

**Topaz Master Association
Replacement Reserve Analysis**

Income Escalation 3.00%
Cost Inflation 3.00%
Interest Income 0.25%

Item	Year Acq	Est. Useful Life	Est. Repl Cost	Year of Repl Cost Est.	Target Reserve 2013	Annual Set Aside w/o Catch-up	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Elevator Interior	1997	20	15,000	2010	13,911	1,008		17,389					10,751											
Elevator Door Spirator & Interlocks	1997	24	8,000	2010	7,168	475																		
Elevator Closed Loop Door Operator	1997	20	11,000	2010	10,823	739				13,529														
Elevator Modernization	1997	30	64,000	2010	53,179	3,324												99,710						
Fire Sprinkler System	1997	20	23,500	2010	23,122	1,579				28,902														
Fire Alarm System	1997	20	15,000	2010	14,758	1,008				18,448														
Boiler	1997	25	27,750	2010	25,322	1,606									39,565									
Boiler	1997	25	27,750	2010	25,322	1,606									39,565									
Carpet Replace	1997	15	4,500	1997	7,934	374	7,438																11,588	
Interior Paint	2013	15	14,000	2013	0	1,165															21,812			
Atrium Floor Seal	2009	5	3,500	2010	3,151	754	3,939					4,567					5,294						6,137	
Building Painting (2010)	2010	10	25,000	2010	10,079	2,898							33,598											
Roof (2009)	2009	20	110,000	2009	39,734	7,392																	198,672	
Total					234,502	23,928	11,377	17,389	0	60,879	0	4,567	44,349	0	79,130	0	5,294	99,710	0	0	21,812	216,397	0	

Current Reserve 62,472

Shortfall (172,030)