

CAPITAL RESERVE STUDY UPDATE

FOR THE

HIGH VIEW CONDOMINIUM II

STATEN ISLAND, NEW YORK

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Executive Summary

The High View II building is located at 850 Howard Avenue in Staten Island, New York. This brick masonry building is 7 stories and was constructed approximately 47 years ago. The main entrance to the building has an intercom system for visitor entry. There is one passenger elevator provided in the building, as well as one stairwell. The roof is provided with a modified bitumen roof system. Painted steel fire escapes are located on the building exterior. Domestic heat and hot water are provided by a central boiler located on the ground floor of the building. The building has a garage and driveway with limited parking.

Level of Service	Update with Site Visit
Fiscal Year of Study	2010
Recommended Total First Year Contribution	\$159,254*
5% Threshold Funding Contribution	\$62,520*
10% Threshold Funding Contribution	\$69,226*
Present Reserve Fund	\$150,000
Required Reserve Fund	\$580,008
Percent Funded	26%
Month Contributions Commence	January 2011

* Please note that this is the contribution for the period of January 2011 through December 2011.

Reserve Study Disclosures

General - Becht Engineering does not currently have any other active projects with this Association. We are not aware of any involvement with this Association that would lead to an actual or perceived conflict of interest.

Physical Analysis - The inspections performed to determine the current physical condition of the common elements were visual in nature; no destructive testing or invasive inspections were performed. Quantities were taken from a combination of field counts/measurements and plan take-offs.

Personnel Credentials - Preparation of this Reserve Study was performed by a CAI designated Reserve Specialist and licensed Building Inspector.

Completeness - This Reserve Study assumes that proper preventative and corrective maintenance has been and will continue to be performed on the common elements. Failure to properly maintain the common elements may lead to premature failure. It should be noted that higher rates of inflation, lower earned interest rates or prematurely failing components can result in a negative closing cash balance. In addition, it is important to note that the capital fund contributions each year are assumed to rise at the assumed rate of inflation. Failure to raise the annual contributions with inflation will reduce the closing balance and may lead to a future shortfall.

Reliance on Client Data – This Reserve Study was prepared based on certain information provided by an official representative of the Association. This information includes the current asset balance of the Reserve Fund and the ages of the common elements and dates of most recent replacements.

Scope – This Reserve Study is a reflection of the information provided to us and assembled for the Association's use for budgeting purposes, not for the purpose of performing an audit, quality/forensic analysis or background checks of historical records.

Reserve Balance – The actual and projected Reserve Fund Balance is based upon information provided by the Association and was not audited.

Component Quantities – Where this Reserve Study is an update of a previously prepared Study, the Association is considered to have deemed previously developed component listings and quantities as accurate and reliable.

Reserve Projects – While the information provided in this Study is to be considered reliable, on-site inspections are not to be considered a project audit or quality inspection.

Introduction

The purpose of a Capital Reserve Study is to estimate the amount of money that must be funded to replace those common element components that will require replacement before the end of the effective life of the project.

Mortgage lenders recognize the conditions of inadequate reserves. Reserves are important in preserving the qualities of a particular complex or building and therefore can affect property values. Consequently, capital reserves are directly related to the security and risk of a lender's investment and the marketability of the property.

The Capital Reserve Study develops a recommended basic annual contribution based upon current replacement costs. Inflation may increase future costs, and the accumulation of interest on the reserve fund deposits increases available funds. Accurate projection of these factors is not possible. However, the effects of inflation and interest are shown via cash flow projections using assumed inflation and interest rates. Accurate reserve funding requires regular updates. The Community Associations Institute recommends yearly reviews and a formal study every three years.

Project Narrative

The High View II building is located at 850 Howard Avenue in Staten Island, New York. This brick masonry building is 7 stories and was constructed approximately 47 years ago. The main entrance to the building has an intercom system for visitor entry. There is one passenger elevator provided in the building, as well as one stairwell. The roof is provided with a modified bitumen roof system. Painted steel fire escapes are located on the building exterior. Domestic heat and hot water are provided by a central boiler located on the ground floor of the building. The building has a garage and driveway with limited parking.

Capital Reserve Methodology

In updating this study, we reviewed the Association's most recent reserve schedule (2003) to identify the common element components. These building and site components are owned by the Association. Only components with estimated remaining lives of 30 years or less have been included in the capital reserve fund. Components with estimated remaining lives that are greater than 30 years, such as building structures, piping and electrical wiring are usually replaced during a major renovation and financed at that time. Including these components in the reserve fund would result in an unrealistically high-recommended annual contribution to the capital reserve. The general accepted practice is to not include these items in reserve studies.

Quantities of any additional components to be included in the reserve fund were then determined by field measurements.

Estimates of the costs to replace each component were derived from published industry standards, including the R.S. Means Company cost-estimating guides. In addition, the costs were reviewed for accuracy based on our experience of similar replacement projects.

Finally, estimated remaining lives were determined for each of the included components based on the present age, available industry data related to typical useful lives and the condition of the component, as determined by our physical inspection.

The capital reserve fund is not intended to cover annual maintenance. If maintenance items are included in the Capital Reserve Study, the tax status of the reserve fund can be jeopardized. However, expected lives are based on the assumption that proper annual maintenance is being performed. Therefore, this annual maintenance should be included in the Association's maintenance fee. Without proper maintenance, accelerated deterioration can be expected, with shortened lives. Please note, it is only possible to reserve for future expenditures and that a current need must be financed separately by borrowing or assessments.

This Capital Reserve Study is developed as an aid in the proper financial planning of the Association. As such, the common element components included are evaluated for their physical condition and only for the purpose of estimating their remaining lives. Identification of possible deficient conditions is beyond the intent and scope of the Capital Reserve Study.

Capital Reserve Calculation

We have provided two Capital Reserve calculation methods. The first method provided in this reserve study is what is known as the Component Method. This is the most conservative approach to calculating the reserve requirement. The Component Method analyzes each component individually and assumes that the money collected for each item will only be used to replace that item. Our program uses assumed rates of interest and inflation in the calculation of the annual contribution and fully funded balance. The assumed inflation rate is 2.00% and the assumed interest rate is 3.00%.

The second calculation method is known as the Threshold Funding Method. This method pools all the components and assumes that the money contributed to the fund is available for replacement of any item. The annual contribution is determined by lowering the contribution until the closing balance for any given year drops below a pre-determined threshold. This minimizes the annual contribution while maintaining a minimum closing balance. Determining the optimum minimum closing balance is a subjective task. Certainly, the lower the minimum acceptable balance is the greater the risk that the fund will experience a deficit.

The **Reserve Summary (A-1)** outlines the categories included in the study. This sheet lists the estimated **Replacement Costs** for all components in each category at the time of the study. The **Present Fund** column is the amount presently on deposit for the replacement of the components in these categories. The **Required Fund**, which is the amount we have determined should be on deposit at this time, is calculated as the **Present Age** of the components multiplied by the **Basic Annual Contribution**. The **Basic Annual Contribution** is the amount that should be reserved each year, in current dollars, to replace the components included in these categories.

The **Component Schedule (A-2 through A-4)** shows the amount necessary to replace individual components, which are grouped in the categories shown on the **Reserve Summary**.

Present Age is the age of the component at the time of the study. The **Estimated Remaining Life** is the anticipated number of years before replacement of this component can be expected to be necessary. This is based on the normal life, the current age, and an engineering assessment that considers site specific conditions if a site visit is included in our scope of work. The **Typical Life** column represents the anticipated number of years that a component may be expected to provide adequate service. These figures are based on industry standards; a component may outlive, or require replacement prior to, its typical life. The **Percentage of Total** is the percent of total **Required Fund**. This shows the significance of specific components relative to the total fund. The **Present Fund** refers to the amount currently set aside for replacement. If present funds are not reserved for specific components but are an unallocated pool, the total present fund is allocated between the components according to a calculation that takes into account the **Percentage of Total** column. The **Required Fund** is the amount necessary for each component to be considered fully funded. The **Surplus (Deficit)** column is a calculation of the **Present Fund** minus the **Required Fund**.

A positive number means a surplus of cash reserves have been set aside to date. A negative number indicates that there is a deficit in the Present Fund. **Years to Make-Up** is simply the Estimated Remaining Life or the amount of time left to fully fund a particular component before the money is anticipated to be required to replace the component. Finally, the **Contribution Adjustment** signifies, if a deficit exists, the increase in annual contributions above the recommended **Basic Annual Contribution** required to eliminate the deficit. If a surplus exists, this is the decrease in annual contributions that would offset the over-funded condition. The Annual Make-Up is based on the assumption the reserve for the item must be fully funded before the item must be replaced.

The **Disbursement Schedule (A-10 through A-13)** lists the years in which each component will require replacement. In addition, this schedule shows the replacement cost in current dollars and the adjusted cost based on the assumed inflation factor.

The Reserve Fund **Scenario(s) (A-14 through A-16)** are schedules that approximate actual cash flows. Since this is a plan of accumulating deposits to fund the cost of replacing these capital components in future years, it is necessary to consider the interest earned on the deposited money and the effect of inflation on the costs of the replacement work. A-14 shows

a 30-year scenario of the component method calculation, using the assumed rates of interest and inflation. Deposits into the fund and expenditures out of the fund are shown on an annual basis. It is very important to note that these scenarios assume that the annual contributions to the capital reserve fund will be increased at the rate of inflation. A-15 through A-16 show a 30-year scenario using the same rates of interest and inflation with a minimized Annual Contribution resulting in a closing balance, which never goes below the established threshold.

The **Component Detail Pages (A-5 through A-9)** show further details of the individual components, including the quantities.

Capital Reserve Recommendations

The High View Condominium II Association has a total of 51 components in the reserve fund with a current Replacement Cost of \$925,281. The Association presently has a total of \$150,000 in the reserve fund. Using the Component Method, we have determined that the Basic Annual Contribution to the reserve fund should be \$32,268. The fully funded balance required is \$580,008. This leaves a deficit of \$430,008 in the reserve fund. The deficit will be offset on an annual basis, for each reserve component, based on the estimated remaining lives. The total of the next budget year contribution to the Contribution Adjustment is \$126,985. This results in a Total Contribution to the reserve fund for the next budget year of \$159,253.

For the Threshold Funding calculations, as directed by the Association, we have used minimum closing balances of 5% and 10% of the Total Replacement Cost of all reserve components. This means that, using the given assumptions; the closing balance will never go below these minimum balances. The Threshold Funding Method results in first year Basic Annual Contributions of \$62,520 and \$69,226.

Based on your evaluation of the preferred calculation method, we suggest that you plan your annual contributions over the next few years according to the appropriate cash flow schedule. Each year, for the next three years, you may choose to review these assumptions. At no later than three years, we suggest that you contact us for an update based on a proper engineering review of the facility and replacement costs.

It should be noted that higher rates of inflation, lower earned interest rates or prematurely failing components can result in a negative closing cash balance. In addition, it is important to note that the capital fund contributions each year are assumed to rise at the assumed rate of inflation. Failure to raise the annual contributions with inflation will reduce the closing balance.

We recommend that the Association review this Capital Reserve Study with their Certified Public Accountant to be utilized in the preparation of their annual budget.

Component Narrative

Architectural

FACADE REPAIRS – An allowance has been included within the reserve schedule to address lintel corrections needed for recurring water infiltration incidents at several units.

GARAGE DOOR – The single car width garage door is due to be replaced within a year. The door and tracks are due to be replaced; the motorized door opener is scheduled to remain.

LOBBY ENTRANCE DOORS – There are two sets of glass doors at the entrance vestibule to the building. We noted the powder finish coating on the aluminum doors was failing at many locations. It will be difficult to restore this coating as the doors would need to be removed to do so; it would be more feasible to have new doors installed. This component is 27 years old and we estimate a remaining useful life of 3 years.

LOBBY ENTRANCE ROOF – There is a small roof overhang at the main entrance to the building. This component is 15 years old, and we estimate a remaining useful life of 5 years.

LOBBY FLOOR – The floor of the lobby is covered with a composite type of tile. There are observable locations where the tile has buckled and cracked. The tile may have been installed over an original terrazzo floor. This component is 27 years old and we estimate a remaining useful life of 4 years.

MODIFIED BITUMEN ROOF – The roof on the building was replaced 5 years ago. The new roof consists of a two ply modified bitumen roof system. This roof has an expected life of 20 years.

VINYL TILE – There are sections of vinyl tile located at the elevator doors at each floor. This component is 27 years old and we estimate a remaining useful life of 8 years.

Electrical

BOLLARD LIGHT – The bollard lights in the front of the building are approximately 10 years old with an estimated remaining useful life of 3 years. Several bollards were loose and did not appear to be adequately anchored to their base.

CORRIDOR LIGHTING – The lighting on the lobby level corridor was recently replaced. The lighting on the remaining corridors is 27 years, old and we estimate a remaining useful life of 3 years.

ELEVATOR OVERHAUL – The single cab elevator is original to the building. The service company for the elevator has reported that due to its age, parts for this specific type of elevator are becoming increasingly difficult to obtain. The Association should plan on an overhaul of this elevator including cab refurbishment, motor, controls, cables, etc. This component is 27 years old and we estimate a remaining useful life of 3 years.

EXIT LIGHTS/EMERGENCY LIGHTS – There are exit lights and emergency light packs throughout the building. On average, these fixtures are approximately 27 years old.

LIGHT FIXTURES – There are many specific types of light fixtures identified on the reserve schedule. Please refer to the schedule for fixture types and associated life cycles and replacement costs.

GARAGE DOOR OPENER – The opener for the garage door is about 8 years old and has an expected remaining life of 12 years.

GARAGE EXHAUST FAN – The motorized exhaust fans located in the enclosed garage appear to be at least 30 years old. These fans have an expected remaining life of 2 years. The Association should consider installing a carbon monoxide detection alarm system within this garage.

INTERCOM – The intercom system in the lobby vestibule is approximately 9 years old, and we estimate a remaining useful life of 6 years. The system appeared to be operating satisfactorily.

SECURITY SYSTEM – There is a security system at the building, including surveillance cameras located on the exterior as well as on every floor within the building. Alarms are located at each of the access doors into the building. The door to the roof is also monitored with an alarm.

Mechanical

CIRCULATOR PUMP, 15 HP – There are two 15HP circulating pumps located in the boiler room. These pumps were recently replaced and have an estimated remaining life of 18 years.

COMPACTOR – The compactor is located in a room adjacent to the laundry room. This compactor is approximately 8 years old with an estimated remaining useful life of 12 years.

GATE VALVE - There are two gate valves located in the boiler room. These valves are 27 years old and we estimate a remaining useful life of 3 years.

HEATING RETURNS - This component is 8 years old, and we estimate a remaining useful life of 22 years.

OIL STORAGE TANK – The oil tank is located underground at the rear of the property. The budget estimate for replacement does not include potential environmental costs or hazardous type conditions due to any leaks originating from the tank. This component appears to be at least 27 years old, and we estimate a remaining useful life of 8 years. Due to its age, we would recommend that the tank be tested to ensure it is not leaking.

PRESSURE REDUCING VALVE - This component is 5 years old and we estimate a remaining useful life of 15 years.

ROOF EXHAUSTERS – The motorized exhaust fans located on the roof the building were replaced about 4 years ago. This component is 4 years old, and we estimate a remaining useful life of 21 years.

STEAM BOILER – A line item has been included in the schedule to replace the existing steam boiler. We would recommend specifications be prepared for any new boiler installation. The super indicated that the boiler is operating in an acceptable manner. This component is 47 years old and we estimate a remaining useful life of 5 years.

WATER AND STEAM RISERS - Line items have been included in the schedule for the replacement of the various steam, and domestic water risers found throughout the building.

Site

CHAIN LINK FENCE - There is a chain link fence that surrounds the exterior parking/driveway area. This component is 27 years old, and we estimate a remaining useful life of 6 years.

ASPHALT PAVING – The asphalt paved driveway is showing signs of age and deterioration. We observed some alligator type cracking near the garage door. Alligator cracking is indicative of a failed pavement sub-base that causes the top surface to crack in many pieces.
CONCRETE SIDEWALKS/DRIVEWAY – There is a circular concrete driveway located at the front entrance to the building. We observed minimal areas of deterioration to these slabs.

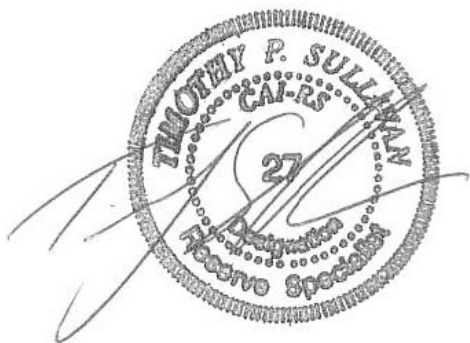
GARAGE TRAFFIC COATING – The parking garage is located at the rear of the building. A traffic coating on this garage floor would protect the surface of the concrete so the entire slab does not have to be removed and replaced. There were some areas on the slab where corrosion of steel reinforcement was observed. We would recommend these areas be repaired immediately so the corrosion does not expand. This component is 47 years old and we estimate a remaining useful life of 3 years.

Miscellaneous

AWNING ENTRANCE - This component is 4 years old and we estimate a remaining useful life of 11 years.

COMMON AREA CARPET and WALLPAPER – The corridor wallpaper and carpeting on all of the floors was in a poor overall condition. We have estimated a remaining useful life of 1 year for each of these items.

SUPERINTENDENT APARTMENT, A/C UNIT - This component is 8 years old, and we estimate a remaining useful life of 12 years.



Timothy P. Sullivan, RS
Senior Project Manager
CAI Reserve Specialist #27

November 11, 2010

Capital Reserve Calculations

Reserve Summary

Project Name:	HIGH VIEW CONDOMINIUM II		
Project Location:	STATEN ISLAND, NEW YORK		
Project Number:	10-0954	Interest Rate:	3.00%
Date of Study:	October 2010	Inflation Rate:	2.00%
Month Contributions Commence:	January 2011		

Category	Replacement Cost	RESERVES			CONTRIBUTION		
		Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Architectural	\$215,386	\$23,417	\$90,546	(\$67,129)	\$8,040	\$11,499	\$19,539
Electrical	\$220,869	\$44,321	\$171,378	(\$127,057)	\$8,016	\$38,014	\$46,030
Mechanical	\$319,325	\$46,550	\$179,998	(\$133,447)	\$9,524	\$20,395	\$29,919
Site	\$94,701	\$19,089	\$73,812	(\$54,723)	\$2,706	\$11,776	\$14,482
Miscellaneous	\$75,000	\$16,622	\$64,274	(\$47,652)	\$3,981	\$45,302	\$49,283
TOTALS	\$925,281	\$150,000	\$580,008	(\$430,008)	\$32,268	\$126,985	\$159,254

* FIRST YEAR CONTRIBUTION ADJUSTMENT CAN DIFFER EACH YEAR

Component Schedule

Project Name: HIGH VIEW CONDOMINIUM II
Project Location: STATEN ISLAND, NEW YORK
Project Number: 10-0954
Date of Study: October 2010

Interest Rate: 3.00%
Inflation Rate: 2.00%

Description	Replacement Cost	Present Age	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
Architectural										
FACADE REPAIRS	\$50,000	47	5	40	\$1,067	7.22%	\$10,827	\$41,863	(\$31,037)	\$5,940
GARAGE DOOR	\$2,000	22	0	20	\$88	0.34%	\$517	\$2,000	(\$1,483)	\$1,469
LOBBY ENTRANCE DOORS	\$7,000	27	3	40	\$149	1.09%	\$1,629	\$6,299	(\$4,670)	\$1,514
LOBBY ENTRANCE ROOF	\$2,200	15	5	20	\$97	0.27%	\$408	\$1,579	(\$1,171)	\$224
LOBBY FLOOR	\$4,838	27	4	40	\$103	0.72%	\$1,086	\$4,200	(\$3,114)	\$751
MODIFIED BITUMEN ROOF	\$147,248	5	15	20	\$6,484	5.70%	\$8,557	\$33,088	(\$24,531)	\$1,470
VINYL TILE	\$2,100	27	8	35	\$51	0.26%	\$392	\$1,516	(\$1,124)	\$132
Electrical										
BOLLARD LIGHT	\$6,300	10	3	30	\$181	0.95%	\$1,427	\$5,516	(\$4,089)	\$1,326
CORRIDOR LIGHTING	\$6,000	27	3	25	\$208	0.89%	\$1,328	\$5,136	(\$3,808)	\$1,235
CORRIDOR LIGHTING, Lobby	\$1,400	2	23	25	\$49	0.02%	\$25	\$98	(\$72)	\$3
DECORATIVE FIXTURES	\$440	22	7	30	\$13	0.05%	\$82	\$318	(\$236)	\$32
ELEVATOR OVERHAUL	\$130,000	27	3	30	\$3,726	19.62%	\$29,436	\$113,820	(\$84,384)	\$27,363
EMERGENCY LIGHTS, RECESSED	\$825	27	3	30	\$24	0.12%	\$187	\$722	(\$536)	\$174
EMERGENCY LIGHTS, PACKS	\$9,900	27	3	25	\$344	1.46%	\$2,192	\$8,475	(\$6,283)	\$2,038
EXIT LIGHTS	\$1,305	22	7	30	\$37	0.16%	\$244	\$943	(\$699)	\$94
FLAG SPOTLIGHT	\$394	10	10	20	\$17	0.03%	\$47	\$182	(\$135)	\$12
GARAGE DOOR OPENER	\$900	8	12	20	\$40	0.06%	\$85	\$329	(\$244)	\$19
GARAGE EXHAUST FAN	\$3,825	31	2	25	\$133	0.60%	\$893	\$3,454	(\$2,560)	\$1,256
INTERCOM	\$18,000	9	6	15	\$1,079	1.77%	\$2,652	\$10,255	(\$7,603)	\$1,203
INTERIOR RECESSED LIGHTS	\$1,690	22	8	30	\$48	0.20%	\$300	\$1,160	(\$860)	\$101
LIGHTS, 2' FLRSCNT	\$750	27	2	25	\$26	0.12%	\$175	\$677	(\$502)	\$246
LIGHTS, 4' DBLE. FLRSCNT.	\$1,050	27	2	25	\$36	0.16%	\$245	\$948	(\$703)	\$345
LIGHTS, 4' SINGLE FLRSCNT.	\$900	27	2	25	\$31	0.14%	\$210	\$813	(\$602)	\$296
LIGHTS, INCANDESCENT.	\$250	27	2	25	\$9	0.04%	\$58	\$226	(\$167)	\$82
REAR BLDG. FLOODLIGHTS	\$1,650	22	2	20	\$73	0.25%	\$377	\$1,457	(\$1,081)	\$530
SECURITY SYSTEM DOORS	\$9,400	9	11	20	\$414	0.67%	\$1,004	\$3,884	(\$2,879)	\$240
SECURITY, CLOSED CIRCUIT	\$24,500	8	7	15	\$1,468	2.12%	\$3,185	\$12,316	(\$9,131)	\$1,229

Component Schedule

Project Name: HIGH VIEW CONDOMINIUM II
Project Location: STATEN ISLAND, NEW YORK
Project Number: 10-0954
Date of Study: October 2010

Interest Rate: 3.00%
Inflation Rate: 2.00%

Description	Replacement Cost	Present Age	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
SIDE DOOR EXT. LIGHTS	\$570	22	2	20	\$25	0.09%	\$130	\$503	(\$373)	\$183
WALL MOUNTED LIGHTS	\$820	4	16	20	\$36	0.03%	\$38	\$147	(\$109)	\$6
Mechanical										
CIRCULATING PUMPS, 3/4HP	\$2,200	5	10	15	\$132	0.12%	\$175	\$677	(\$502)	\$46
CIRCULATOR PUMP, 15 HP	\$15,600	2	18	20	\$687	0.24%	\$358	\$1,384	(\$1,026)	\$51
COMPACTOR	\$11,400	8	12	20	\$502	0.72%	\$1,077	\$4,163	(\$3,086)	\$235
GATE VALVE	\$4,400	27	3	30	\$126	0.66%	\$996	\$3,852	(\$2,856)	\$926
HEATING RETURNS	\$26,600	8	22	30	\$762	1.07%	\$1,605	\$6,207	(\$4,602)	\$183
HOT WATER COIL	\$2,000	8	12	20	\$88	0.13%	\$189	\$730	(\$541)	\$41
OIL STORAGE TANK	\$40,000	27	8	35	\$978	4.98%	\$7,469	\$28,880	(\$21,411)	\$2,505
PRESSURE REDUCING VALVE	\$2,000	5	15	20	\$88	0.08%	\$116	\$449	(\$333)	\$20
ROOF EXHAUSTERS	\$22,500	4	21	25	\$781	0.54%	\$817	\$3,160	(\$2,343)	\$98
STEAM BOILER	\$135,000	47	5	30	\$3,870	18.56%	\$27,840	\$107,649	(\$79,809)	\$15,273
STEAM RISER AND RETURN VALVES	\$28,000	8	22	30	\$803	1.13%	\$1,690	\$6,534	(\$4,844)	\$193
STEAM UNIT HEATER	\$5,625	8	17	25	\$195	0.28%	\$415	\$1,604	(\$1,189)	\$62
WATER RISERS PIPING	\$24,000	27	13	40	\$512	2.54%	\$3,804	\$14,708	(\$10,904)	\$762
Site										
ASPHALT PAVING	\$8,180	22	3	20	\$360	1.17%	\$1,749	\$6,764	(\$5,015)	\$1,626
CHAIN LINK FENCE	\$3,700	27	6	30	\$106	0.48%	\$727	\$2,811	(\$2,084)	\$330
CONCRETE DRIVEWAY	\$20,256	27	10	30	\$581	2.15%	\$3,226	\$12,474	(\$9,248)	\$854
CONCRETE SIDEWALKS	\$44,280	29	5	30	\$1,269	6.09%	\$9,131	\$35,309	(\$26,177)	\$5,010
GARAGE TRAFFIC COATING	\$18,285	47	3	40	\$390	2.84%	\$4,255	\$16,454	(\$12,199)	\$3,956
Miscellaneous										
AWNING ENTRANCE	\$4,000	4	11	15	\$240	0.17%	\$253	\$979	(\$726)	\$61
COMMON AREA CARPET	\$19,200	14	1	12	\$1,461	3.01%	\$4,508	\$17,432	(\$12,924)	\$12,801

Component Schedule

Project Name: HIGH VIEW CONDOMINIUM II
Project Location: STATEN ISLAND, NEW YORK
Project Number: 10-0954
Date of Study: October 2010

Interest Rate: 3.00%
Inflation Rate: 2.00%

Description	Replacement Cost	Present Age	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
SUPERINTENDENT APT. A/C UNIT	\$5,000	8	12	20	\$220	0.31%	\$472	\$1,826	(\$1,354)	\$103
WALLPAPER	\$46,800	25	1	20	\$2,061	7.59%	\$11,389	\$44,037	(\$32,648)	\$32,337
TOTALS	\$925,281				\$32,268	100.00%	\$150,000	\$580,008	(\$430,008)	\$126,985

General Notes:
 None

Component Detail

Project Name: HIGH VIEW CONDOMINIUM II
Project Location: STATEN ISLAND, NEW YORK
Project Number: 10-0954
Date of Study: October 2010

Interest Rate: 3.00%
Inflation Rate: 2.00%

Architectural

	Quantity	Replacement Cost	RESERVES			CONTRIBUTION	
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Total
FACADE REPAIRS	1 LS	\$50,000	\$10,827	\$41,863	(\$31,037)	\$1,067	\$7,007
GARAGE DOOR	1 EA	\$2,000	\$517	\$2,000	(\$1,483)	\$88	\$1,557
LOBBY ENTRANCE DOORS	2 EA	\$7,000	\$1,629	\$6,299	(\$4,670)	\$149	\$1,664
LOBBY ENTRANCE ROOF	100 SF	\$2,200	\$408	\$1,579	(\$1,171)	\$97	\$321
LOBBY FLOOR	450 SF	\$4,838	\$1,086	\$4,200	(\$3,114)	\$103	\$854
MODIFIED BITUMEN ROOF	9,203 SF	\$147,248	\$8,557	\$33,088	(\$24,531)	\$6,484	\$7,954
VINYL TILE	350 SF	\$2,100	\$392	\$1,516	(\$1,124)	\$51	\$183
TOTALS		\$215,386	\$23,417	\$90,546	(\$67,129)	\$8,040	\$19,539

Component Detail

Project Name: HIGH VIEW CONDOMINIUM II
Project Location: STATEN ISLAND, NEW YORK
Project Number: 10-0954
Date of Study: October 2010

Interest Rate: 3.00%
Inflation Rate: 2.00%

Electrical

	Quantity	Replacement Cost	RESERVES			CONTRIBUTION	
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Total
BOLLARD LIGHT	7 EA	\$6,300	\$1,427	\$5,516	(\$4,089)	\$181	\$1,507
CORRIDOR LIGHTING	30 EA	\$6,000	\$1,328	\$5,136	(\$3,808)	\$208	\$1,443
CORRIDOR LIGHTING, Lobby	7 EA	\$1,400	\$25	\$98	(\$72)	\$49	\$51
DECORATIVE FIXTURES	2 EA	\$440	\$82	\$318	(\$236)	\$13	\$44
ELEVATOR OVERHAUL	1 LS	\$130,000	\$29,436	\$113,820	(\$84,384)	\$3,726	\$31,090
EMERGE CNY LIGHTS, RECESSED	3 EA	\$825	\$187	\$722	(\$536)	\$24	\$197
EMERGENCY LIGHTS, PACKS	22 EA	\$9,900	\$2,192	\$8,475	(\$6,283)	\$344	\$2,381
EXIT LIGHTS	9 EA	\$1,305	\$244	\$943	(\$699)	\$37	\$132
FLAG SPOLTLIGHT	1 EA	\$394	\$47	\$182	(\$135)	\$17	\$30
GARAGE DOOR OPENER	1 EA	\$900	\$85	\$329	(\$244)	\$40	\$58
GARAGE EXHAUST FAN	3 EA	\$3,825	\$893	\$3,454	(\$2,560)	\$133	\$1,389
INTERCOM	1 LS	\$18,000	\$2,652	\$10,255	(\$7,603)	\$1,079	\$2,282
INTERIOR RECESSED LIGHTS	13 EA	\$1,690	\$300	\$1,160	(\$860)	\$48	\$149
LIGHTS, 2' FLRSCNT	10 EA	\$750	\$175	\$677	(\$502)	\$26	\$272
LIGHTS, 4' DBLE. FLRSCNT.	7 EA	\$1,050	\$245	\$948	(\$703)	\$36	\$381
LIGHTS, 4' SINGLE FLRSCNT.	9 EA	\$900	\$210	\$813	(\$602)	\$31	\$327
LIGHTS, INCANDECNT.	5 EA	\$250	\$58	\$226	(\$167)	\$9	\$91
REAR BLDG. FLOODLIGHTS	3 EA	\$1,650	\$377	\$1,457	(\$1,081)	\$73	\$603
SECURITY SYSTEM DOORS	2 EA	\$9,400	\$1,004	\$3,884	(\$2,879)	\$414	\$654
SECURITY, CLOSED CIRCUIT	1 LS	\$24,500	\$3,185	\$12,316	(\$9,131)	\$1,468	\$2,698
SIDE DOOR EXT. LIGHTS	2 EA	\$570	\$130	\$503	(\$373)	\$25	\$208
WALL MOUNTED LIGHTS	2 EA	\$820	\$38	\$147	(\$109)	\$36	\$42
TOTALS		\$220,869	\$44,321	\$171,378	(\$127,057)	\$8,016	\$46,030

Component Detail

Project Name: HIGH VIEW CONDOMINIUM II
Project Location: STATEN ISLAND, NEW YORK
Project Number: 10-0954
Date of Study: October 2010

Interest Rate: 3.00%
Inflation Rate: 2.00%

Mechanical

	Quantity	Replacement Cost	RESERVES			CONTRIBUTION	
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Total
CIRCULATING PUMPS, 3/4HP	2 EA	\$2,200	\$175	\$677	(\$502)	\$132	\$178
CIRCULATOR PUMP, 15 HP	2 EA	\$15,600	\$358	\$1,384	(\$1,026)	\$687	\$738
COMPACTOR	1 EA	\$11,400	\$1,077	\$4,163	(\$3,086)	\$502	\$737
GATE VALVE	2 EA	\$4,400	\$996	\$3,852	(\$2,856)	\$126	\$1,052
HEATING RETURNS	14 EA	\$26,600	\$1,605	\$6,207	(\$4,602)	\$762	\$945
HOT WATER COIL	1 EA	\$2,000	\$189	\$730	(\$541)	\$88	\$129
OIL STORAGE TANK	1 EA	\$40,000	\$7,469	\$28,880	(\$21,411)	\$978	\$3,482
PRESSURE REDUCING VALVE	1 EA	\$2,000	\$116	\$449	(\$333)	\$88	\$108
ROOF EXHAUSTERS	15 EA	\$22,500	\$817	\$3,160	(\$2,343)	\$781	\$879
STEAM BOILER	1 EA	\$135,000	\$27,840	\$107,649	(\$79,809)	\$3,870	\$19,143
STEAM RISER AND RETURN VALVES	14 EA	\$28,000	\$1,690	\$6,534	(\$4,844)	\$803	\$995
STEAM UNIT HEATER	3 EA	\$5,625	\$415	\$1,604	(\$1,189)	\$195	\$258
WATER RISERS PIPING	12 EA	\$24,000	\$3,804	\$14,708	(\$10,904)	\$512	\$1,274
TOTALS		\$319,325	\$46,550	\$179,998	(\$133,447)	\$9,524	\$29,919

Component Detail

Project Name: HIGH VIEW CONDOMINIUM II
Project Location: STATEN ISLAND, NEW YORK
Project Number: 10-0954
Date of Study: October 2010

Interest Rate: 3.00%
Inflation Rate: 2.00%

Site	Quantity	Replacement Cost	RESERVES			CONTRIBUTION	
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Total
ASPHALT PAVING	409 SY	\$8,180	\$1,749	\$6,764	(\$5,015)	\$360	\$1,986
CHAIN LINK FENCE	185 LF	\$3,700	\$727	\$2,811	(\$2,084)	\$106	\$436
CONCRETE DRIVEWAY	1,688 SF	\$20,256	\$3,226	\$12,474	(\$9,248)	\$581	\$1,435
CONCRETE SIDEWALKS	4,428 SF	\$44,280	\$9,131	\$35,309	(\$26,177)	\$1,269	\$6,279
GARAGE TRAFFIC COATING	6,095 SF	\$18,285	\$4,255	\$16,454	(\$12,199)	\$390	\$4,346
TOTALS		\$94,701	\$19,089	\$73,812	(\$54,723)	\$2,706	\$14,482

Component Detail

Project Name: HIGH VIEW CONDOMINIUM II
Project Location: STATEN ISLAND, NEW YORK
Project Number: 10-0954
Date of Study: October 2010

Interest Rate: 3.00%
Inflation Rate: 2.00%

Miscellaneous

	Quantity	Replacement Cost	RESERVES			CONTRIBUTION	
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Total
AWNING ENTRANCE	1 EA	\$4,000	\$253	\$979	(\$726)	\$240	\$300
COMMON AREA CARPET	400 SY	\$19,200	\$4,508	\$17,432	(\$12,924)	\$1,461	\$14,262
SUPERINTENDENT APT. A/C UNIT	2 EA	\$5,000	\$472	\$1,826	(\$1,354)	\$220	\$323
WALLPAPER	11,700 SF	\$46,800	\$11,389	\$44,037	(\$32,648)	\$2,061	\$34,398
TOTALS		\$75,000	\$16,622	\$64,274	(\$47,652)	\$3,981	\$49,283

Disbursement Schedule

Project Name: HIGH VIEW CONDOMINIUM II
Project Location: STATEN ISLAND, NEW YORK
Project Number: 10-0954
Date of Study: October 2010

Interest Rate: 3.00%
Inflation Rate: 2.00%

<i>Year</i>	<i>Description</i>	<i>Base Cost</i>	<i>Future Replacement Cost</i>
2011			
	GARAGE DOOR	\$2,000	\$2,000
		\$2,000	\$2,000
2012			
	COMMON AREA CARPET	\$19,200	\$19,584
	WALLPAPER	\$46,800	\$47,736
		\$66,000	\$67,320
2013			
	GARAGE EXHAUST FAN	\$3,825	\$3,980
	LIGHTS, 2' FLRSCNT	\$750	\$780
	LIGHTS, 4' DBLE. FLRSCNT.	\$1,050	\$1,092
	LIGHTS, 4' SINGLE FLRSCNT.	\$900	\$936
	LIGHTS, INCANDECNT.	\$250	\$260
	REAR BLDG. FLOODLIGHTS	\$1,650	\$1,717
	SIDE DOOR EXT. LIGHTS	\$570	\$593
		\$8,995	\$9,358
2014			
	ASPHALT PAVING	\$8,180	\$8,681
	BOLLARD LIGHT	\$6,300	\$6,686
	CORRIDOR LIGHTING	\$6,000	\$6,367
	ELEVATOR OVERHAUL	\$130,000	\$137,957
	EMERGECEY LIGHTS, RECESSED	\$825	\$875
	EMERGENCY LIGHTS, PACKS	\$9,900	\$10,506
	GARAGE TRAFFIC COATING	\$18,285	\$19,404
	GATE VALVE	\$4,400	\$4,669
	LOBBY ENTRANCE DOORS	\$7,000	\$7,428
		\$190,890	\$202,574
2015			
	LOBBY FLOOR	\$4,838	\$5,237
		\$4,838	\$5,237
2016			
	CONCRETE SIDEWALKS	\$44,280	\$48,889

Disbursement Schedule

Project Name: HIGH VIEW CONDOMINIUM II
Project Location: STATEN ISLAND, NEW YORK
Project Number: 10-0954
Date of Study: October 2010

Interest Rate: 3.00%
Inflation Rate: 2.00%

Year	Description	Base Cost	Future Replacement Cost
2017	FACADE REPAIRS	\$50,000	\$55,204
	LOBBY ENTRANCE ROOF	\$2,200	\$2,429
	STEAM BOILER	\$135,000	\$149,051
		\$231,480	\$255,573
2018	CHAIN LINK FENCE	\$3,700	\$4,167
	INTERCOM	\$18,000	\$20,271
		\$21,700	\$24,438
2019	DECORATIVE FIXTURES	\$440	\$505
	EXIT LIGHTS	\$1,305	\$1,499
	SECURITY, CLOSED CIRCUIT	\$24,500	\$28,143
		\$26,245	\$30,147
2021	INTERIOR RECESSED LIGHTS	\$1,690	\$1,980
	OIL STORAGE TANK	\$40,000	\$46,866
	VINYL TILE	\$2,100	\$2,460
		\$43,790	\$51,307
2022	CIRCULATING PUMPS, 3/4HP	\$2,200	\$2,682
	CONCRETE DRIVEWAY	\$20,256	\$24,692
	FLAG SPOLTLIGHT	\$394	\$480
		\$22,850	\$27,854
2023	AWNING ENTRANCE	\$4,000	\$4,973
	SECURITY SYSTEM DOORS	\$9,400	\$11,688
		\$13,400	\$16,661
	COMPACTOR	\$11,400	\$14,458
	GARAGE DOOR OPENER	\$900	\$1,141
	HOT WATER COIL	\$2,000	\$2,536

Disbursement Schedule

Project Name:	HIGH VIEW CONDOMINIUM II		
Project Location:	STATEN ISLAND, NEW YORK		
Project Number:	10-0954	Interest Rate:	3.00%
Date of Study:	October 2010	Inflation Rate:	2.00%

Year	Description	Base Cost	Future Replacement Cost
2024	SUPERINTENDENT APT. A/C UNIT	\$5,000	\$6,341
		\$19,300	\$24,477
	COMMON AREA CARPET	\$19,200	\$24,837
2026	WATER RISERS PIPING	\$24,000	\$31,047
		\$43,200	\$55,884
	MODIFIED BITUMEN ROOF	\$147,248	\$198,176
2027	PRESSURE REDUCING VALVE	\$2,000	\$2,692
		\$149,248	\$200,868
	WALL MOUNTED LIGHTS	\$820	\$1,126
2028		\$820	\$1,126
	STEAM UNIT HEATER	\$5,625	\$7,876
		\$5,625	\$7,876
2029	CIRCULATOR PUMP, 15 HP	\$15,600	\$22,281
		\$15,600	\$22,281
	GARAGE DOOR	\$2,000	\$2,972
2032		\$2,000	\$2,972
	INTERCOM	\$18,000	\$27,282
	ROOF EXHAUSTERS	\$22,500	\$34,102
2033	WALLPAPER	\$46,800	\$70,933
		\$87,300	\$132,318
	HEATING RETURNS	\$26,600	\$41,123
	REAR BLDG. FLOODLIGHTS	\$1,650	\$2,551
	SECURITY, CLOSED CIRCUIT	\$24,500	\$37,877

Disbursement Schedule

Project Name: HIGH VIEW CONDOMINIUM II
Project Location: STATEN ISLAND, NEW YORK
Project Number: 10-0954
Date of Study: October 2010

Interest Rate: 3.00%
Inflation Rate: 2.00%

Year	Description	Base Cost	Future Replacement Cost
2034	SIDE DOOR EXT. LIGHTS	\$570	\$881
	STEAM RISER AND RETURN VALVES	\$28,000	\$43,287
		\$81,320	\$125,719
2036	ASPHALT PAVING	\$8,180	\$12,899
	CORRIDOR LIGHTING, Lobby	\$1,400	\$2,208
		\$9,580	\$15,107
2037	CIRCULATING PUMPS, 3/4HP	\$2,200	\$3,609
	COMMON AREA CARPET	\$19,200	\$31,500
	LOBBY ENTRANCE ROOF	\$2,200	\$3,609
		\$23,600	\$38,718
2038	AWNING ENTRANCE	\$4,000	\$6,694
		\$4,000	\$6,694
2039	GARAGE EXHAUST FAN	\$3,825	\$6,529
	LIGHTS, 2' FLRSCNT	\$750	\$1,280
	LIGHTS, 4' DBLE. FLRSCNT.	\$1,050	\$1,792
	LIGHTS, 4' SINGLE FLRSCNT.	\$900	\$1,536
	LIGHTS, INCANDECNT.	\$250	\$427
		\$6,775	\$11,564
2041	CORRIDOR LIGHTING	\$6,000	\$10,446
	EMERGENCY LIGHTS, PACKS	\$9,900	\$17,236
		\$15,900	\$27,682
2041	FLAG SPOTLIGHT	\$394	\$714
		\$394	\$714

Reserve Fund Scenario

Project Name:	HIGH VIEW CONDOMINIUM II	Calculation Method:	Component
Project Location:	STATEN ISLAND, NEW YORK	Interest Rate:	3.00%
Project Number:	10-0954	Inflation Rate:	2.00%
Date of Study:	October 2010		
Month Contributions Commence:	January 2011		

Year	Opening Balance	Annual Contribution	Contribution Adjustment	Disbursements	Earned Interest	Closing Balance
2011	\$150,000	\$32,268	\$126,985	\$2,000	\$7,088	\$314,342
2012	\$314,342	\$32,914	\$81,986	\$67,320	\$11,297	\$373,218
2013	\$373,218	\$33,572	\$80,568	\$9,358	\$13,052	\$491,052
2014	\$491,052	\$34,243	\$39,563	\$202,574	\$15,931	\$378,216
2015	\$378,216	\$34,928	\$39,542	\$5,237	\$12,558	\$460,007
2016	\$460,007	\$35,627	\$11,133	\$255,573	\$14,560	\$265,754
2017	\$265,754	\$36,339	\$9,629	\$24,438	\$8,720	\$296,005
2018	\$296,005	\$37,066	\$8,265	\$30,147	\$9,616	\$320,805
2019	\$320,805	\$37,807	\$5,224	\$51,307	\$10,326	\$322,855
2020	\$322,855	\$38,564	\$5,328	\$0	\$10,399	\$377,146
2021	\$377,146	\$39,335	\$4,322	\$27,854	\$12,024	\$404,973
2022	\$404,973	\$40,122	\$4,034	\$16,661	\$12,867	\$445,334
2023	\$445,334	\$40,924	\$3,611	\$24,477	\$14,084	\$479,476
2024	\$479,476	\$41,742	\$2,698	\$55,884	\$15,107	\$483,139
2025	\$483,139	\$42,577	\$2,752	\$0	\$15,231	\$543,699
2026	\$543,699	\$43,429	\$801	\$200,868	\$17,030	\$404,091
2027	\$404,091	\$44,297	\$809	\$1,126	\$12,856	\$460,927
2028	\$460,927	\$45,183	\$738	\$7,876	\$14,574	\$513,546
2029	\$513,546	\$46,087	\$680	\$22,281	\$16,167	\$554,199
2030	\$554,199	\$47,009	\$694	\$0	\$17,400	\$619,302
2031	\$619,302	\$47,949	\$708	\$2,972	\$19,370	\$684,357
2032	\$684,357	\$48,908	\$574	\$132,318	\$21,335	\$622,856
2033	\$622,856	\$49,886	\$4	\$125,719	\$19,497	\$566,524
2034	\$566,524	\$50,884	\$0	\$15,107	\$17,824	\$620,125
2035	\$620,125	\$51,902	\$0	\$0	\$19,447	\$691,474
2036	\$691,474	\$52,940	\$0	\$38,718	\$21,606	\$727,302
2037	\$727,302	\$53,998	\$0	\$6,694	\$22,696	\$797,302
2038	\$797,302	\$55,078	\$0	\$11,564	\$24,815	\$865,631
2039	\$865,631	\$56,180	\$0	\$27,682	\$26,882	\$921,011
2040	\$921,011	\$57,303	\$0	\$0	\$28,560	\$1,006,875
2041	\$1,006,875	\$58,450	\$0	\$714	\$31,156	\$1,095,767

Reserve Fund Scenario

Project Name:	HIGH VIEW CONDOMINIUM II	Calculation Method:	5% of Repl. Cost
Project Location:	STATEN ISLAND, NEW YORK	Minimum Balance	\$46,264
Project Number:	10-0954	Interest Rate:	3.00%
Date of Study:	October 2010	Inflation Rate:	2.00%
Month Contributions Commence:	January 2011		

Year	Opening Balance	Annual Contribution	Contribution Adjustment	Disbursements	Earned Interest	Closing Balance
2011	\$150,000	\$62,520	\$0	\$2,000	\$5,516	\$216,036
2012	\$216,036	\$63,771	\$0	\$67,320	\$7,517	\$220,005
2013	\$220,005	\$65,046	\$0	\$9,358	\$7,657	\$283,350
2014	\$283,350	\$66,347	\$0	\$202,574	\$9,579	\$156,701
2015	\$156,701	\$67,674	\$0	\$5,237	\$5,801	\$224,939
2016	\$224,939	\$69,028	\$0	\$255,573	\$7,870	\$46,264
2017	\$46,264	\$70,408	\$0	\$24,438	\$2,532	\$94,767
2018	\$94,767	\$71,816	\$0	\$30,147	\$4,010	\$140,446
2019	\$140,446	\$73,253	\$0	\$51,307	\$5,404	\$167,795
2020	\$167,795	\$74,718	\$0	\$0	\$6,248	\$248,761
2021	\$248,761	\$76,212	\$0	\$27,854	\$8,701	\$305,820
2022	\$305,820	\$77,736	\$0	\$16,661	\$10,438	\$377,333
2023	\$377,333	\$79,291	\$0	\$24,477	\$12,608	\$444,756
2024	\$444,756	\$80,877	\$0	\$55,884	\$14,657	\$484,406
2025	\$484,406	\$82,494	\$0	\$0	\$15,873	\$582,773
2026	\$582,773	\$84,144	\$0	\$200,868	\$18,851	\$484,899
2027	\$484,899	\$85,827	\$0	\$1,126	\$15,942	\$585,542
2028	\$585,542	\$87,544	\$0	\$7,876	\$18,989	\$684,199
2029	\$684,199	\$89,295	\$0	\$22,281	\$21,977	\$773,189
2030	\$773,189	\$91,080	\$0	\$0	\$24,676	\$888,946
2031	\$888,946	\$92,902	\$0	\$2,972	\$28,178	\$1,007,054
2032	\$1,007,054	\$94,760	\$0	\$132,318	\$31,751	\$1,001,248
2033	\$1,001,248	\$96,655	\$0	\$125,719	\$31,608	\$1,003,792
2034	\$1,003,792	\$98,588	\$0	\$15,107	\$31,716	\$1,118,990
2035	\$1,118,990	\$100,560	\$0	\$0	\$35,204	\$1,254,753
2036	\$1,254,753	\$102,571	\$0	\$38,718	\$39,309	\$1,357,916
2037	\$1,357,916	\$104,623	\$0	\$6,694	\$42,438	\$1,498,283
2038	\$1,498,283	\$106,715	\$0	\$11,564	\$46,683	\$1,640,116
2039	\$1,640,116	\$108,850	\$0	\$27,682	\$50,972	\$1,772,256
2040	\$1,772,256	\$111,027	\$0	\$0	\$54,972	\$1,938,254
2041	\$1,938,254	\$113,247	\$0	\$714	\$59,988	\$2,110,776

Reserve Fund Scenario

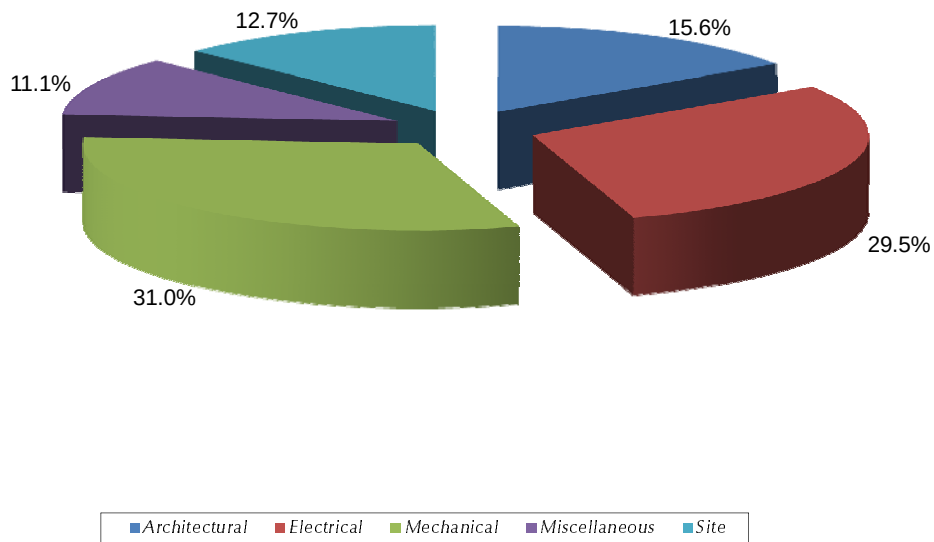
Project Name:	HIGH VIEW CONDOMINIUM II	Calculation Method:	10% of Repl. Cost
Project Location:	STATEN ISLAND, NEW YORK	Minimum Balance	\$92,528
Project Number:	10-0954	Interest Rate:	3.00%
Date of Study:	October 2010	Inflation Rate:	2.00%
Month Contributions Commence:	January 2011		

Year	Opening Balance	Annual Contribution	Contribution Adjustment	Disbursements	Earned Interest	Closing Balance
2011	\$150,000	\$69,226	\$0	\$2,000	\$5,625	\$222,851
2012	\$222,851	\$70,611	\$0	\$67,320	\$7,833	\$233,974
2013	\$233,974	\$72,023	\$0	\$9,358	\$8,190	\$304,828
2014	\$304,828	\$73,463	\$0	\$202,574	\$10,339	\$186,056
2015	\$186,056	\$74,932	\$0	\$5,237	\$6,799	\$262,551
2016	\$262,551	\$76,431	\$0	\$255,573	\$9,119	\$92,528
2017	\$92,528	\$77,960	\$0	\$24,438	\$4,043	\$150,093
2018	\$150,093	\$79,519	\$0	\$30,147	\$5,795	\$205,260
2019	\$205,260	\$81,109	\$0	\$51,307	\$7,476	\$242,538
2020	\$242,538	\$82,732	\$0	\$0	\$8,621	\$333,890
2021	\$333,890	\$84,386	\$0	\$27,854	\$11,388	\$401,810
2022	\$401,810	\$86,074	\$0	\$16,661	\$13,453	\$484,676
2023	\$484,676	\$87,795	\$0	\$24,477	\$15,967	\$563,961
2024	\$563,961	\$89,551	\$0	\$55,884	\$18,374	\$616,002
2025	\$616,002	\$91,342	\$0	\$0	\$19,964	\$727,309
2026	\$727,309	\$93,169	\$0	\$200,868	\$23,333	\$642,943
2027	\$642,943	\$95,032	\$0	\$1,126	\$20,833	\$757,682
2028	\$757,682	\$96,933	\$0	\$7,876	\$24,306	\$871,045
2029	\$871,045	\$98,872	\$0	\$22,281	\$27,738	\$975,374
2030	\$975,374	\$100,849	\$0	\$0	\$30,900	\$1,107,123
2031	\$1,107,123	\$102,866	\$0	\$2,972	\$34,885	\$1,241,903
2032	\$1,241,903	\$104,924	\$0	\$132,318	\$38,962	\$1,253,471
2033	\$1,253,471	\$107,022	\$0	\$125,719	\$39,343	\$1,274,117
2034	\$1,274,117	\$109,162	\$0	\$15,107	\$39,997	\$1,408,170
2035	\$1,408,170	\$111,346	\$0	\$0	\$44,054	\$1,563,570
2036	\$1,563,570	\$113,573	\$0	\$38,718	\$48,753	\$1,687,177
2037	\$1,687,177	\$115,844	\$0	\$6,694	\$52,498	\$1,848,825
2038	\$1,848,825	\$118,161	\$0	\$11,564	\$57,385	\$2,012,807
2039	\$2,012,807	\$120,524	\$0	\$27,682	\$62,343	\$2,167,992
2040	\$2,167,992	\$122,935	\$0	\$0	\$67,037	\$2,357,964
2041	\$2,357,964	\$125,393	\$0	\$714	\$72,777	\$2,555,420

Present Fund By Category

Project Name: HIGH VIEW CONDOMINIUM II
Project Location: STATEN ISLAND, NEW YORK
Project Number: 10-0954
Date of Study: October 2010

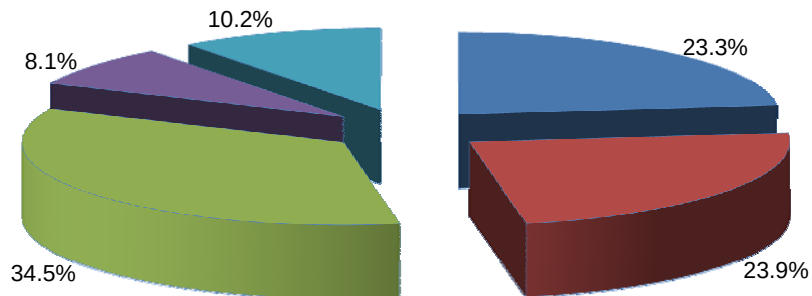
Interest Rate: 3.00%
Inflation Rate: 2.00%



Current Replacement Cost by Category

Project Name: HIGH VIEW CONDOMINIUM II
Project Location: STATEN ISLAND, NEW YORK
Project Number: 10-0954
Date of Study: October 2010

Interest Rate: 3.00%
Inflation Rate: 2.00%

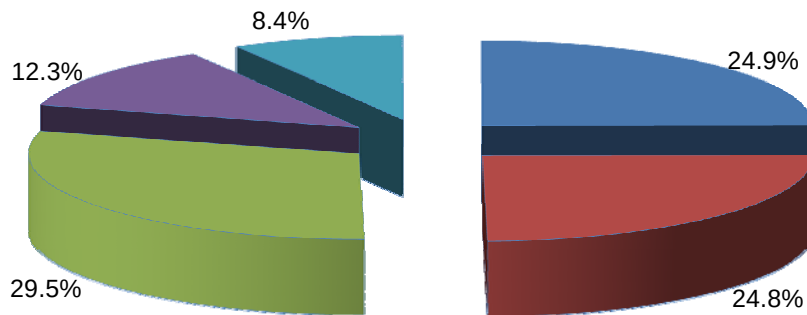


■ Architectural ■ Electrical ■ Mechanical ■ Miscellaneous ■ Site

Annual Contribution by Category

Project Name: HIGH VIEW CONDOMINIUM II
Project Location: STATEN ISLAND, NEW YORK
Project Number: 10-0954
Date of Study: October 2010

Interest Rate: 3.00%
Inflation Rate: 2.00%



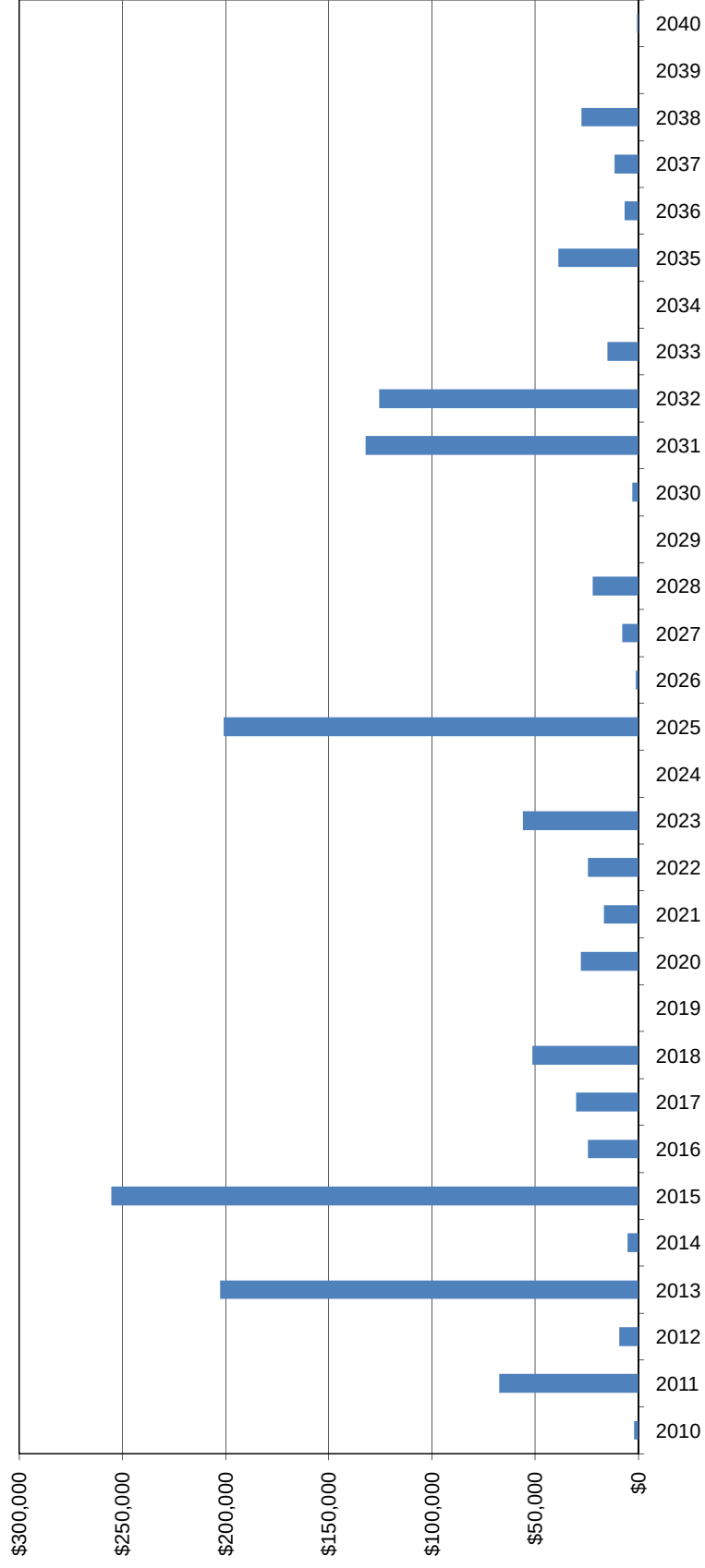
■ Architectural ■ Electrical ■ Mechanical ■ Miscellaneous ■ Site



Disbursements by Year

Project Name: HIGH VIEW CONDOMINIUM II
Project Location: STATEN ISLAND, NEW YORK
Project Number: 10-0954
Date of Study: October 2010

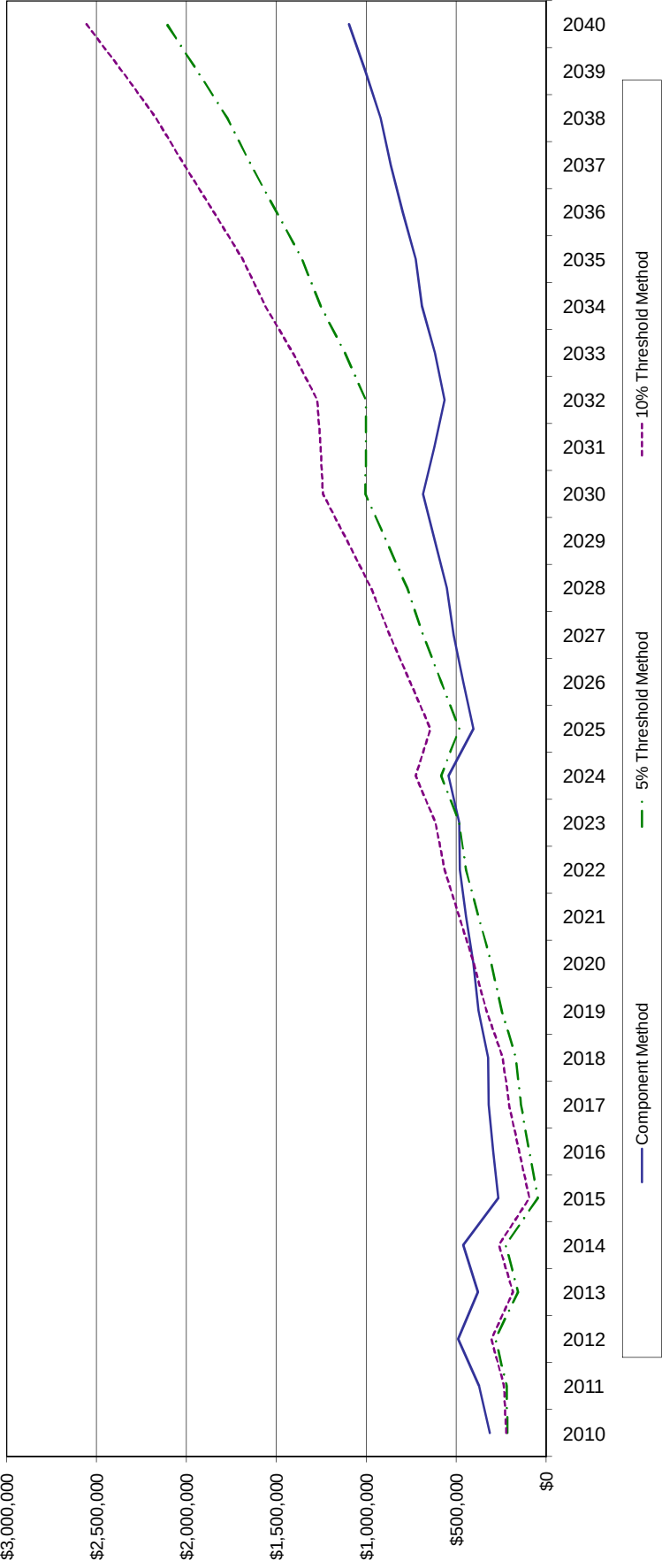
Interest Rate: 3.00%
Inflation Rate: 2.00%



Reserve Fund Closing Balance Component vs. Cash Flow

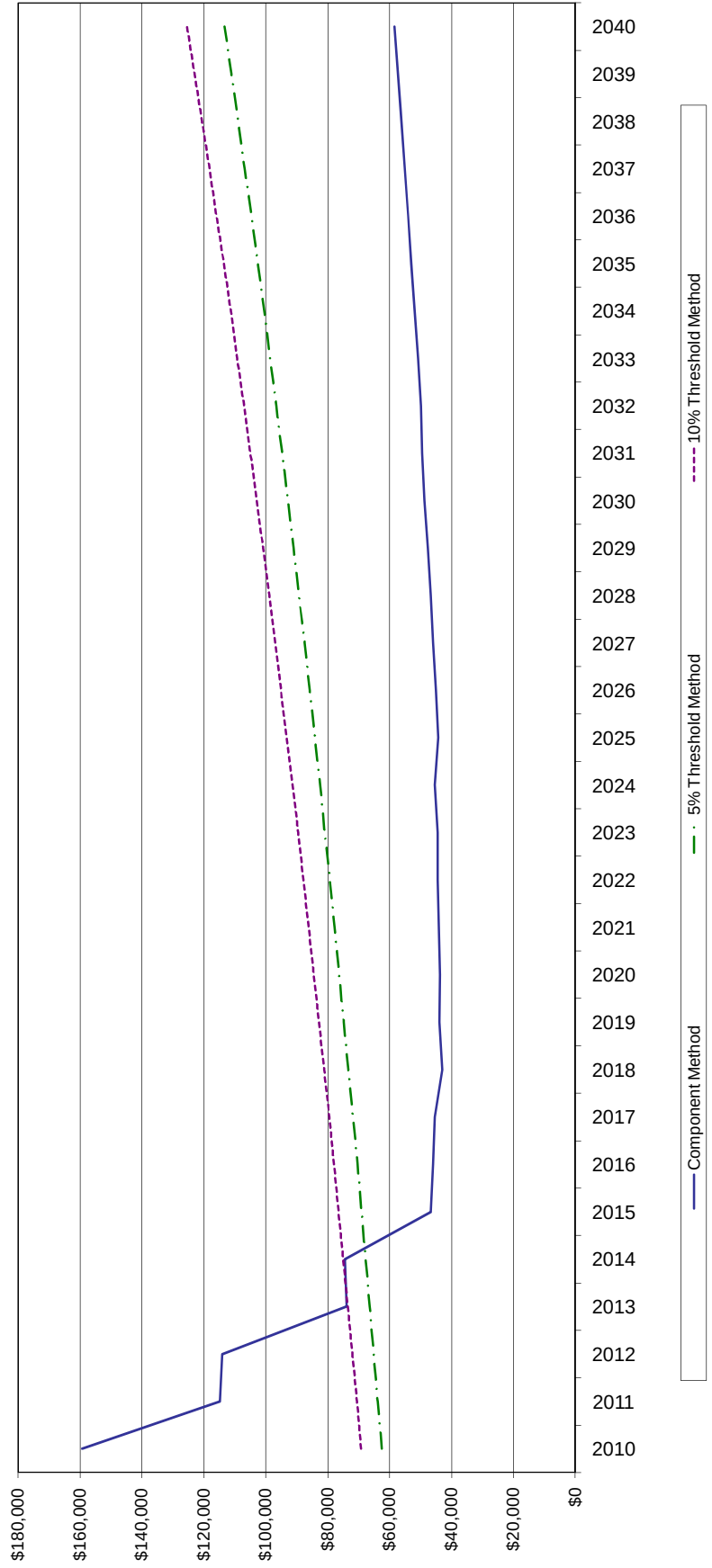
Project Name: HIGH VIEW CONDOMINIUM II
Project Location: STATEN ISLAND, NEW YORK
Project Number: 10-0954
Date of Study: October 2010

Interest Rate: 3.00%
Inflation Rate: 2.00%



Reserve Fund Contributions Component vs. Cash Flow

Project Name: HIGH VIEW CONDOMINIUM II
Project Location: STATEN ISLAND, NEW YORK
Project Number: 10-0954
Date of Study: October 2010
Interest Rate: 3.00%
Inflation Rate: 2.00%



Appendix

Definitions

Base Cost - See definition "Current Replacement Cost Allowance". This calculation, based on current costs, is increased according to the assumed rates of inflation in the "Disbursement Schedule".

Basic Annual Contribution - This is the amount that should have been contributed each year, while considering assumed rates of interest and inflation, to accumulate a reserve equal to the Current Replacement Cost Allowance at the anticipated replacement time (end-of-life).

Contribution Adjustment - If the capital reserve fund for a component is not fully funded, this is the increase in annual contributions that would be required to fully fund the reserve before the estimated end-of-life. If the capital reserve fund for a component is over-funded, this is the decrease in annual contributions that would offset the over-funded condition.

Contribution, Total - This is the recommended Basic Annual Contribution plus the "Annual Make-Up" (see definition) required to make up for past underfunding before replacement of the component is estimated to be required. The amount can decrease in future years because the required Annual Make-Up decreases each year in which a reserve fund for a capital component is fully funded.

Current Replacement Cost - The cost to replace the component at the time of this Study.

Estimated Remaining Life - The anticipated number of years before replacement of this component can be expected to be necessary. This is based on the normal life, the current age, and an engineering assessment that considers site-specific conditions.

Deficit - This shows the amount that the Present Fund is undercapitalized. It is the present fund minus the Required Fund. A positive number (surplus) means excess cash reserves have been set aside to date. A negative number indicates a deficit in the Present Fund; this underfunding can be made up in one of two ways: 1) an increase in the annual fees to catch up or, 2) a special assessment between now and when the component requires replacement. This Study assumes the second method is used and recommends annual makeup on that basis.

Interest - Interest accumulated on the capital reserve fund deposit based on the assumed interest rate listed at the top of the "Projected Cash Flow" pages.

Inflation – The increased cost of future replacement expenditures are based on an assumed rate of inflation.

Opening Balance - On the "Projected Cash Flow" pages, this is the reported total reserve fund on deposit for the condominium Association.

Percentage Of Total - Percent of total recommended Basic Annual Contribution. This shows the significance of specific components relative to required contributions to the capital reserve fund.

Present Age - Age of the component at the time of this Study.

Present Fund - Present funds set aside for capital component replacement at this time. If present fund are not reserved for specific components but are an unallocated pool, the total present fund is allocated between the components according to the Percentage Of Total column.

Required Fund - this amount should have been set aside for each component in the fund to be considered fully funded.

Surplus - This shows the amount that the Present Fund is overcapitalized. It is the present fund minus the Required Fund. A positive number (surplus) means excess cash reserves have been set aside to date.

Typical Life - The anticipated number of years that a component may be expected to provide adequate service. Please note that this is based on industry standards. A component may outlive, or require replacement prior to, its typical life.

Abbreviations:

EA - Each

LF - Linear Foot

LS - Lump Sum

SF - Square Foot

SY - Square Yard