category : Roof													
Roof Built Up Northside	\$11,035	\$11,035	\$11,035	\$11,035	\$11,035	\$11,035	\$11,035	\$11,035	\$6,780	\$6,780	\$6,780	\$6,780	\$6,780
Roof Built Up Southside and Middle	\$15,762	\$15,762	\$15,762	\$15,762	\$15,762	\$15,762	\$7,120	\$7,120	\$7,120	\$7,120	\$7,120	\$7,120	\$7,120
Flag Pole	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34
Roof Subtotal :	\$26,831	\$26,831	\$26,831	\$26,831	\$26,831	\$26,831	\$18,189	\$18,189	\$13,934	\$13,934	\$13,934	\$13,934	\$13,934
Reserve Category : Exterior													
Regrouting Repairs	\$22,096	\$22,096	\$22,096	\$22,096	\$22,096	\$22,096	\$22,096	\$22,096	\$22,096	\$22,096	\$22,096	\$32,346	\$32,346
Southside Lighting Exterior Unit	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$87	\$87
Southside Canvas Awnings	\$406	\$406	\$406	\$406	\$406	\$406	\$406	\$406	\$406	\$406	\$406	\$406	\$406
Exterior Subtotal :	\$22,601	\$22,601	\$22,601	\$22,601	\$22,601	\$22,601	\$22,601	\$22,601	\$22,601	\$22,601	\$22,601	\$32,839	\$32,839
Reserve Category : Exterior Entry													
Lighting Exterior Unit	\$130	\$130	\$130	\$130	\$130	\$130	\$59	\$59	\$59	\$59	\$59	\$59	\$59
Canvas Curtains	\$967	\$967	\$967	\$967	\$286	\$286	\$286	\$286	\$286	\$286	\$286	\$286	\$286
Miscellaneous Entry Repairs	\$186	\$186	\$186	\$186	\$186	\$186	\$258	\$258	\$258	\$258	\$258	\$296	\$296
Exterior Entry Subtotal :	\$1,283	\$1,283	\$1,283	\$1,283	\$602	\$602	\$603	\$603	\$603	\$603	\$603	\$641	\$641
Reserve Category : Balconies													
Deck Coating	\$312	\$312	\$312	\$312	\$312	\$312	\$172	\$172	\$172	\$172	\$172	\$172	\$172
Wrought Iron Painting	\$285	\$63	\$63	\$63	\$63	\$63	\$72	\$72	\$72	\$72	\$72	\$83	\$83
Wrought Iron Railing 4ft	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385
Canvas Awning	\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$186
Balconies Subtotal :	\$1,168	\$946	\$946	\$946	\$946	\$946	\$815	\$815	\$815	\$815	\$815	\$826	\$826
Reserve Category : Party Room													
Paint Interior	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$291	\$291	\$291	\$291	\$291
Carpet	\$4,768	\$342	\$342	\$342	\$342	\$342	\$342	\$342	\$342	\$342	\$342	\$342	\$342

Payments made with Initial Reserves

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Lighting Interior	\$67	\$67	\$67	\$67	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Furniture Hard Wood	\$344	\$344	\$344	\$344	\$344	\$344	\$344	\$344	\$344	\$344	\$344	\$344	\$344
Furniture Upholstery	\$391	\$391	\$391	\$391	\$391	\$391	\$391	\$391	\$391	\$459	\$459	\$459	\$459
TV Big Screen	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$765	\$765	\$765	\$765
Piano BB Grand	\$332	\$332	\$332	\$332	\$332	\$332	\$332	\$332	\$332	\$332	\$332	\$332	\$332
Lighting Chandelier Piano	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$24	\$24
Bathroom Repairs	\$2,038	\$146	\$146	\$146	\$146	\$146	\$146	\$146	\$146	\$146	\$146	\$146	\$146
Kitchen Cabinets Sink and Countertop	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$251	\$251
Kitchen Refrigerator	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$84	\$84
Kitchen Range Electric 4 Burner with Oven	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$84	\$84
Kitchen Hood and Fan	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$19	\$19
Kitchen Dishwasher	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$88	\$88
Party Room Subtotal :	\$9,487	\$3,169	\$3,169	\$3,169	\$3,122	\$3,122	\$3,122	\$3,122	\$3,205	\$3,386	\$3,386	\$3,249	\$3,249
Reserve Category : Boiler Room													
Boiler Gas Fired 1985	\$28,826	\$28,826	\$28,826	\$28,826	\$28,826	\$28,826	\$28,826	\$28,826	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
Pump Motor New	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83
Pump Motors Rebuilt	\$186	\$186	\$186	\$186	\$186	\$186	\$102	\$102	\$102	\$102	\$102	\$102	\$102
Storage Tank	\$688	\$688	\$688	\$688	\$688	\$688	\$688	\$688	\$688	\$688	\$688	\$688	\$688
Exterior Fan and Motor	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$19	\$19
Water Softening Unit	\$186	\$186	\$186	\$186	\$186	\$186	\$84	\$84	\$84	\$84	\$84	\$84	\$84
Lighting 2 Bulb	\$19	\$19	\$19	\$19	\$19	\$19	\$9	\$9	\$9	\$9	\$9	\$9	\$9
Boiler Room Subtotal :	\$30,016	\$30,016	\$30,016	\$30,016	\$30,016	\$30,016	\$29,820	\$29,820	\$14,994	\$14,994	\$14,994	\$14,985	\$14,985
Reserve Category : Water System													
Water Storage Tank	\$3,711	\$3,711	\$3,711	\$3,711	\$3,711	\$3,711	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175
Equalizer Pump	\$186	\$186	\$186	\$186	\$186	\$186	\$59	\$59	\$59	\$59	\$59	\$59	\$59

 Payments made with Initial Reserves

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Water Pumps New	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166
Water Pumps Old	\$371	\$371	\$371	\$371	\$371	\$371	\$205	\$205	\$205	\$205	\$205	\$205	\$205
Water System Subtotal :	\$4,434	\$4,434	\$4,434	\$4,434	\$4,434	\$4,434	\$1,605	\$1,605	\$1,605	\$1,605	\$1,605	\$1,605	\$1,605
Reserve Category : Plumbing System													
Update Plumbing	\$82,861	\$82,861	\$82,861	\$82,861	\$82,861	\$82,861	\$82,861	\$82,861	\$82,861	\$82,861	\$82,861	\$47,665	\$47,665
Reserve Category : Electric													
Electric Panel	\$19,480	\$19,480	\$19,480	\$19,480	\$19,480	\$19,480	\$6,167	\$6,167	\$6,167	\$6,167	\$6,167	\$6,167	\$6,167
Reserve Category : Passenger Elevator													
Control Panel	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$337	\$337
Elevators Machinery	\$8,839	\$8,839	\$8,839	\$8,839	\$8,839	\$8,839	\$8,839	\$8,839	\$8,839	\$8,839	\$8,839	\$5,393	\$5,393
Elevator Switcher	\$1,720	\$1,720	\$1,720	\$1,720	\$1,720	\$1,720	\$1,720	\$1,720	\$1,720	\$1,720	\$1,720	\$1,720	\$1,720
Elevators Cab	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$1,685	\$1,685
Elevator Doors	\$3,480	\$3,480	\$3,480	\$3,480	\$3,480	\$3,480	\$3,480	\$3,480	\$3,480	\$3,480	\$3,480	\$2,123	\$2,123
Elevator Host Cables	\$3,314	\$3,314	\$3,314	\$3,314	\$3,314	\$3,314	\$3,314	\$3,314	\$3,314	\$3,314	\$3,314	\$2,022	\$2,022
Elevator Host Cables Emergency	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$337	\$337
Passenger Elevator Room Lighting 2 Bulb	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$7	\$7
Passenger Elevator Subtotal :	\$21,227	\$21,227	\$21,227	\$21,227	\$21,227	\$21,227	\$21,227	\$21,227	\$21,227	\$21,227	\$21,227	\$13,624	\$13,624
Reserve Category : Freight Elevator													
Control Panel	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$337	\$337
Elevators Machinery	\$12,705	\$12,705	\$12,705	\$12,705	\$12,705	\$12,705	\$12,705	\$12,705	\$12,705	\$12,705	\$12,705	\$7,752	\$7,752
Elevators Cab	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$1,685	\$1,685
Elevator Doors	\$3,480	\$3,480	\$3,480	\$3,480	\$3,480	\$3,480	\$3,480	\$3,480	\$3,480	\$3,480	\$3,480	\$2,123	\$2,123
Elevator Host Cables	\$2,210	\$2,210	\$2,210	\$2,210	\$2,210	\$2,210	\$2,210	\$2,210	\$2,210	\$2,210	\$2,210	\$1,348	\$1,348
Elevator Host Cables Emergency	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$552	\$337	\$337

 Payments made with Initial Reserves

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Elevator Room Electric Panel	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$202	\$202
Elevator Room Lighting 2 Bulb	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$7	\$7
Elevator Room Sink Double Fiberglass	\$93	\$93	\$93	\$93	\$93	\$93	\$42	\$42	\$42	\$42	\$42	\$42	\$42
Freight Elevator Subtotal :	\$22,693	\$22,693	\$22,693	\$22,693	\$22,693	\$22,693	\$22,642	\$22,642	\$22,642	\$22,642	\$22,642	\$13,833	\$13,833
Reserve Category : Storage Lockers													
Carpet	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$10	\$10
Lighting 2 Bulb	\$94	\$94	\$94	\$94	\$94	\$94	\$94	\$94	\$94	\$94	\$94	\$82	\$82
Storage Lockers Subtotal :	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$92	\$92
Reserve Category : Entry Foyer													
Glass Replacement	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$202	\$202
Door Key Pad	\$278	\$278	\$278	\$278	\$278	\$278	\$211	\$211	\$211	\$211	\$211	\$211	\$211
Lighting Wrought Iron Exterior Unit	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111
Entry Foyer Subtotal :	\$720	\$720	\$720	\$720	\$720	\$720	\$653	\$653	\$653	\$653	\$653	\$524	\$524
Reserve Category : Lobby													
Paint Interior	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$227	\$227	\$227	\$227
Lighting Chandelier Repair	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275
Lighting Interior	\$22	\$22	\$22	\$22	\$22	\$22	\$22	\$22	\$22	\$22	\$22	\$19	\$19
Lighting Entry Chandelier	\$46	\$46	\$46	\$46	\$46	\$46	\$21	\$21	\$21	\$21	\$21	\$21	\$21
Persian Carpet	\$276	\$276	\$276	\$276	\$276	\$276	\$276	\$276	\$276	\$276	\$276	\$169	\$169
Furniture	\$432	\$432	\$432	\$432	\$432	\$432	\$432	\$432	\$447	\$447	\$447	\$447	\$447
Mail Box Carpet	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$29	\$29
Mail Boxes	\$221	\$221	\$221	\$221	\$221	\$221	\$221	\$221	\$221	\$221	\$221	\$192	\$192
Lobby Subtotal :	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,473	\$1,473	\$1,488	\$1,522	\$1,522	\$1,379	\$1,379

Payments made with Initial Reserves

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Reserve Category : Office													
Office Furniture and Equipment	\$2,593	\$2,593	\$459	\$459	\$459	\$459	\$459	\$459	\$459	\$459	\$459	\$459	\$459
Carpet	\$89	\$89	\$89	\$89	\$89	\$89	\$58	\$58	\$58	\$58	\$58	\$58	\$58
Paint Interior	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$82	\$82	\$82	\$82	\$82
Computer System New	\$557	\$557	\$557	\$557	\$557	\$557	\$774	\$774	\$774	\$774	\$774	\$889	\$889
Computer System Old	\$3,056	\$675	\$675	\$675	\$675	\$675	\$774	\$774	\$774	\$774	\$774	\$889	\$889
Security Camera Closed Circuit System	\$442	\$442	\$442	\$442	\$442	\$442	\$442	\$442	\$442	\$442	\$442	\$471	\$471
Office Subtotal :	\$6,796	\$4,415	\$2,281	\$2,281	\$2,281	\$2,281	\$2,566	\$2,566	\$2,589	\$2,589	\$2,589	\$2,848	\$2,848
Reserve Category : Ground Floor Hallway													
Paint Interior	\$91	\$91	\$91	\$91	\$91	\$91	\$91	\$91	\$91	\$107	\$107	\$107	\$107
Lighting Interior	\$39	\$39	\$39	\$39	\$39	\$39	\$39	\$39	\$39	\$39	\$39	\$34	\$34
Lighting Emergency and Exit	\$278	\$278	\$278	\$278	\$278	\$278	\$211	\$211	\$211	\$211	\$211	\$211	\$211
Ground Floor Hallway Subtotal :	\$408	\$408	\$408	\$408	\$408	\$408	\$341	\$341	\$341	\$357	\$357	\$352	\$352
Reserve Category : Hallways Floor 1													
Paint Interior	\$653	\$653	\$653	\$653	\$653	\$653	\$653	\$653	\$653	\$767	\$767	\$767	\$767
Carpet Wool	\$1,419	\$1,419	\$1,419	\$1,419	\$1,419	\$1,419	\$641	\$641	\$641	\$641	\$641	\$641	\$641
Furniture	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$115	\$115	\$115	\$115
Lighting Elevator Chandelier	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$48	\$48
Lighting Entry	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$164	\$164
Lighting Hallways	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$144	\$144
Lighting Emergency and Exit	\$65	\$65	\$65	\$65	\$65	\$65	\$49	\$49	\$49	\$49	\$49	\$49	\$49
Hallways Floor 1 Subtotal :	\$2,644	\$2,644	\$2,644	\$2,644	\$2,644	\$2,644	\$1,850	\$1,850	\$1,850	\$1,981	\$1,981	\$1,928	\$1,928
Reserve Category : Hallways Floor 2													
Paint Interior	\$717	\$717	\$717	\$717	\$717	\$717	\$717	\$717	\$717	\$842	\$842	\$842	\$842

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Carpet Wool	\$1,486	\$1,486	\$1,486	\$1,486	\$1,486	\$1,486	\$671	\$671	\$671	\$671	\$671	\$671	\$671
Furniture	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$115	\$115	\$115	\$115
Lighting Elevator Chandelier	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$48	\$48
Lighting Entry	\$177	\$177	\$177	\$177	\$177	\$177	\$177	\$177	\$177	\$177	\$177	\$154	\$154
Lighting Hallways	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$168	\$168
Lighting Emergency and Exit	\$65	\$65	\$65	\$65	\$65	\$65	\$49	\$49	\$49	\$49	\$49	\$49	\$49
Hallways Floor 2 Subtotal :	\$2,791	\$2,791	\$2,791	\$2,791	\$2,791	\$2,791	\$1,960	\$1,960	\$1,960	\$2,102	\$2,102	\$2,047	\$2,047
Reserve Category : Hallways Floor 3													
Paint Interior	\$694	\$694	\$694	\$694	\$694	\$694	\$694	\$694	\$694	\$814	\$814	\$814	\$814
Carpet Wool	\$1,453	\$1,453	\$1,453	\$1,453	\$1,453	\$1,453	\$656	\$656	\$656	\$656	\$656	\$656	\$656
Furniture	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$115	\$115	\$115	\$115
Lighting Elevator Chandelier	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$48	\$48
Lighting Entry	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$173	\$173
Lighting Hallways	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$144	\$144
Lighting Emergency and Exit	\$65	\$65	\$65	\$65	\$65	\$65	\$49	\$49	\$49	\$49	\$49	\$49	\$49
Hallways Floor 3 Subtotal :	\$2,730	\$2,730	\$2,730	\$2,730	\$2,730	\$2,730	\$1,917	\$1,917	\$1,917	\$2,054	\$2,054	\$1,999	\$1,999
Reserve Category : Hallways Floor 4													
Paint Interior	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$986	\$986	\$986	\$986
Carpet Wool	\$1,737	\$1,737	\$1,737	\$1,737	\$1,737	\$1,737	\$784	\$784	\$784	\$784	\$784	\$784	\$784
Furniture	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$115	\$115	\$115	\$115
Lighting Elevator Chandelier	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$48	\$48
Lighting Entry	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$164	\$164
Lighting Hallways	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$144	\$144
Lighting Emergency and Exit	\$65	\$65	\$65	\$65	\$65	\$65	\$49	\$49	\$49	\$49	\$49	\$49	\$49

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Hallways Floor 4 Subtotal :	\$3,149	\$3,149	\$3,149	\$3,149	\$3,149	\$3,149	\$2,180	\$2,180	\$2,180	\$2,343	\$2,343	\$2,290	\$2,290
Reserve Category : Hallways Floor 5													
Paint Interior	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$986	\$986	\$986	\$986
Carpet Wool	\$1,737	\$1,737	\$1,737	\$1,737	\$1,737	\$1,737	\$784	\$784	\$784	\$784	\$784	\$784	\$784
Furniture	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$115	\$115	\$115	\$115
Lighting Elevator Chandelier	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$48	\$48
Lighting Entry	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$199	\$173	\$173
Lighting Hallways	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$144	\$144
Lighting Emergency and Exit	\$65	\$65	\$65	\$65	\$65	\$65	\$49	\$49	\$49	\$49	\$49	\$49	\$49
Hallways Floor 5 Subtotal :	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	\$2,191	\$2,191	\$2,191	\$2,354	\$2,354	\$2,299	\$2,299
Reserve Category : Hallways Floor 6													
Paint Interior	\$663	\$663	\$663	\$663	\$663	\$663	\$663	\$663	\$663	\$778	\$778	\$778	\$778
Carpet Wool	\$1,352	\$1,352	\$1,352	\$1,352	\$1,352	\$1,352	\$611	\$611	\$611	\$611	\$611	\$611	\$611
Furniture	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$115	\$115	\$115	\$115
Lighting Elevator Chandelier	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$48	\$48
Lighting Entry	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$115	\$115
Lighting Hallways	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$144	\$144
Lighting Emergency and Exit	\$65	\$65	\$65	\$65	\$65	\$65	\$49	\$49	\$49	\$49	\$49	\$49	\$49
Hallways Floor 6 Subtotal :	\$2,532	\$2,532	\$2,532	\$2,532	\$2,532	\$2,532	\$1,775	\$1,775	\$1,775	\$1,907	\$1,907	\$1,860	\$1,860
Reserve Category : Hallways Floor 7													
Paint Interior	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$986	\$986	\$986	\$986
Carpet Wool	\$1,737	\$1,737	\$1,737	\$1,737	\$1,737	\$1,737	\$784	\$784	\$784	\$784	\$784	\$784	\$784
Furniture	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$115	\$115	\$115	\$115

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Lighting Elevator Chandelier	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$48	\$48
Lighting Entry	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$164	\$164
Lighting Hallways	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$168	\$168
Lighting Emergency and Exit	\$65	\$65	\$65	\$65	\$65	\$65	\$49	\$49	\$49	\$49	\$49	\$49	\$49
Hallways Floor 7 Subtotal :	\$3,176	\$3,176	\$3,176	\$3,176	\$3,176	\$3,176	\$2,207	\$2,207	\$2,207	\$2,370	\$2,370	\$2,314	\$2,314
Reserve Category : Hallways Floor 8													
Lighting Emergency and Exit	\$65	\$65	\$65	\$65	\$65	\$65							
Lighting Entry	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$144	\$144
Lighting Hallways	\$138	\$138	\$138	\$138	\$138	\$138	\$138	\$138	\$138	\$138	\$138	\$120	\$120
Lighting Elevator Chandelier	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$48	\$48
Carpet Wool AQ	\$1,352	\$1,352	\$1,352	\$1,352	\$1,352	\$1,352	\$611	\$611	\$611	\$611	\$611	\$611	\$611
Paint Interior	\$663	\$663	\$663	\$663	\$663	\$663	\$663	\$663	\$663	\$778	\$778	\$778	\$778
Furniture	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$115	\$115	\$115	\$115
Hallways Floor 8 Subtotal :	\$2,537	\$2,537	\$2,537	\$2,537	\$2,537	\$2,537	\$1,731	\$1,731	\$1,731	\$1,863	\$1,863	\$1,816	\$1,816
Reserve Category : Laundry Room Floor 1													
Paint Interior	\$83	\$83	\$83	\$83	\$41	\$41	\$41	\$41	\$41	\$41	\$41	\$41	\$41
Lighting 2 Bulb 4 ft	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$3	\$3
Laundry Room Floor 1 Subtotal :	\$87	\$87	\$87	\$87	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$44	\$44
Reserve Category : Laundry Room Floor 2													
Paint Interior	\$83	\$83	\$83	\$83	\$41	\$41	\$41	\$41	\$41	\$41	\$41	\$41	\$41
Lighting 2 Bulb 4 ft	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$3	\$3
Laundry Room Floor 2 Subtotal :	\$87	\$87	\$87	\$87	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$44	\$44
Reserve Category : Laundry Room Floor 3													

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Paint Interior	\$67	\$67	\$67	\$67	\$67	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42
Lighting 2 Bulb 4 ft	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$3	\$3
Laundry Room Floor 3 Subtotal :	\$71	\$71	\$71	\$71	\$71	\$46	\$46	\$46	\$46	\$46	\$46	\$45	\$45
Reserve Category : Laundry Room Floor 4													
Paint Interior	\$67	\$67	\$67	\$67	\$67	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42
Lighting 2 Bulb 4 ft	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$3	\$3
Laundry Room Floor 4 Subtotal :	\$71	\$71	\$71	\$71	\$71	\$46	\$46	\$46	\$46	\$46	\$46	\$45	\$45
Reserve Category : Laundry Room Floor 5													
Paint Interior	\$57	\$57	\$57	\$57	\$57	\$57	\$43	\$43	\$43	\$43	\$43	\$43	\$43
Lighting 2 Bulb 4 ft	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$3	\$3
Laundry Room Floor 5 Subtotal :	\$61	\$61	\$61	\$61	\$61	\$61	\$47	\$47	\$47	\$47	\$47	\$46	\$46
Reserve Category : Laundry Room Floor 6													
Paint Interior	\$57	\$57	\$57	\$57	\$57	\$57	\$43	\$43	\$43	\$43	\$43	\$43	\$43
Lighting 2 Bulb 4 ft	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$3	\$3
Laundry Room Floor 6 Subtotal :	\$61	\$61	\$61	\$61	\$61	\$61	\$47	\$47	\$47	\$47	\$47	\$46	\$46
Reserve Category : Laundry Room Floor 7													
Paint Interior	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$45	\$45	\$45	\$45	\$45	\$45
Lighting 2 Bulb 4 ft	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$3	\$3
Laundry Room Floor 7 Subtotal :	\$54	\$54	\$54	\$54	\$54	\$54	\$54	\$49	\$49	\$49	\$49	\$48	\$48
Reserve Category : Laundry Room Floor 8													
Paint Interior	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$45	\$45	\$45	\$45	\$45	\$45
Lighting 2 Bulb 4 ft	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$3	\$3
Laundry Room Floor 8 Subtotal :	\$54	\$54	\$54	\$54	\$54	\$54	\$54	\$49	\$49	\$49	\$49	\$48	\$48

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Reserve Category : Staircases													
<i>Paint Interior</i>	\$920	\$920	\$920	\$920	\$920	\$920	\$920	\$920	\$920	\$1,080	\$1,080	\$1,080	\$1,080
<i>Lighting Interior</i>	\$177	\$177	\$177	\$177	\$177	\$177	\$177	\$177	\$177	\$177	\$177	\$154	\$154
Staircases Subtotal :	\$1,097	\$1,097	\$1,097	\$1,097	\$1,097	\$1,097	\$1,097	\$1,097	\$1,097	\$1,257	\$1,257	\$1,234	\$1,234
Total Revenue :	\$275,967	\$267,045	\$264,911	\$264,911	\$264,099	\$264,049	\$232,086	\$232,075	\$213,115	\$214,669	\$214,669	\$172,721	\$172,721

PRELIMINARY

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Reserve Category : Roof													
Roof Built Up Northside	\$6,780	\$6,780	\$6,780	\$6,780	\$6,780	\$6,780	\$6,780	\$6,780	\$6,780	\$6,780	\$6,780	\$6,780	\$6,780
Roof Built Up Southside and Middle	\$7,120	\$7,120	\$7,120	\$7,120	\$7,120	\$7,120	\$7,120	\$7,120	\$7,120	\$7,120	\$7,120	\$7,120	\$7,120
Flag Pole	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$44	\$44	\$44	\$44	\$44
Roof Subtotal :	\$13,934	\$13,934	\$13,934	\$13,934	\$13,934	\$13,934	\$13,934	\$13,934	\$13,944	\$13,944	\$13,944	\$13,944	\$13,944
Reserve Category : Exterior													
Regrouting Repairs	\$32,346	\$32,346	\$32,346	\$32,346	\$32,346	\$32,346	\$32,346	\$32,346	\$42,613	\$42,613	\$42,613	\$42,613	\$42,613
Southside Lighting Exterior Unit	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87
Southside Canvas Awnings	\$406	\$406	\$406	\$541	\$541	\$541	\$541	\$541	\$541	\$541	\$541	\$541	\$541
Exterior Subtotal :	\$32,839	\$32,839	\$32,839	\$32,974	\$32,974	\$32,974	\$32,974	\$32,974	\$43,241	\$43,241	\$43,241	\$43,241	\$43,241
Reserve Category : Exterior Entry													
Lighting Exterior Unit	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59
Canvas Curtains	\$286	\$286	\$286	\$286	\$286	\$286	\$286	\$286	\$286	\$286	\$286	\$496	\$496
Miscellaneous Entry Repairs	\$296	\$296	\$296	\$340	\$340	\$340	\$340	\$340	\$390	\$390	\$390	\$390	\$390
Exterior Entry Subtotal :	\$641	\$641	\$641	\$685	\$685	\$685	\$685	\$685	\$735	\$735	\$735	\$945	\$945
Reserve Category : Balconies													
Deck Coating	\$172	\$172	\$172	\$172	\$172	\$172	\$172	\$172	\$260	\$260	\$260	\$260	\$260
Wrought Iron Painting	\$83	\$83	\$83	\$95	\$95	\$95	\$95	\$95	\$109	\$109	\$109	\$109	\$109
Wrought Iron Railing 4ft	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$497	\$497	\$497	\$497	\$497
Canvas Awning	\$186	\$186	\$186	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247
Balconies Subtotal :	\$826	\$826	\$826	\$899	\$899	\$899	\$899	\$899	\$1,113	\$1,113	\$1,113	\$1,113	\$1,113
Reserve Category : Party Room													
Paint Interior	\$291	\$291	\$353	\$353	\$353	\$353	\$353	\$353	\$353	\$428	\$428	\$428	\$428
Carpet	\$342	\$342	\$342	\$342	\$342	\$342	\$342	\$342	\$593	\$593	\$593	\$593	\$593

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Lighting Interior	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$34	\$34
Furniture Hard Wood	\$344	\$344	\$344	\$344	\$344	\$344	\$344	\$344	\$501	\$501	\$501	\$501	\$501
Furniture Upholstery	\$459	\$459	\$459	\$459	\$459	\$459	\$605	\$605	\$605	\$605	\$605	\$605	\$605
TV Big Screen	\$765	\$765	\$765	\$765	\$765	\$765	\$1,008	\$1,008	\$1,008	\$1,008	\$1,008	\$1,008	\$1,008
Piano BB Grand	\$332	\$332	\$332	\$332	\$332	\$332	\$332	\$332	\$332	\$332	\$332	\$332	\$332
Lighting Chandelier Piano	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24
Bathroom Repairs	\$146	\$146	\$146	\$146	\$146	\$146	\$146	\$146	\$253	\$253	\$253	\$253	\$253
Kitchen Cabinets Sink and Countertop	\$251	\$251	\$251	\$251	\$251	\$251	\$251	\$251	\$251	\$251	\$251	\$251	\$251
Kitchen Refrigerator	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84
Kitchen Range Electric 4 Burner with Oven	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84
Kitchen Hood and Fan	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19
Kitchen Dishwasher	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88
Party Room Subtotal :	\$3,249	\$3,249	\$3,311	\$3,311	\$3,311	\$3,311	\$3,700	\$3,700	\$4,215	\$4,290	\$4,290	\$4,304	\$4,304
Reserve Category : Boiler Room													
Boiler Gas Fired 1985	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
Pump Motor New	\$83	\$83	\$83	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135
Pump Motors Rebuilt	\$102	\$102	\$102	\$102	\$102	\$102	\$102	\$102	\$155	\$155	\$155	\$155	\$155
Storage Tank	\$688	\$688	\$688	\$688	\$688	\$688	\$688	\$688	\$888	\$888	\$888	\$888	\$888
Exterior Fan and Motor	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19
Water Softening Unit	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84
Lighting 2 Bulb	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9
Boiler Room Subtotal :	\$14,985	\$14,985	\$14,985	\$15,037	\$15,037	\$15,037	\$15,037	\$15,037	\$15,290	\$15,290	\$15,290	\$15,290	\$15,290
Reserve Category : Water System													
Water Storage Tank	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175
Equalizer Pump	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Water Pumps New	\$166	\$166	\$166	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270
Water Pumps Old	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$310	\$310	\$310	\$310	\$310
Water System Subtotal :	\$1,605	\$1,605	\$1,605	\$1,709	\$1,709	\$1,709	\$1,709	\$1,709	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814
Reserve Category : Plumbing System													
Update Plumbing	\$47,665	\$47,665	\$47,665	\$47,665	\$47,665	\$47,665	\$47,665	\$47,665	\$47,665	\$47,665	\$47,665	\$47,665	\$47,665
Reserve Category : Electric													
Electric Panel	\$6,167	\$6,167	\$6,167	\$6,167	\$6,167	\$6,167	\$6,167	\$6,167	\$6,167	\$6,167	\$6,167	\$6,167	\$6,167
Reserve Category : Passenger Elevator													
Control Panel	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337
Elevators Machinery	\$5,393	\$5,393	\$5,393	\$5,393	\$5,393	\$5,393	\$5,393	\$5,393	\$5,393	\$5,393	\$5,393	\$5,393	\$5,393
Elevator Switcher	\$1,720	\$1,720	\$1,720	\$1,720	\$1,720	\$1,720	\$1,720	\$1,720	\$2,220	\$2,220	\$2,220	\$2,220	\$2,220
Elevators Cab	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685
Elevator Doors	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123
Elevator Host Cables	\$2,022	\$2,022	\$2,022	\$2,022	\$2,022	\$2,022	\$2,022	\$2,022	\$2,022	\$2,022	\$2,022	\$2,022	\$2,022
Elevator Host Cables Emergency	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337
Passenger Elevator Room Lighting 2 Bulb	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7
Passenger Elevator Subtotal :	\$13,624	\$13,624	\$13,624	\$13,624	\$13,624	\$13,624	\$13,624	\$13,624	\$14,124	\$14,124	\$14,124	\$14,124	\$14,124
Reserve Category : Freight Elevator													
Control Panel	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337
Elevators Machinery	\$7,752	\$7,752	\$7,752	\$7,752	\$7,752	\$7,752	\$7,752	\$7,752	\$7,752	\$7,752	\$7,752	\$7,752	\$7,752
Elevators Cab	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685
Elevator Doors	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123
Elevator Host Cables	\$1,348	\$1,348	\$1,348	\$1,348	\$1,348	\$1,348	\$1,348	\$1,348	\$1,348	\$1,348	\$1,348	\$1,348	\$1,348
Elevator Host Cables Emergency	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<i>Elevator Room Electric Panel</i>	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202
<i>Elevator Room Lighting 2 Bulb</i>	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7
<i>Elevator Room Sink Double Fiberglass</i>	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42
Freight Elevator Subtotal :	\$13,833	\$13,833	\$13,833	\$13,833	\$13,833	\$13,833	\$13,833	\$13,833	\$13,833	\$13,833	\$13,833	\$13,833	\$13,833
Reserve Category : Storage Lockers													
<i>Carpet</i>	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
<i>Lighting 2 Bulb</i>	\$82	\$82	\$82	\$82	\$82	\$82	\$82	\$82	\$82	\$82	\$82	\$82	\$82
Storage Lockers Subtotal :	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92
Reserve Category : Entry Foyer													
<i>Glass Replacement</i>	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202
<i>Door Key Pad</i>	\$211	\$211	\$211	\$278	\$278	\$278	\$278	\$278	\$278	\$278	\$278	\$278	\$278
<i>Lighting Wrought Iron Exterior Unit</i>	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111
Entry Foyer Subtotal :	\$524	\$524	\$524	\$591	\$591	\$591	\$591	\$591	\$591	\$591	\$591	\$591	\$591
Reserve Category : Lobby													
<i>Paint Interior</i>	\$227	\$227	\$227	\$227	\$227	\$227	\$299	\$299	\$299	\$299	\$299	\$299	\$299
<i>Lighting Chandelier Repair</i>	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$355	\$355	\$355	\$355	\$355
<i>Lighting Interior</i>	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19	\$19
<i>Lighting Entry Chandelier</i>	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21
<i>Persian Carpet</i>	\$169	\$169	\$169	\$169	\$169	\$169	\$169	\$169	\$169	\$169	\$169	\$169	\$169
<i>Furniture</i>	\$447	\$447	\$447	\$447	\$447	\$588	\$588	\$588	\$588	\$588	\$588	\$588	\$588
<i>Mail Box Carpet</i>	\$29	\$29	\$29	\$29	\$29	\$29	\$29	\$29	\$29	\$29	\$29	\$29	\$29
<i>Mail Boxes</i>	\$192	\$192	\$192	\$192	\$192	\$192	\$192	\$192	\$192	\$192	\$192	\$192	\$192
Lobby Subtotal :	\$1,379	\$1,379	\$1,379	\$1,379	\$1,379	\$1,520	\$1,592	\$1,592	\$1,672	\$1,672	\$1,672	\$1,672	\$1,672

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Reserve Category : Office													
Office Furniture and Equipment	\$459	\$459	\$459	\$459	\$694	\$694	\$694	\$694	\$694	\$694	\$694	\$694	\$694
Carpet	\$58	\$58	\$58	\$58	\$58	\$81	\$81	\$81	\$81	\$81	\$81	\$81	\$81
Paint Interior	\$82	\$82	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$121	\$121	\$121	\$121
Computer System New	\$889	\$889	\$889	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,171	\$1,171	\$1,171	\$1,171	\$1,171
Computer System Old	\$889	\$889	\$889	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,171	\$1,171	\$1,171	\$1,171	\$1,171
Security Camera Closed Circuit System	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471
Office Subtotal :	\$2,848	\$2,848	\$2,865	\$3,127	\$3,362	\$3,385	\$3,385	\$3,385	\$3,687	\$3,709	\$3,709	\$3,709	\$3,709
Reserve Category : Ground Floor Hallway													
Paint Interior	\$107	\$107	\$107	\$107	\$107	\$107	\$141	\$141	\$141	\$141	\$141	\$141	\$141
Lighting Interior	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34
Lighting Emergency and Exit	\$211	\$211	\$211	\$278	\$278	\$278	\$278	\$278	\$278	\$278	\$278	\$278	\$278
Ground Floor Hallway Subtotal :	\$352	\$352	\$352	\$419	\$419	\$419	\$453	\$453	\$453	\$453	\$453	\$453	\$453
Reserve Category : Hallways Floor 1													
Paint Interior	\$767	\$767	\$767	\$767	\$767	\$767	\$1,011	\$1,011	\$1,011	\$1,011	\$1,011	\$1,011	\$1,011
Carpet Wool	\$641	\$641	\$641	\$641	\$641	\$641	\$641	\$641	\$641	\$641	\$641	\$641	\$641
Furniture	\$115	\$115	\$115	\$115	\$115	\$115	\$151	\$151	\$151	\$151	\$151	\$151	\$151
Lighting Elevator Chandelier	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48
Lighting Entry	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164
Lighting Hallways	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144
Lighting Emergency and Exit	\$49	\$49	\$49	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65
Hallways Floor 1 Subtotal :	\$1,928	\$1,928	\$1,928	\$1,944	\$1,944	\$1,944	\$2,224	\$2,224	\$2,224	\$2,224	\$2,224	\$2,224	\$2,224
Reserve Category : Hallways Floor 2													
Paint Interior	\$842	\$842	\$842	\$842	\$842	\$842	\$1,109	\$1,109	\$1,109	\$1,109	\$1,109	\$1,109	\$1,109

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Carpet Wool	\$671	\$671	\$671	\$671	\$671	\$671	\$671	\$671	\$671	\$671	\$671	\$671	\$671
Furniture	\$115	\$115	\$115	\$115	\$115	\$115	\$151	\$151	\$151	\$151	\$151	\$151	\$151
Lighting Elevator Chandelier	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48
Lighting Entry	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154
Lighting Hallways	\$168	\$168	\$168	\$168	\$168	\$168	\$168	\$168	\$168	\$168	\$168	\$168	\$168
Lighting Emergency and Exit	\$49	\$49	\$49	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65
Hallways Floor 2 Subtotal :	\$2,047	\$2,047	\$2,047	\$2,063	\$2,063	\$2,063	\$2,366	\$2,366	\$2,366	\$2,366	\$2,366	\$2,366	\$2,366
Reserve Category : Hallways Floor 3													
Paint Interior	\$814	\$814	\$814	\$814	\$814	\$814	\$1,073	\$1,073	\$1,073	\$1,073	\$1,073	\$1,073	\$1,073
Carpet Wool	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656
Furniture	\$115	\$115	\$115	\$115	\$115	\$115	\$151	\$151	\$151	\$151	\$151	\$151	\$151
Lighting Elevator Chandelier	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48
Lighting Entry	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173
Lighting Hallways	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144
Lighting Emergency and Exit	\$49	\$49	\$49	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65
Hallways Floor 3 Subtotal :	\$1,999	\$1,999	\$1,999	\$2,015	\$2,015	\$2,015	\$2,310	\$2,310	\$2,310	\$2,310	\$2,310	\$2,310	\$2,310
Reserve Category : Hallways Floor 4													
Paint Interior	\$986	\$986	\$986	\$986	\$986	\$986	\$1,299	\$1,299	\$1,299	\$1,299	\$1,299	\$1,299	\$1,299
Carpet Wool	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784
Furniture	\$115	\$115	\$115	\$115	\$115	\$115	\$151	\$151	\$151	\$151	\$151	\$151	\$151
Lighting Elevator Chandelier	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48
Lighting Entry	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164
Lighting Hallways	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144
Lighting Emergency and Exit	\$49	\$49	\$49	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Hallways Floor 4 Subtotal :	\$2,290	\$2,290	\$2,290	\$2,306	\$2,306	\$2,306	\$2,655	\$2,655	\$2,655	\$2,655	\$2,655	\$2,655	\$2,655
Reserve Category : Hallways Floor 5													
Paint Interior	\$986	\$986	\$986	\$986	\$986	\$986	\$1,299	\$1,299	\$1,299	\$1,299	\$1,299	\$1,299	\$1,299
Carpet Wool	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784
Furniture	\$115	\$115	\$115	\$115	\$115	\$115	\$151	\$151	\$151	\$151	\$151	\$151	\$151
Lighting Elevator Chandelier	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48
Lighting Entry	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173
Lighting Hallways	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144
Lighting Emergency and Exit	\$49	\$49	\$49	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65
Hallways Floor 5 Subtotal :	\$2,299	\$2,299	\$2,299	\$2,315	\$2,315	\$2,315	\$2,664	\$2,664	\$2,664	\$2,664	\$2,664	\$2,664	\$2,664
Reserve Category : Hallways Floor 6													
Paint Interior	\$778	\$778	\$778	\$778	\$778	\$778	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025
Carpet Wool	\$611	\$611	\$611	\$611	\$611	\$611	\$611	\$611	\$611	\$611	\$611	\$611	\$611
Furniture	\$115	\$115	\$115	\$115	\$115	\$115	\$151	\$151	\$151	\$151	\$151	\$151	\$151
Lighting Elevator Chandelier	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48
Lighting Entry	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115	\$115
Lighting Hallways	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144
Lighting Emergency and Exit	\$49	\$49	\$49	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65
Hallways Floor 6 Subtotal :	\$1,860	\$1,860	\$1,860	\$1,876	\$1,876	\$1,876	\$2,159	\$2,159	\$2,159	\$2,159	\$2,159	\$2,159	\$2,159
Reserve Category : Hallways Floor 7													
Paint Interior	\$986	\$986	\$986	\$986	\$986	\$986	\$1,299	\$1,299	\$1,299	\$1,299	\$1,299	\$1,299	\$1,299
Carpet Wool	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784
Furniture	\$115	\$115	\$115	\$115	\$115	\$115	\$151	\$151	\$151	\$151	\$151	\$151	\$151

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Lighting Elevator Chandelier	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48
Lighting Entry	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164
Lighting Hallways	\$168	\$168	\$168	\$168	\$168	\$168	\$168	\$168	\$168	\$168	\$168	\$168	\$168
Lighting Emergency and Exit	\$49	\$49	\$49	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65
Hallways Floor 7 Subtotal :	\$2,314	\$2,314	\$2,314	\$2,330	\$2,330	\$2,330	\$2,679	\$2,679	\$2,679	\$2,679	\$2,679	\$2,679	\$2,679
Reserve Category : Hallways Floor 8													
Lighting Emergency and Exit													
Lighting Entry	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144
Lighting Hallways	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120
Lighting Elevator Chandelier	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48
Carpet Wool AQ	\$611	\$611	\$611	\$611	\$611	\$611	\$611	\$611	\$611	\$611	\$611	\$611	\$611
Paint Interior	\$778	\$778	\$778	\$778	\$778	\$778	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025
Furniture	\$115	\$115	\$115	\$115	\$115	\$115	\$151	\$151	\$151	\$151	\$151	\$151	\$151
Hallways Floor 8 Subtotal :	\$1,816	\$1,816	\$1,816	\$1,816	\$1,816	\$1,816	\$2,099	\$2,099	\$2,099	\$2,099	\$2,099	\$2,099	\$2,099
Reserve Category : Laundry Room Floor 1													
Paint Interior	\$41	\$54	\$54	\$54	\$54	\$54	\$54	\$54	\$54	\$54	\$54	\$71	\$71
Lighting 2 Bulb 4 ft	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3
Laundry Room Floor 1 Subtotal :	\$44	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$74	\$74
Reserve Category : Laundry Room Floor 2													
Paint Interior	\$41	\$54	\$54	\$54	\$54	\$54	\$54	\$54	\$54	\$54	\$54	\$71	\$71
Lighting 2 Bulb 4 ft	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3
Laundry Room Floor 2 Subtotal :	\$44	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$74	\$74
Reserve Category : Laundry Room Floor 3													

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Paint Interior	\$42	\$42	\$56	\$56	\$56	\$56	\$56	\$56	\$56	\$56	\$56	\$56	\$73
Lighting 2 Bulb 4 ft	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3
Laundry Room Floor 3 Subtotal :	\$45	\$45	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$76
Reserve Category : Laundry Room Floor 4													
Paint Interior	\$42	\$42	\$56	\$56	\$56	\$56	\$56	\$56	\$56	\$56	\$56	\$56	\$73
Lighting 2 Bulb 4 ft	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3
Laundry Room Floor 4 Subtotal :	\$45	\$45	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$76
Reserve Category : Laundry Room Floor 5													
Paint Interior	\$43	\$43	\$43	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57
Lighting 2 Bulb 4 ft	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3
Laundry Room Floor 5 Subtotal :	\$46	\$46	\$46	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60
Reserve Category : Laundry Room Floor 6													
Paint Interior	\$43	\$43	\$43	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57
Lighting 2 Bulb 4 ft	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3
Laundry Room Floor 6 Subtotal :	\$46	\$46	\$46	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60
Reserve Category : Laundry Room Floor 7													
Paint Interior	\$45	\$45	\$45	\$45	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59
Lighting 2 Bulb 4 ft	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3
Laundry Room Floor 7 Subtotal :	\$48	\$48	\$48	\$48	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62
Reserve Category : Laundry Room Floor 8													
Paint Interior	\$45	\$45	\$45	\$45	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$59
Lighting 2 Bulb 4 ft	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3
Laundry Room Floor 8 Subtotal :	\$48	\$48	\$48	\$48	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Reserve Category : Staircases													
<i>Paint Interior</i>	\$1,080	\$1,080	\$1,080	\$1,080	\$1,080	\$1,080	\$1,423	\$1,423	\$1,423	\$1,423	\$1,423	\$1,423	\$1,423
<i>Lighting Interior</i>	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154
Staircases Subtotal :	\$1,234	\$1,234	\$1,234	\$1,234	\$1,234	\$1,234	\$1,577	\$1,577	\$1,577	\$1,577	\$1,577	\$1,577	\$1,577
Total Revenue :	\$172,721	\$172,747	\$172,853	\$173,796	\$174,059	\$174,224	\$177,555	\$177,555	\$189,851	\$189,947	\$189,947	\$190,206	\$190,242

PRELIMINARY

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

<i>Item Name</i>	2034	2035	2036	2037	2038
Reserve Category : Roof					
<i>Roof Built Up Northside</i>	\$6,780	\$6,780	\$11,767	\$11,767	\$11,767
<i>Roof Built Up Southside and Middle</i>	\$12,357	\$12,357	\$12,357	\$12,357	\$12,357
<i>Flag Pole</i>	\$44	\$44	\$44	\$44	\$44
Roof Subtotal :	\$19,181	\$19,181	\$24,168	\$24,168	\$24,168
Reserve Category : Exterior					
<i>Regrouting Repairs</i>	\$42,613	\$42,613	\$42,613	\$42,613	\$42,613
<i>Southside Lighting Exterior Unit</i>	\$87	\$87	\$87	\$87	\$87
<i>Southside Canvas Awnings</i>	\$541	\$541	\$541	\$541	\$541
Exterior Subtotal :	\$43,241	\$43,241	\$43,241	\$43,241	\$43,241
Reserve Category : Exterior Entry					
<i>Lighting Exterior Unit</i>	\$102	\$102	\$102	\$102	\$102
<i>Canvas Curtains</i>	\$496	\$496	\$496	\$496	\$496
<i>Miscellaneous Entry Repairs</i>	\$448	\$448	\$448	\$448	\$448
Exterior Entry Subtotal :	\$1,046	\$1,046	\$1,046	\$1,046	\$1,046
Reserve Category : Balconies					
<i>Deck Coating</i>	\$260	\$260	\$260	\$260	\$260
<i>Wrought Iron Painting</i>	\$125	\$125	\$125	\$125	\$125
<i>Wrought Iron Railing 4ft</i>	\$497	\$497	\$497	\$497	\$497
<i>Canvas Awning</i>	\$247	\$247	\$247	\$247	\$247
Balconies Subtotal :	\$1,129	\$1,129	\$1,129	\$1,129	\$1,129
Reserve Category : Party Room					
<i>Paint Interior</i>	\$428	\$428	\$428	\$519	\$519
<i>Carpet</i>	\$593	\$593	\$593	\$593	\$593

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2034	2035	2036	2037	2038
<i>Lighting Interior</i>	\$34	\$34	\$34	\$34	\$34
<i>Furniture Hard Wood</i>	\$501	\$501	\$501	\$501	\$501
<i>Furniture Upholstery</i>	\$605	\$605	\$605	\$797	\$797
<i>TV Big Screen</i>	\$1,008	\$1,008	\$1,008	\$1,328	\$1,328
<i>Piano BB Grand</i>	\$332	\$332	\$332	\$332	\$332
<i>Lighting Chandelier Piano</i>	\$24	\$24	\$24	\$24	\$24
<i>Bathroom Repairs</i>	\$253	\$253	\$253	\$253	\$253
<i>Kitchen Cabinets Sink and Countertop</i>	\$251	\$251	\$251	\$251	\$251
<i>Kitchen Refrigerator</i>	\$84	\$84	\$84	\$84	\$84
<i>Kitchen Range Electric 4 Burner with Oven</i>	\$84	\$84	\$84	\$84	\$84
<i>Kitchen Hood and Fan</i>	\$19	\$19	\$19	\$19	\$19
<i>Kitchen Dishwasher</i>	\$133	\$133	\$133	\$133	\$133
Party Room Subtotal :	\$4,349	\$4,349	\$4,349	\$4,952	\$4,952
Reserve Category : Boiler Room					
<i>Boiler Gas Fired 1985</i>	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
<i>Pump Motor New</i>	\$135	\$135	\$135	\$135	\$135
<i>Pump Motors Rebuilt</i>	\$155	\$155	\$155	\$155	\$155
<i>Storage Tank</i>	\$888	\$888	\$888	\$888	\$888
<i>Exterior Fan and Motor</i>	\$19	\$19	\$19	\$19	\$19
<i>Water Softening Unit</i>	\$145	\$145	\$145	\$145	\$145
<i>Lighting 2 Bulb</i>	\$15	\$15	\$15	\$15	\$15
Boiler Room Subtotal :	\$15,357	\$15,357	\$15,357	\$15,357	\$15,357
Reserve Category : Water System					
<i>Water Storage Tank</i>	\$1,175	\$1,175	\$1,175	\$1,175	\$1,175
<i>Equalizer Pump</i>	\$59	\$59	\$59	\$59	\$59

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2034	2035	2036	2037	2038
Water Pumps New	\$270	\$270	\$270	\$270	\$270
Water Pumps Old	\$310	\$310	\$310	\$310	\$310
Water System Subtotal :	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814
Reserve Category : Plumbing System					
Update Plumbing	\$47,665	\$47,665	\$47,665	\$47,665	\$47,665
Reserve Category : Electric					
Electric Panel	\$6,167	\$6,167	\$6,167	\$6,167	\$6,167
Reserve Category : Passenger Elevator					
Control Panel	\$337	\$337	\$337	\$337	\$337
Elevators Machinery	\$5,393	\$5,393	\$5,393	\$5,393	\$5,393
Elevator Switcher	\$2,220	\$2,220	\$2,220	\$2,220	\$2,220
Elevators Cab	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685
Elevator Doors	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123
Elevator Host Cables	\$2,022	\$2,022	\$2,022	\$2,022	\$2,022
Elevator Host Cables Emergency	\$337	\$337	\$337	\$337	\$337
Passenger Elevator Room Lighting 2 Bulb	\$7	\$7	\$7	\$7	\$7
Passenger Elevator Subtotal :	\$14,124	\$14,124	\$14,124	\$14,124	\$14,124
Reserve Category : Freight Elevator					
Control Panel	\$337	\$337	\$337	\$337	\$337
Elevators Machinery	\$7,752	\$7,752	\$7,752	\$7,752	\$7,752
Elevators Cab	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685
Elevator Doors	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123
Elevator Host Cables	\$1,348	\$1,348	\$1,348	\$1,348	\$1,348
Elevator Host Cables Emergency	\$337	\$337	\$337	\$337	\$337

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2034	2035	2036	2037	2038
<i>Elevator Room Electric Panel</i>	\$202	\$202	\$202	\$202	\$202
<i>Elevator Room Lighting 2 Bulb</i>	\$7	\$7	\$7	\$7	\$7
<i>Elevator Room Sink Double Fiberglass</i>	\$73	\$73	\$73	\$73	\$73
Freight Elevator Subtotal :	\$13,864	\$13,864	\$13,864	\$13,864	\$13,864
Reserve Category : Storage Lockers					
<i>Carpet</i>	\$10	\$10	\$10	\$10	\$10
<i>Lighting 2 Bulb</i>	\$82	\$82	\$82	\$82	\$82
Storage Lockers Subtotal :	\$92	\$92	\$92	\$92	\$92
Reserve Category : Entry Foyer					
<i>Glass Replacement</i>	\$202	\$202	\$202	\$202	\$202
<i>Door Key Pad</i>	\$367	\$367	\$367	\$367	\$367
<i>Lighting Wrought Iron Exterior Unit</i>	\$111	\$111	\$111	\$111	\$111
Entry Foyer Subtotal :	\$680	\$680	\$680	\$680	\$680
Reserve Category : Lobby					
<i>Paint Interior</i>	\$299	\$299	\$299	\$394	\$394
<i>Lighting Chandelier Repair</i>	\$355	\$355	\$355	\$355	\$355
<i>Lighting Interior</i>	\$19	\$19	\$19	\$19	\$19
<i>Lighting Entry Chandelier</i>	\$36	\$36	\$36	\$36	\$36
<i>Persian Carpet</i>	\$169	\$169	\$169	\$169	\$169
<i>Furniture</i>	\$588	\$588	\$775	\$775	\$775
<i>Mail Box Carpet</i>	\$29	\$29	\$29	\$29	\$29
<i>Mail Boxes</i>	\$192	\$192	\$192	\$192	\$192
Lobby Subtotal :	\$1,687	\$1,687	\$1,874	\$1,969	\$1,969

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

<i>Item Name</i>	2034	2035	2036	2037	2038
Reserve Category : Office					
<i>Office Furniture and Equipment</i>	\$694	\$694	\$694	\$694	\$694
<i>Carpet</i>	\$81	\$81	\$81	\$81	\$113
<i>Paint Interior</i>	\$121	\$121	\$121	\$146	\$146
<i>Computer System New</i>	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344
<i>Computer System Old</i>	\$1,344	\$1,344	\$1,344	\$1,344	\$1,344
<i>Security Camera Closed Circuit System</i>	\$712	\$712	\$712	\$712	\$712
Office Subtotal :	\$4,296	\$4,296	\$4,296	\$4,321	\$4,353
Reserve Category : Ground Floor Hallway					
<i>Paint Interior</i>	\$141	\$141	\$141	\$186	\$186
<i>Lighting Interior</i>	\$34	\$34	\$34	\$34	\$34
<i>Lighting Emergency and Exit</i>	\$367	\$367	\$367	\$367	\$367
Ground Floor Hallway Subtotal :	\$542	\$542	\$542	\$587	\$587
Reserve Category : Hallways Floor 1					
<i>Paint Interior</i>	\$1,011	\$1,011	\$1,011	\$1,331	\$1,331
<i>Carpet Wool</i>	\$1,113	\$1,113	\$1,113	\$1,113	\$1,113
<i>Furniture</i>	\$151	\$151	\$151	\$199	\$199
<i>Lighting Elevator Chandelier</i>	\$48	\$48	\$48	\$48	\$48
<i>Lighting Entry</i>	\$164	\$164	\$164	\$164	\$164
<i>Lighting Hallways</i>	\$144	\$144	\$144	\$144	\$144
<i>Lighting Emergency and Exit</i>	\$86	\$86	\$86	\$86	\$86
Hallways Floor 1 Subtotal :	\$2,717	\$2,717	\$2,717	\$3,085	\$3,085
Reserve Category : Hallways Floor 2					
<i>Paint Interior</i>	\$1,109	\$1,109	\$1,109	\$1,462	\$1,462

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2034	2035	2036	2037	2038
Carpet Wool	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165
Furniture	\$151	\$151	\$151	\$199	\$199
Lighting Elevator Chandelier	\$48	\$48	\$48	\$48	\$48
Lighting Entry	\$154	\$154	\$154	\$154	\$154
Lighting Hallways	\$168	\$168	\$168	\$168	\$168
Lighting Emergency and Exit	\$86	\$86	\$86	\$86	\$86
Hallways Floor 2 Subtotal :	\$2,881	\$2,881	\$2,881	\$3,282	\$3,282
Reserve Category : Hallways Floor 3					
Paint Interior	\$1,073	\$1,073	\$1,073	\$1,413	\$1,413
Carpet Wool	\$1,139	\$1,139	\$1,139	\$1,139	\$1,139
Furniture	\$151	\$151	\$151	\$199	\$199
Lighting Elevator Chandelier	\$48	\$48	\$48	\$48	\$48
Lighting Entry	\$173	\$173	\$173	\$173	\$173
Lighting Hallways	\$144	\$144	\$144	\$144	\$144
Lighting Emergency and Exit	\$86	\$86	\$86	\$86	\$86
Hallways Floor 3 Subtotal :	\$2,814	\$2,814	\$2,814	\$3,202	\$3,202
Reserve Category : Hallways Floor 4					
Paint Interior	\$1,299	\$1,299	\$1,299	\$1,711	\$1,711
Carpet Wool	\$1,361	\$1,361	\$1,361	\$1,361	\$1,361
Furniture	\$151	\$151	\$151	\$199	\$199
Lighting Elevator Chandelier	\$48	\$48	\$48	\$48	\$48
Lighting Entry	\$164	\$164	\$164	\$164	\$164
Lighting Hallways	\$144	\$144	\$144	\$144	\$144
Lighting Emergency and Exit	\$86	\$86	\$86	\$86	\$86

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

<i>Item Name</i>	<i>2034</i>	<i>2035</i>	<i>2036</i>	<i>2037</i>	<i>2038</i>
<i>Hallways Floor 4 Subtotal :</i>	<i>\$3,253</i>	<i>\$3,253</i>	<i>\$3,253</i>	<i>\$3,713</i>	<i>\$3,713</i>
Reserve Category : Hallways Floor 5					
<i>Paint Interior</i>	<i>\$1,299</i>	<i>\$1,299</i>	<i>\$1,299</i>	<i>\$1,711</i>	<i>\$1,711</i>
<i>Carpet Wool</i>	<i>\$1,361</i>	<i>\$1,361</i>	<i>\$1,361</i>	<i>\$1,361</i>	<i>\$1,361</i>
<i>Furniture</i>	<i>\$151</i>	<i>\$151</i>	<i>\$151</i>	<i>\$199</i>	<i>\$199</i>
<i>Lighting Elevator Chandelier</i>	<i>\$48</i>	<i>\$48</i>	<i>\$48</i>	<i>\$48</i>	<i>\$48</i>
<i>Lighting Entry</i>	<i>\$173</i>	<i>\$173</i>	<i>\$173</i>	<i>\$173</i>	<i>\$173</i>
<i>Lighting Hallways</i>	<i>\$144</i>	<i>\$144</i>	<i>\$144</i>	<i>\$144</i>	<i>\$144</i>
<i>Lighting Emergency and Exit</i>	<i>\$86</i>	<i>\$86</i>	<i>\$86</i>	<i>\$86</i>	<i>\$86</i>
<i>Hallways Floor 5 Subtotal :</i>	<i>\$3,262</i>	<i>\$3,262</i>	<i>\$3,262</i>	<i>\$3,722</i>	<i>\$3,722</i>
Reserve Category : Hallways Floor 6					
<i>Paint Interior</i>	<i>\$1,025</i>	<i>\$1,025</i>	<i>\$1,025</i>	<i>\$1,350</i>	<i>\$1,350</i>
<i>Carpet Wool</i>	<i>\$1,060</i>	<i>\$1,060</i>	<i>\$1,060</i>	<i>\$1,060</i>	<i>\$1,060</i>
<i>Furniture</i>	<i>\$151</i>	<i>\$151</i>	<i>\$151</i>	<i>\$199</i>	<i>\$199</i>
<i>Lighting Elevator Chandelier</i>	<i>\$48</i>	<i>\$48</i>	<i>\$48</i>	<i>\$48</i>	<i>\$48</i>
<i>Lighting Entry</i>	<i>\$115</i>	<i>\$115</i>	<i>\$115</i>	<i>\$115</i>	<i>\$115</i>
<i>Lighting Hallways</i>	<i>\$144</i>	<i>\$144</i>	<i>\$144</i>	<i>\$144</i>	<i>\$144</i>
<i>Lighting Emergency and Exit</i>	<i>\$86</i>	<i>\$86</i>	<i>\$86</i>	<i>\$86</i>	<i>\$86</i>
<i>Hallways Floor 6 Subtotal :</i>	<i>\$2,629</i>	<i>\$2,629</i>	<i>\$2,629</i>	<i>\$3,002</i>	<i>\$3,002</i>
Reserve Category : Hallways Floor 7					
<i>Paint Interior</i>	<i>\$1,299</i>	<i>\$1,299</i>	<i>\$1,299</i>	<i>\$1,711</i>	<i>\$1,711</i>
<i>Carpet Wool</i>	<i>\$1,361</i>	<i>\$1,361</i>	<i>\$1,361</i>	<i>\$1,361</i>	<i>\$1,361</i>
<i>Furniture</i>	<i>\$151</i>	<i>\$151</i>	<i>\$151</i>	<i>\$199</i>	<i>\$199</i>

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2034	2035	2036	2037	2038
Lighting Elevator Chandelier	\$48	\$48	\$48	\$48	\$48
Lighting Entry	\$164	\$164	\$164	\$164	\$164
Lighting Hallways	\$168	\$168	\$168	\$168	\$168
Lighting Emergency and Exit	\$86	\$86	\$86	\$86	\$86
Hallways Floor 7 Subtotal :	\$3,277	\$3,277	\$3,277	\$3,737	\$3,737
Reserve Category : Hallways Floor 8					
Lighting Emergency and Exit					
Lighting Entry	\$144	\$144	\$144	\$144	\$144
Lighting Hallways	\$120	\$120	\$120	\$120	\$120
Lighting Elevator Chandelier	\$48	\$48	\$48	\$48	\$48
Carpet Wool AQ	\$1,060	\$1,060	\$1,060	\$1,060	\$1,060
Paint Interior	\$1,025	\$1,025	\$1,025	\$1,350	\$1,350
Furniture	\$151	\$151	\$151	\$199	\$199
Hallways Floor 8 Subtotal :	\$2,548	\$2,548	\$2,548	\$2,921	\$2,921
Reserve Category : Laundry Room Floor 1					
Paint Interior	\$71	\$71	\$71	\$71	\$71
Lighting 2 Bulb 4 ft	\$3	\$3	\$3	\$3	\$3
Laundry Room Floor 1 Subtotal :	\$74	\$74	\$74	\$74	\$74
Reserve Category : Laundry Room Floor 2					
Paint Interior	\$71	\$71	\$71	\$71	\$71
Lighting 2 Bulb 4 ft	\$3	\$3	\$3	\$3	\$3
Laundry Room Floor 2 Subtotal :	\$74	\$74	\$74	\$74	\$74
Reserve Category : Laundry Room Floor 3					

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

<i>Item Name</i>	2034	2035	2036	2037	2038
<i>Paint Interior</i>	\$73	\$73	\$73	\$73	\$73
<i>Lighting 2 Bulb 4 ft</i>	\$3	\$3	\$3	\$3	\$3
Laundry Room Floor 3 Subtotal :	\$76	\$76	\$76	\$76	\$76
Reserve Category : Laundry Room Floor 4					
<i>Paint Interior</i>	\$73	\$73	\$73	\$73	\$73
<i>Lighting 2 Bulb 4 ft</i>	\$3	\$3	\$3	\$3	\$3
Laundry Room Floor 4 Subtotal :	\$76	\$76	\$76	\$76	\$76
Reserve Category : Laundry Room Floor 5					
<i>Paint Interior</i>	\$75	\$75	\$75	\$75	\$75
<i>Lighting 2 Bulb 4 ft</i>	\$3	\$3	\$3	\$3	\$3
Laundry Room Floor 5 Subtotal :	\$78	\$78	\$78	\$78	\$78
Reserve Category : Laundry Room Floor 6					
<i>Paint Interior</i>	\$75	\$75	\$75	\$75	\$75
<i>Lighting 2 Bulb 4 ft</i>	\$3	\$3	\$3	\$3	\$3
Laundry Room Floor 6 Subtotal :	\$78	\$78	\$78	\$78	\$78
Reserve Category : Laundry Room Floor 7					
<i>Paint Interior</i>	\$59	\$77	\$77	\$77	\$77
<i>Lighting 2 Bulb 4 ft</i>	\$3	\$3	\$3	\$3	\$3
Laundry Room Floor 7 Subtotal :	\$62	\$80	\$80	\$80	\$80
Reserve Category : Laundry Room Floor 8					
<i>Paint Interior</i>	\$59	\$77	\$77	\$77	\$77
<i>Lighting 2 Bulb 4 ft</i>	\$3	\$3	\$3	\$3	\$3
Laundry Room Floor 8 Subtotal :	\$62	\$80	\$80	\$80	\$80

AFI Reserves HOA Funding Unadjusted Revenue by Calendar Year - Continued

<i>Item Name</i>	<i>2034</i>	<i>2035</i>	<i>2036</i>	<i>2037</i>	<i>2038</i>
Reserve Category : Staircases					
<i>Paint Interior</i>	\$1,423	\$1,423	\$1,423	\$1,874	\$1,874
<i>Lighting Interior</i>	\$154	\$154	\$154	\$154	\$154
Staircases Subtotal :	\$1,577	\$1,577	\$1,577	\$2,028	\$2,028
Total Revenue :	\$200,778	\$200,815	\$205,989	\$210,494	\$210,526

PRELIMINARY

AFI Reserves HOA Funding Study - Expenses by Item and by Calendar Year

Item Description	2008	2009	2011	2012	2013	2014	2015	2016	2018	2021	2022	2023	2024	2025
Reserve Category : Roof														
Roof Built Up Northside							\$95,452							
Roof Built Up Southside and Middle					\$100,242									
Flag Pole														
Category Subtotal :					\$100,242		\$95,452							
Reserve Category : Exterior														
Regrouting Repairs									\$270,851					
Southside Lighting Exterior Unit									\$1,219					
Southside Canvas Awnings												\$7,617		
Category Subtotal :									\$272,070			\$7,617		
Reserve Category : Exterior Entry														
Lighting Exterior Unit					\$826									
Canvas Curtains			\$4,020											
Miscellaneous Entry Repairs					\$1,180				\$1,354			\$1,554		
Category Subtotal :			\$4,020		\$2,006				\$1,354			\$1,554		
Reserve Category : Balconies														
Deck Coating					\$1,982									
Wrought Iron Painting	\$288				\$330				\$379			\$435		
Wrought Iron Railing 4ft														
Canvas Awning												\$3,482		
Category Subtotal :	\$288				\$2,312				\$379			\$3,917		
Reserve Category : Party Room														
Paint Interior							\$1,798				\$2,181			
Carpet	\$4,811													

Payments made with Initial Reserves

AFI Reserves HOA Funding Study Expenses by Calendar Year - Continued

Item Description	2008	2009	2011	2012	2013	2014	2015	2016	2018	2021	2022	2023	2024	2025
Lighting Interior			\$279											
Furniture Hard Wood														
Furniture Upholstery								\$3,845						
TV Big Screen								\$6,408						
Piano BB Grand														
Lighting Chandelier Piano									\$339					
Bathroom Repairs	\$2,056													
Kitchen Cabinets Sink and Countertop									\$4,063					
Kitchen Refrigerator									\$1,354					
Kitchen Range Electric 4 Burner with Oven									\$1,354					
Kitchen Hood and Fan									\$305					
Kitchen Dishwasher									\$1,016					
Category Subtotal :	\$6,867		\$279				\$1,798	\$10,253	\$8,431		\$2,181			
Reserve Category : Boiler Room														
Boiler Gas Fired 1985							\$249,352							
Pump Motor New												\$1,554		
Pump Motors Rebuilt					\$1,180									
Storage Tank														
Exterior Fan and Motor									\$339					
Water Softening Unit					\$1,180									
Lighting 2 Bulb					\$124									
Category Subtotal :					\$2,484		\$249,352		\$339			\$1,554		
Reserve Category : Water System														
Water Storage Tank					\$23,598									
Equalizer Pump					\$1,180									
Water Pumps New												\$3,109		
Water Pumps Old					\$2,360									

Payments made with Initial Reserves

AFI Reserves HOA Funding Study Expenses by Calendar Year - Continued

Item Description	2008	2009	2011	2012	2013	2014	2015	2016	2018	2021	2022	2023	2024	2025
Category Subtotal :					\$27,138							\$3,109		
Reserve Category : Plumbing System														
Update Plumbing									\$1,015,691					
Reserve Category : Electric														
Electric Panel					\$123,887									
Reserve Category : Passenger Elevator														
Control Panel									\$6,771					
Elevators Machinery									\$108,340					
Elevator Switcher														
Elevators Cab									\$33,856					
Elevator Doors									\$42,659					
Elevator Host Cables									\$40,628					
Elevator Host Cables Emergency									\$6,771					
Passenger Elevator Room Lighting 2 Bulb									\$95					
Category Subtotal :									\$239,120					
Reserve Category : Freight Elevator														
Control Panel									\$6,771					
Elevators Machinery									\$155,739					
Elevators Cab									\$33,856					
Elevator Doors									\$42,659					
Elevator Host Cables									\$27,085					
Elevator Host Cables Emergency									\$6,771					
Elevator Room Electric Panel									\$4,063					
Elevator Room Lighting 2 Bulb									\$95					

 Payments made with Initial Reserves

AFI Reserves HOA Funding Study Expenses by Calendar Year - Continued

Item Description	2008	2009	2011	2012	2013	2014	2015	2016	2018	2021	2022	2023	2024	2025
Elevator Room Sink Double Fiberglass					\$590									
Category Subtotal :					\$590				\$277,039					
Reserve Category : Storage Lockers														
Carpet									\$135					
Lighting 2 Bulb									\$1,151					
Category Subtotal :									\$1,286					
Reserve Category : Entry Foyer														
Glass Replacement									\$4,063					
Door Key Pad					\$1,770							\$2,332		
Lighting Wrought Iron Exterior Unit														
Category Subtotal :					\$1,770				\$4,063			\$2,332		
Reserve Category : Lobby														
Paint Interior								\$1,902						
Lighting Chandelier Repair														
Lighting Interior									\$271					
Lighting Entry Chandelier					\$295									
Persian Carpet									\$3,386					
Furniture							\$3,740							\$4,928
Mail Box Carpet									\$406					
Mail Boxes									\$2,709					
Category Subtotal :					\$295		\$3,740	\$1,902	\$6,772					\$4,928
Reserve Category : Office														
Office Furniture and Equipment		\$5,283											\$7,989	
Carpet					\$566									\$788
Paint Interior							\$506				\$614			

 Payments made with Initial Reserves

AFI Reserves HOA Funding Study Expenses by Calendar Year - Continued

Item Description	2008	2009	2011	2012	2013	2014	2015	2016	2018	2021	2022	2023	2024	2025
Computer System New					\$3,540				\$4,063			\$4,663		
Computer System Old	\$3,084				\$3,540				\$4,063			\$4,663		
Security Camera Closed Circuit System									\$5,417					
Category Subtotal :	\$3,084	\$5,283			\$7,646		\$506		\$13,543		\$614	\$9,326	\$7,989	\$788
Reserve Category : Ground Floor Hallway														
Paint Interior								\$897						
Lighting Interior									\$474					
Lighting Emergency and Exit					\$1,770							\$2,332		
Category Subtotal :					\$1,770			\$897	\$474			\$2,332		
Reserve Category : Hallways Floor 1														
Paint Interior								\$6,423						
Carpet Wool					\$9,026									
Furniture								\$961						
Lighting Elevator Chandelier									\$677					
Lighting Entry									\$2,302					
Lighting Hallways									\$2,031					
Lighting Emergency and Exit					\$413							\$544		
Category Subtotal :					\$9,439			\$7,384	\$5,010			\$544		
Reserve Category : Hallways Floor 2														
Paint Interior								\$7,051						
Carpet Wool					\$9,451									
Furniture								\$961						
Lighting Elevator Chandelier									\$677					
Lighting Entry									\$2,167					
Lighting Hallways									\$2,370					

AFI Reserves HOA Funding Study Expenses by Calendar Year - Continued

Item Description	2008	2009	2011	2012	2013	2014	2015	2016	2018	2021	2022	2023	2024	2025
Lighting Emergency and Exit					\$413							\$544		
Category Subtotal :					\$9,864			\$8,012	\$5,214			\$544		
Reserve Category : Hallways Floor 3														
Paint Interior								\$6,818						
Carpet Wool					\$9,238									
Furniture								\$961						
Lighting Elevator Chandelier									\$677					
Lighting Entry									\$2,438					
Lighting Hallways									\$2,031					
Lighting Emergency and Exit					\$413							\$544		
Category Subtotal :					\$9,651			\$7,779	\$5,146			\$544		
Reserve Category : Hallways Floor 4														
Paint Interior								\$8,254						
Carpet Wool					\$11,044									
Furniture								\$961						
Lighting Elevator Chandelier									\$677					
Lighting Entry									\$2,302					
Lighting Hallways									\$2,031					
Lighting Emergency and Exit					\$413							\$544		
Category Subtotal :					\$11,457			\$9,215	\$5,010			\$544		
Reserve Category : Hallways Floor 5														
Paint Interior								\$8,254						
Carpet Wool					\$11,044									
Furniture								\$961						
Lighting Elevator Chandelier									\$677					

AFI Reserves HOA Funding Study Expenses by Calendar Year - Continued

Item Description	2008	2009	2011	2012	2013	2014	2015	2016	2018	2021	2022	2023	2024	2025
Lighting Entry									\$2,438					
Lighting Hallways									\$2,031					
Lighting Emergency and Exit					\$413							\$544		
Category Subtotal :					\$11,457			\$9,215	\$5,146			\$544		
Reserve Category : Hallways Floor 6														
Paint Interior								\$6,513						
Carpet Wool					\$8,601									
Furniture								\$961						
Lighting Elevator Chandelier									\$677					
Lighting Entry									\$1,625					
Lighting Hallways									\$2,031					
Lighting Emergency and Exit					\$413							\$544		
Category Subtotal :					\$9,014			\$7,474	\$4,333			\$544		
Reserve Category : Hallways Floor 7														
Paint Interior								\$8,254						
Carpet Wool					\$11,044									
Furniture								\$961						
Lighting Elevator Chandelier									\$677					
Lighting Entry									\$2,302					
Lighting Hallways									\$2,370					
Lighting Emergency and Exit					\$413							\$544		
Category Subtotal :					\$11,457			\$9,215	\$5,349			\$544		
Reserve Category : Hallways Floor 8														
Lighting Emergency and Exit					\$413									
Lighting Entry									\$2,031					

AFI Reserves HOA Funding Study Expenses by Calendar Year - Continued

Item Description	2008	2009	2011	2012	2013	2014	2015	2016	2018	2021	2022	2023	2024	2025
Lighting Hallways									\$1,693					
Lighting Elevator Chandelier									\$677					
Carpet Wool AQ					\$8,601									
Paint Interior								\$6,513						
Furniture								\$961						
Category Subtotal :					\$9,014			\$7,474	\$4,401					
Reserve Category : Laundry Room Floor 1														
Paint Interior			\$344							\$453				
Lighting 2 Bulb 4 ft									\$47					
Category Subtotal :			\$344						\$47	\$453				
Reserve Category : Laundry Room Floor 2														
Paint Interior			\$344							\$453				
Lighting 2 Bulb 4 ft									\$47					
Category Subtotal :			\$344						\$47	\$453				
Reserve Category : Laundry Room Floor 3														
Paint Interior				\$354							\$466			
Lighting 2 Bulb 4 ft									\$47					
Category Subtotal :				\$354					\$47		\$466			
Reserve Category : Laundry Room Floor 4														
Paint Interior				\$354							\$466			
Lighting 2 Bulb 4 ft									\$47					
Category Subtotal :				\$354					\$47		\$466			
Reserve Category : Laundry Room Floor 5														
Paint Interior					\$363							\$479		
Lighting 2 Bulb 4 ft									\$47					
Category Subtotal :					\$363				\$47			\$479		

AFI Reserves HOA Funding Study Expenses by Calendar Year - Continued

Item Description	2008	2009	2011	2012	2013	2014	2015	2016	2018	2021	2022	2023	2024	2025
Reserve Category : Laundry Room Floor 6														
Paint Interior					\$363							\$479		
Lighting 2 Bulb 4 ft									\$47					
Category Subtotal :					\$363				\$47			\$479		
Reserve Category : Laundry Room Floor 7														
Paint Interior						\$374							\$492	
Lighting 2 Bulb 4 ft									\$47					
Category Subtotal :						\$374			\$47				\$492	
Reserve Category : Laundry Room Floor 8														
Paint Interior						\$374							\$492	
Lighting 2 Bulb 4 ft									\$47					
Category Subtotal :						\$374			\$47				\$492	
Reserve Category : Staircases														
Paint Interior								\$9,043						
Lighting Interior									\$2,167					
Category Subtotal :								\$9,043	\$2,167					
Expense Totals :	\$10,238	\$5,283	\$4,987	\$707	\$352,218	\$747	\$350,848	\$87,864	\$1,882,719	\$906	\$3,726	\$36,507	\$8,974	\$5,716

AFI Reserves HOA Funding Study Expenses by Calendar Year - Continued

Item Description	2026	2028	2029	2031	2032	2033	2034	2035	2036	2037	2038
Reserve Category : Roof											
Roof Built Up Northside								\$165,668			
Roof Built Up Southside and Middle						\$173,983					
Flag Pole		\$892									
Category Subtotal :		\$892				\$173,983		\$165,668			
Reserve Category : Exterior											
Regrouting Repairs		\$356,827									\$470,095
Southside Lighting Exterior Unit											\$2,115
Southside Canvas Awnings											
Category Subtotal :		\$356,827									\$472,210
Reserve Category : Exterior Entry											
Lighting Exterior Unit						\$1,433					
Canvas Curtains				\$6,977							
Miscellaneous Entry Repairs		\$1,784				\$2,048					\$2,350
Category Subtotal :		\$1,784		\$6,977		\$3,481					\$2,350
Reserve Category : Balconies											
Deck Coating		\$2,997									
Wrought Iron Painting		\$500				\$573					\$658
Wrought Iron Railing 4ft		\$9,991									
Canvas Awning											
Category Subtotal :		\$13,488				\$573					\$658
Reserve Category : Party Room											
Paint Interior			\$2,645						\$3,208		
Carpet		\$8,350									

AFI Reserves HOA Funding Study Expenses by Calendar Year - Continued

Item Description	2026	2028	2029	2031	2032	2033	2034	2035	2036	2037	2038
Lighting Interior				\$484							
Furniture Hard Wood		\$8,921									
Furniture Upholstery	\$5,065								\$6,673		
TV Big Screen	\$8,442								\$11,122		
Piano BB Grand											\$14,103
Lighting Chandelier Piano											\$588
Bathroom Repairs		\$3,568									
Kitchen Cabinets Sink and Countertop											
Kitchen Refrigerator											
Kitchen Range Electric 4 Burner with Oven											
Kitchen Hood and Fan											
Kitchen Dishwasher						\$1,536					
Category Subtotal :	\$13,507	\$20,839	\$2,645	\$484		\$1,536			\$21,003		\$14,691
Reserve Category : Boiler Room											
Boiler Gas Fired 1985											
Pump Motor New											\$2,350
Pump Motors Rebuilt		\$1,784									
Storage Tank		\$17,841									
Exterior Fan and Motor											
Water Softening Unit						\$2,048					
Lighting 2 Bulb						\$215					
Category Subtotal :		\$19,625				\$2,263					\$2,350
Reserve Category : Water System											
Water Storage Tank											
Equalizer Pump											
Water Pumps New											\$4,701
Water Pumps Old		\$3,568									

AFI Reserves HOA Funding Study Expenses by Calendar Year - Continued

Item Description	2026	2028	2029	2031	2032	2033	2034	2035	2036	2037	2038
Category Subtotal :		\$3,568									\$4,701
Reserve Category : Plumbing System											
Update Plumbing											
Reserve Category : Electric											
Electric Panel											
Reserve Category : Passenger Elevator											
Control Panel											
Elevators Machinery											
Elevator Switcher		\$44,603									
Elevators Cab											
Elevator Doors											
Elevator Host Cables											
Elevator Host Cables Emergency											
Passenger Elevator Room Lighting 2 Bulb											\$165
Category Subtotal :		\$44,603									\$165
Reserve Category : Freight Elevator											
Control Panel											
Elevators Machinery											
Elevators Cab											
Elevator Doors											
Elevator Host Cables											
Elevator Host Cables Emergency											
Elevator Room Electric Panel											
Elevator Room Lighting 2 Bulb											\$165

AFI Reserves HOA Funding Study Expenses by Calendar Year - Continued

Item Description	2026	2028	2029	2031	2032	2033	2034	2035	2036	2037	2038
Elevator Room Sink Double Fiberglass						\$1,024					
Category Subtotal :						\$1,024					\$165
Reserve Category : Storage Lockers											
Carpet											\$235
Lighting 2 Bulb											\$1,998
Category Subtotal :											\$2,233
Reserve Category : Entry Foyer											
Glass Replacement											
Door Key Pad						\$3,072					
Lighting Wrought Iron Exterior Unit											\$4,701
Category Subtotal :						\$3,072					\$4,701
Reserve Category : Lobby											
Paint Interior	\$2,506								\$3,301		
Lighting Chandelier Repair		\$7,137									
Lighting Interior											\$470
Lighting Entry Chandelier						\$512					
Persian Carpet											
Furniture								\$6,492			
Mail Box Carpet											\$705
Mail Boxes											\$4,701
Category Subtotal :	\$2,506	\$7,137				\$512		\$6,492	\$3,301		\$5,876
Reserve Category : Office											
Office Furniture and Equipment											
Carpet										\$1,098	
Paint Interior			\$745						\$903		

AFI Reserves HOA Funding Study Expenses by Calendar Year - Continued

Item Description	2026	2028	2029	2031	2032	2033	2034	2035	2036	2037	2038
Computer System New		\$5,352				\$6,143					\$7,051
Computer System Old		\$5,352				\$6,143					\$7,051
Security Camera Closed Circuit System						\$8,191					
Category Subtotal :		\$10,704	\$745			\$20,477			\$903	\$1,098	\$14,102
Reserve Category : Ground Floor Hallway											
Paint Interior	\$1,182								\$1,557		
Lighting Interior											\$823
Lighting Emergency and Exit						\$3,072					
Category Subtotal :	\$1,182					\$3,072			\$1,557		\$823
Reserve Category : Hallways Floor 1											
Paint Interior	\$8,462								\$11,149		
Carpet Wool						\$15,666					
Furniture	\$1,266								\$1,668		
Lighting Elevator Chandelier											\$1,175
Lighting Entry											\$3,996
Lighting Hallways											\$3,526
Lighting Emergency and Exit						\$717					
Category Subtotal :	\$9,728					\$16,383			\$12,817		\$8,697
Reserve Category : Hallways Floor 2											
Paint Interior	\$9,290								\$12,239		
Carpet Wool						\$16,403					
Furniture	\$1,266								\$1,668		
Lighting Elevator Chandelier											\$1,175
Lighting Entry											\$3,761
Lighting Hallways											\$4,113

AFI Reserves HOA Funding Study Expenses by Calendar Year - Continued

Item Description	2026	2028	2029	2031	2032	2033	2034	2035	2036	2037	2038
Lighting Emergency and Exit						\$717					
Category Subtotal :	\$10,556					\$17,120			\$13,907		\$9,049
Reserve Category : Hallways Floor 3											
Paint Interior	\$8,982								\$11,834		
Carpet Wool						\$16,034					
Furniture	\$1,266								\$1,668		
Lighting Elevator Chandelier											\$1,175
Lighting Entry											\$4,231
Lighting Hallways											\$3,526
Lighting Emergency and Exit						\$717					
Category Subtotal :	\$10,248					\$16,751			\$13,502		\$8,932
Reserve Category : Hallways Floor 4											
Paint Interior	\$10,873								\$14,325		
Carpet Wool						\$19,168					
Furniture	\$1,266								\$1,668		
Lighting Elevator Chandelier											\$1,175
Lighting Entry											\$3,996
Lighting Hallways											\$3,526
Lighting Emergency and Exit						\$717					
Category Subtotal :	\$12,139					\$19,885			\$15,993		\$8,697
Reserve Category : Hallways Floor 5											
Paint Interior	\$10,873								\$14,325		
Carpet Wool						\$19,168					
Furniture	\$1,266								\$1,668		
Lighting Elevator Chandelier											\$1,175

AFI Reserves HOA Funding Study Expenses by Calendar Year - Continued

Item Description	2026	2028	2029	2031	2032	2033	2034	2035	2036	2037	2038
Lighting Entry											\$4,231
Lighting Hallways											\$3,526
Lighting Emergency and Exit						\$717					
Category Subtotal :	\$12,139					\$19,885			\$15,993		\$8,932
Reserve Category : Hallways Floor 6											
Paint Interior	\$8,581								\$11,304		
Carpet Wool						\$14,929					
Furniture	\$1,266								\$1,668		
Lighting Elevator Chandelier											\$1,175
Lighting Entry											\$2,821
Lighting Hallways											\$3,526
Lighting Emergency and Exit						\$717					
Category Subtotal :	\$9,847					\$15,646			\$12,972		\$7,522
Reserve Category : Hallways Floor 7											
Paint Interior	\$10,873								\$14,325		
Carpet Wool						\$19,168					
Furniture	\$1,266								\$1,668		
Lighting Elevator Chandelier											\$1,175
Lighting Entry											\$3,996
Lighting Hallways											\$4,113
Lighting Emergency and Exit						\$717					
Category Subtotal :	\$12,139					\$19,885			\$15,993		\$9,284
Reserve Category : Hallways Floor 8											
Lighting Emergency and Exit											
Lighting Entry											\$3,526

AFI Reserves HOA Funding Study Expenses by Calendar Year - Continued

Item Description	2026	2028	2029	2031	2032	2033	2034	2035	2036	2037	2038
Lighting Hallways											\$2,938
Lighting Elevator Chandelier											\$1,175
Carpet Wool AQ						\$14,929					
Paint Interior	\$8,581								\$11,304		
Furniture	\$1,266								\$1,668		
Category Subtotal :	\$9,847					\$14,929			\$12,972		\$7,639
Reserve Category : Laundry Room Floor 1											
Paint Interior				\$597							
Lighting 2 Bulb 4 ft											\$82
Category Subtotal :				\$597							\$82
Reserve Category : Laundry Room Floor 2											
Paint Interior				\$597							
Lighting 2 Bulb 4 ft											\$82
Category Subtotal :				\$597							\$82
Reserve Category : Laundry Room Floor 3											
Paint Interior					\$614						
Lighting 2 Bulb 4 ft											\$82
Category Subtotal :					\$614						\$82
Reserve Category : Laundry Room Floor 4											
Paint Interior					\$614						
Lighting 2 Bulb 4 ft											\$82
Category Subtotal :					\$614						\$82
Reserve Category : Laundry Room Floor 5											
Paint Interior						\$631					
Lighting 2 Bulb 4 ft											\$82
Category Subtotal :						\$631					\$82

AFI Reserves HOA Funding Study Expenses by Calendar Year - Continued

Item Description	2026	2028	2029	2031	2032	2033	2034	2035	2036	2037	2038
Reserve Category : Laundry Room Floor 6											
Paint Interior						\$631					
Lighting 2 Bulb 4 ft											\$82
Category Subtotal :						\$631					\$82
Reserve Category : Laundry Room Floor 7											
Paint Interior							\$648				
Lighting 2 Bulb 4 ft											\$82
Category Subtotal :							\$648				\$82
Reserve Category : Laundry Room Floor 8											
Paint Interior							\$648				
Lighting 2 Bulb 4 ft											\$82
Category Subtotal :							\$648				\$82
Reserve Category : Staircases											
Paint Interior	\$11,914								\$15,695		
Lighting Interior											\$3,761
Category Subtotal :	\$11,914								\$15,695		\$3,761
Expense Totals :	\$115,755	\$479,469	\$3,389	\$8,655	\$1,227	\$351,736	\$1,297	\$172,160	\$156,610	\$1,098	\$598,196

Bill

123 Jones Street Anywhere, Nevada

December 14, 2007

2008 Expense Summary

Year	Category	Item Name	Expense
2008	Balconies	Wrought Iron Painting	\$288
	Party Room	Carpet	\$4,811
		Bathroom Repairs	\$2,056
	Office	Computer System Old	\$3,084
2008 Annual Expense Total = \$10,239			