

HIDDEN LAKE VILLAS CONDOMINIUM ASSOCIATION, INC.
Structural Integrity Reserve Study: 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	REPLACEMENT COST	RESERVE YEARS				
									2025	2026	2027	2028	2029
									YEAR	YEAR	YEAR	YEAR	YEAR
ROOFING									1	2	3	4	5
BUILDING A: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$30,000	\$30,000					
BUILDING A: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$55,000	\$55,000					
BUILDING A: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000		\$300,000			
BUILDING B: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING B: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING B: SINGLE PLY FLAT ROOF	2011	17	2028	4	1	lump sum	\$300,000	\$300,000				\$300,000	
BUILDING C: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING C: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING C: SINGLE PLY FLAT ROOF	2016	17	2033	9	1	lump sum	\$300,000	\$300,000					
BUILDING D: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING D: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING D: SINGLE PLY FLAT ROOF	2016	17	2033	9	1	lump sum	\$300,000	\$300,000					
BUILDING E: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING E: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING E: SINGLE PLY FLAT ROOF	2011	17	2028	4	1	lump sum	\$300,000	\$300,000				\$300,000	
BUILDING F: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING F: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING F: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000		\$300,000			
BUILDING G: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING G: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING G: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000		\$300,000			
BUILDING H: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$30,000	\$30,000					
BUILDING H: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$55,000	\$55,000					
BUILDING H: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000		\$300,000			
ROOFING - TOTAL REPLACEMENT COST													
PRIMARY STRUCTURAL MEMBERS									1	2	3	4	5
BUILDING A: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING B: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING C: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING D: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING E: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING F: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING G: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING H: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
PRIMARY STRUCTURAL MEMBERS - TOTAL REPLACEMENT COST													
FIREPROOFING AND FIRE PROTECTION SYSTEMS									1	2	3	4	5
BUILDING A: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
BUILDING B: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
BUILDING C: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
BUILDING D: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2020	30	2050	26	1	lump sum	\$39,000	\$39,000					
BUILDING E: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2020	30	2050	26	1	lump sum	\$39,000	\$39,000					
BUILDING F: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
BUILDING G: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2020	30	2050	26	1	lump sum	\$39,000	\$39,000					
BUILDING H: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
FIREPROOFING AND FIRE PROTECTION SYSTEMS - TOTAL REPLACEMENT COST													
PLUMBING SYSTEMS									1	2	3	4	5
BUILDING A: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING B: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING C: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING D: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING E: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING F: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING G: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING H: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
PLUMBING SYSTEMS - TOTAL REPLACEMENT COST													
ELECTRICAL SYSTEMS									1	2	3	4	5
BUILDING A: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING B: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING C: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING D: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING E: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING F: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING G: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING H: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
ELECTRICAL SYSTEMS - TOTAL REPLACEMENT COSTS													

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									2025	2026	2027	2028	2029
									YEAR	YEAR	YEAR	YEAR	YEAR
WATERPROOFING AND EXTERIOR PAINTING									1	2	3	4	5
BUILDING A: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING A: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING A: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800			\$3,800		
BUILDING B: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING B: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING B: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800			\$3,800		
BUILDING C: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING C: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING C: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800			\$3,800		
BUILDING D: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING D: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING D: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800			\$3,800		
BUILDING E: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING E: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING E: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800			\$3,800		
BUILDING F: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING F: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING F: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800			\$3,800		
BUILDING G: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING G: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING G: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800			\$3,800		
BUILDING H: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING H: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING H: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800			\$3,800		
WATERPROOFING AND EXTERIOR PAINTING - TOTAL REPLACEMENT COST								\$730,400					
WINDOWS AND DOORS									1	2	3	4	5
BUILDING A: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING A: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING B: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING B: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING C: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING C: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING D: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING D: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING E: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING E: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING F: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING F: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING G: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING G: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING H: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING H: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
WINDOWS AND DOORS - TOTAL REPLACEMENT COST								\$1,424,000					
ALL CATEGORIES - TOTAL REPLACEMENT COST								\$6,076,400					
								YEAR:	2025	2026	2027	2028	2029
								YEARLY TOTAL:	\$0	\$1,200,000	\$30,400	\$600,000	\$0
								YEARLY TOTAL WITH 2% INFLATION:	\$0	\$1,248,480	\$32,261	\$649,459	\$0
								BEGINNING OF YEAR BALANCE:	\$1,536,500	\$1,774,183	\$769,173	\$980,051	\$579,569
								INTEREST (.5%):	\$7,683	\$8,871	\$3,846	\$4,900	\$2,898
								YEARLY ASSESSMENT (2% ANNUAL INCREASE):	\$230,000	\$234,600	\$239,292	\$244,078	\$248,959
								RESERVE CASH OUTFLOW:	\$0	\$1,248,480	\$32,261	\$649,459	\$0
								END OF YEAR BALANCE:	\$1,774,183	\$769,173	\$980,051	\$579,569	\$831,427

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									2030	2031	2032	2033	2034
									YEAR	YEAR	YEAR	YEAR	YEAR
ROOFING									6	7	8	9	10
BUILDING A: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$30,000	\$30,000					
BUILDING A: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$55,000	\$55,000					
BUILDING A: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000					
BUILDING B: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING B: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING B: SINGLE PLY FLAT ROOF	2011	17	2028	4	1	lump sum	\$300,000	\$300,000					
BUILDING C: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING C: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING C: SINGLE PLY FLAT ROOF	2016	17	2033	9	1	lump sum	\$300,000	\$300,000				\$300,000	
BUILDING D: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING D: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING D: SINGLE PLY FLAT ROOF	2016	17	2033	9	1	lump sum	\$300,000	\$300,000				\$300,000	
BUILDING E: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING E: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING E: SINGLE PLY FLAT ROOF	2011	17	2028	4	1	lump sum	\$300,000	\$300,000					
BUILDING F: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING F: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING F: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000					
BUILDING G: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING G: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING G: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000					
BUILDING H: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$30,000	\$30,000					
BUILDING H: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$55,000	\$55,000					
BUILDING H: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000					
ROOFING - TOTAL REPLACEMENT COST													
									6	7	8	9	10
PRIMARY STRUCTURAL MEMBERS													
BUILDING A: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING B: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING C: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING D: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING E: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING F: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING G: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING H: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
PRIMARY STRUCTURAL MEMBERS - TOTAL REPLACEMENT COST													
									6	7	8	9	10
FIREPROOFING AND FIRE PROTECTION SYSTEMS													
BUILDING A: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
BUILDING B: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
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BUILDING D: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2020	30	2050	26	1	lump sum	\$39,000	\$39,000					
BUILDING E: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2020	30	2050	26	1	lump sum	\$39,000	\$39,000					
BUILDING F: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
BUILDING G: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2020	30	2050	26	1	lump sum	\$39,000	\$39,000					
BUILDING H: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
FIREPROOFING AND FIRE PROTECTION SYSTEMS - TOTAL REPLACEMENT COST													
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PLUMBING SYSTEMS													
BUILDING A: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000				\$10,000	
BUILDING B: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000				\$10,000	
BUILDING C: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000				\$10,000	
BUILDING D: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000				\$10,000	
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BUILDING F: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000				\$10,000	
BUILDING G: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000				\$10,000	
BUILDING H: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000				\$10,000	
PLUMBING SYSTEMS - TOTAL REPLACEMENT COST													
									6	7	8	9	10
ELECTRICAL SYSTEMS													
BUILDING A: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING B: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING C: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
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BUILDING G: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
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ELECTRICAL SYSTEMS - TOTAL REPLACEMENT COSTS													
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									YEAR	YEAR	YEAR	YEAR	YEAR
WATERPROOFING AND EXTERIOR PAINTING									6	7	8	9	10
BUILDING A: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING A: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING A: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800		\$3,800			
BUILDING B: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING B: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING B: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800		\$3,800			
BUILDING C: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING C: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING C: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800		\$3,800			
BUILDING D: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING D: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING D: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800		\$3,800			
BUILDING E: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING E: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING E: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800		\$3,800			
BUILDING F: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING F: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING F: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800		\$3,800			
BUILDING G: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING G: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING G: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800		\$3,800			
BUILDING H: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING H: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING H: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800		\$3,800			
WATERPROOFING AND EXTERIOR PAINTING - TOTAL REPLACEMENT COST								\$730,400					
WINDOWS AND DOORS									6	7	8	9	10
BUILDING A: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING A: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING B: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING B: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING C: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING C: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING D: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING D: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING E: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING E: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING F: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING F: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING G: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING G: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING H: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING H: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
WINDOWS AND DOORS - TOTAL REPLACEMENT COST								\$1,424,000					
ALL CATEGORIES - TOTAL REPLACEMENT COST								\$6,076,400					
YEAR:									2030	2031	2032	2033	2034
YEARLY TOTAL:									\$0	\$410,400	\$0	\$680,000	\$0
YEARLY TOTAL WITH 2% INFLATION:									\$0	\$471,421	\$0	\$812,663	\$0
BEGINNING OF YEAR BALANCE:									\$831,427	\$1,089,522	\$882,567	\$1,151,177	\$613,752
INTEREST (.5%):									\$4,157	\$5,448	\$4,413	\$5,756	\$3,069
YEARLY ASSESSMENT (2% ANNUAL INCREASE):									\$253,939	\$259,017	\$264,198	\$269,482	\$274,871
RESERVE CASH OUTFLOW:									\$0	\$471,421	\$0	\$812,663	\$0
END OF YEAR BALANCE:									\$1,089,522	\$882,567	\$1,151,177	\$613,752	\$891,692

HIDDEN LAKE VILLAS CONDOMINIUM ASSOCIATION, INC.
Structural Integrity Reserve Study: 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	REPLACEMENT COST	RESERVE YEARS				
									2035	2036	2037	2038	2039
									YEAR	YEAR	YEAR	YEAR	YEAR
ROOFING									11	12	13	14	15
BUILDING A: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$30,000	\$30,000					
BUILDING A: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$55,000	\$55,000					
BUILDING A: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000					
BUILDING B: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING B: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING B: SINGLE PLY FLAT ROOF	2011	17	2028	4	1	lump sum	\$300,000	\$300,000					
BUILDING C: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING C: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING C: SINGLE PLY FLAT ROOF	2016	17	2033	9	1	lump sum	\$300,000	\$300,000					
BUILDING D: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING D: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING D: SINGLE PLY FLAT ROOF	2016	17	2033	9	1	lump sum	\$300,000	\$300,000					
BUILDING E: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING E: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING E: SINGLE PLY FLAT ROOF	2011	17	2028	4	1	lump sum	\$300,000	\$300,000					
BUILDING F: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING F: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING F: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000					
BUILDING G: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING G: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING G: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000					
BUILDING H: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$30,000	\$30,000					
BUILDING H: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$55,000	\$55,000					
BUILDING H: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000					
ROOFING - TOTAL REPLACEMENT COST								\$3,170,000					
PRIMARY STRUCTURAL MEMBERS									11	12	13	14	15
BUILDING A: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING B: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING C: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING D: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING E: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING F: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING G: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING H: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
PRIMARY STRUCTURAL MEMBERS - TOTAL REPLACEMENT COST								\$160,000					
FIREPROOFING AND FIRE PROTECTION SYSTEMS									11	12	13	14	15
BUILDING A: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
BUILDING B: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
BUILDING C: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
BUILDING D: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2020	30	2050	26	1	lump sum	\$39,000	\$39,000					
BUILDING E: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2020	30	2050	26	1	lump sum	\$39,000	\$39,000					
BUILDING F: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
BUILDING G: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2020	30	2050	26	1	lump sum	\$39,000	\$39,000					
BUILDING H: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
FIREPROOFING AND FIRE PROTECTION SYSTEMS - TOTAL REPLACEMENT COST								\$312,000					
PLUMBING SYSTEMS									11	12	13	14	15
BUILDING A: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING B: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING C: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING D: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING E: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING F: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING G: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING H: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
PLUMBING SYSTEMS - TOTAL REPLACEMENT COST								\$80,000					
ELECTRICAL SYSTEMS									11	12	13	14	15
BUILDING A: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING B: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING C: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING D: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING E: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING F: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING G: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING H: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
ELECTRICAL SYSTEMS - TOTAL REPLACEMENT COSTS								\$200,000					

HIDDEN LAKE VILLAS CONDOMINIUM ASSOCIATION, INC.
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BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	REPLACEMENT COST	RESERVE YEARS				
									2035	2036	2037	2038	2039
									YEAR	YEAR	YEAR	YEAR	YEAR
WATERPROOFING AND EXTERIOR PAINTING									11	12	13	14	15
BUILDING A: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING A: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500			\$42,500		
BUILDING A: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800	\$3,800				\$3,800
BUILDING B: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING B: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500			\$42,500		
BUILDING B: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800	\$3,800				\$3,800
BUILDING C: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING C: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500			\$42,500		
BUILDING C: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800	\$3,800				\$3,800
BUILDING D: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING D: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500			\$42,500		
BUILDING D: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800	\$3,800				\$3,800
BUILDING E: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING E: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500			\$42,500		
BUILDING E: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800	\$3,800				\$3,800
BUILDING F: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING F: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500			\$42,500		
BUILDING F: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800	\$3,800				\$3,800
BUILDING G: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING G: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500			\$42,500		
BUILDING G: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800	\$3,800				\$3,800
BUILDING H: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING H: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500			\$42,500		
BUILDING H: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800	\$3,800				\$3,800
WATERPROOFING AND EXTERIOR PAINTING - TOTAL REPLACEMENT COST								\$730,400					
WINDOWS AND DOORS									11	12	13	14	15
BUILDING A: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING A: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING B: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING B: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING C: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING C: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING D: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING D: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING E: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING E: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING F: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING F: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING G: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING G: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING H: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING H: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
WINDOWS AND DOORS - TOTAL REPLACEMENT COST								\$1,424,000					
ALL CATEGORIES - TOTAL REPLACEMENT COST								\$6,076,400					
YEAR:									2035	2036	2037	2038	2039
YEARLY TOTAL:									\$30,400	\$0	\$340,000	\$0	\$30,400
YEARLY TOTAL WITH 2% INFLATION:									\$37,799	\$0	\$439,826	\$0	\$40,914
BEGINNING OF YEAR BALANCE:									\$891,692	\$1,138,720	\$1,430,390	\$1,289,411	\$1,593,388
INTEREST (.5%):									\$4,458	\$5,694	\$7,152	\$6,447	\$7,967
YEARLY ASSESSMENT (2% ANNUAL INCREASE):									\$280,369	\$285,976	\$291,696	\$297,530	\$303,480
RESERVE CASH OUTFLOW:									\$37,799	\$0	\$439,826	\$0	\$40,914
END OF YEAR BALANCE:									\$1,138,720	\$1,430,390	\$1,289,411	\$1,593,388	\$1,863,921

HIDDEN LAKE VILLAS CONDOMINIUM ASSOCIATION, INC.
Structural Integrity Reserve Study: 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	REPLACEMENT COST	RESERVE YEARS				
									2040	2041	2042	2043	2044
									YEAR	YEAR	YEAR	YEAR	YEAR
ROOFING									16	17	18	19	20
BUILDING A: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$30,000	\$30,000				\$30,000	
BUILDING A: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$55,000	\$55,000					
BUILDING A: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000				\$300,000	
BUILDING B: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000				\$38,000	
BUILDING B: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING B: SINGLE PLY FLAT ROOF	2011	17	2028	4	1	lump sum	\$300,000	\$300,000					
BUILDING C: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000				\$38,000	
BUILDING C: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING C: SINGLE PLY FLAT ROOF	2016	17	2033	9	1	lump sum	\$300,000	\$300,000					
BUILDING D: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000				\$38,000	
BUILDING D: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING D: SINGLE PLY FLAT ROOF	2016	17	2033	9	1	lump sum	\$300,000	\$300,000					
BUILDING E: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000				\$38,000	
BUILDING E: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING E: SINGLE PLY FLAT ROOF	2011	17	2028	4	1	lump sum	\$300,000	\$300,000					
BUILDING F: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000				\$38,000	
BUILDING F: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING F: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000				\$300,000	
BUILDING G: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000				\$38,000	
BUILDING G: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING G: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000				\$300,000	
BUILDING H: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$30,000	\$30,000				\$30,000	
BUILDING H: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$55,000	\$55,000					
BUILDING H: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000				\$300,000	
ROOFING - TOTAL REPLACEMENT COST									\$3,170,000				
PRIMARY STRUCTURAL MEMBERS									16	17	18	19	20
BUILDING A: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING B: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING C: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING D: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING E: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING F: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING G: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING H: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
PRIMARY STRUCTURAL MEMBERS - TOTAL REPLACEMENT COST									\$160,000				
FIREPROOFING AND FIRE PROTECTION SYSTEMS									16	17	18	19	20
BUILDING A: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
BUILDING B: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
BUILDING C: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
BUILDING D: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2020	30	2050	26	1	lump sum	\$39,000	\$39,000					
BUILDING E: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2020	30	2050	26	1	lump sum	\$39,000	\$39,000					
BUILDING F: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
BUILDING G: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2020	30	2050	26	1	lump sum	\$39,000	\$39,000					
BUILDING H: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
FIREPROOFING AND FIRE PROTECTION SYSTEMS - TOTAL REPLACEMENT COST									\$312,000				
PLUMBING SYSTEMS									16	17	18	19	20
BUILDING A: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING B: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING C: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING D: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING E: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING F: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING G: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING H: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
PLUMBING SYSTEMS - TOTAL REPLACEMENT COST									\$80,000				
ELECTRICAL SYSTEMS									16	17	18	19	20
BUILDING A: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING B: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING C: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING D: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING E: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING F: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING G: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING H: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
ELECTRICAL SYSTEMS - TOTAL REPLACEMENT COSTS									\$200,000				

HIDDEN LAKE VILLAS CONDOMINIUM ASSOCIATION, INC.
Structural Integrity Reserve Study: 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	REPLACEMENT COST	RESERVE YEARS				
									2040	2041	2042	2043	2044
									YEAR	YEAR	YEAR	YEAR	YEAR
WATERPROOFING AND EXTERIOR PAINTING									16	17	18	19	20
BUILDING A: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING A: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING A: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800				\$3,800	
BUILDING B: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING B: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING B: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800				\$3,800	
BUILDING C: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING C: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING C: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800				\$3,800	
BUILDING D: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING D: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING D: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800				\$3,800	
BUILDING E: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING E: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING E: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800				\$3,800	
BUILDING F: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING F: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING F: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800				\$3,800	
BUILDING G: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING G: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING G: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800				\$3,800	
BUILDING H: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING H: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING H: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800				\$3,800	
WATERPROOFING AND EXTERIOR PAINTING - TOTAL REPLACEMENT COST								\$730,400					
WINDOWS AND DOORS									16	17	18	19	20
BUILDING A: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING A: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING B: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING B: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING C: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING C: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING D: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING D: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING E: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING E: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING F: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING F: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING G: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING G: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING H: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING H: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
WINDOWS AND DOORS - TOTAL REPLACEMENT COST								\$1,424,000					
ALL CATEGORIES - TOTAL REPLACEMENT COST								\$6,076,400					
								YEAR:	2040	2041	2042	2043	2044
								YEARLY TOTAL:	\$0	\$380,000	\$0	\$1,518,400	\$0
								YEARLY TOTAL WITH 2% INFLATION:	\$0	\$532,092	\$0	\$2,212,022	\$0
								BEGINNING OF YEAR BALANCE:	\$1,863,921	\$2,182,790	\$1,977,353	\$2,309,295	\$437,316
								INTEREST (.5%):	\$9,320	\$10,914	\$9,887	\$11,546	\$2,187
								YEARLY ASSESSMENT (2% ANNUAL INCREASE):	\$309,550	\$315,741	\$322,056	\$328,497	\$335,067
								RESERVE CASH OUTFLOW:	\$0	\$532,092	\$0	\$2,212,022	\$0
								END OF YEAR BALANCE:	\$2,182,790	\$1,977,353	\$2,309,295	\$437,316	\$774,569

HIDDEN LAKE VILLAS CONDOMINIUM ASSOCIATION, INC.
Structural Integrity Reserve Study: 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	REPLACEMENT COST	RESERVE YEARS				
									2045	2046	2047	2048	2049
									YEAR	YEAR	YEAR	YEAR	YEAR
ROOFING									21	22	23	24	25
BUILDING A: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$30,000	\$30,000					
BUILDING A: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$55,000	\$55,000					
BUILDING A: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000					
BUILDING B: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING B: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING B: SINGLE PLY FLAT ROOF	2011	17	2028	4	1	lump sum	\$300,000	\$300,000	\$300,000				
BUILDING C: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING C: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING C: SINGLE PLY FLAT ROOF	2016	17	2033	9	1	lump sum	\$300,000	\$300,000					
BUILDING D: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING D: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING D: SINGLE PLY FLAT ROOF	2016	17	2033	9	1	lump sum	\$300,000	\$300,000					
BUILDING E: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING E: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING E: SINGLE PLY FLAT ROOF	2011	17	2028	4	1	lump sum	\$300,000	\$300,000	\$300,000				
BUILDING F: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING F: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING F: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000					
BUILDING G: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING G: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING G: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000					
BUILDING H: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$30,000	\$30,000					
BUILDING H: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$55,000	\$55,000					
BUILDING H: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000					
ROOFING - TOTAL REPLACEMENT COST									\$3,170,000				
PRIMARY STRUCTURAL MEMBERS									21	22	23	24	25
BUILDING A: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING B: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING C: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING D: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING E: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING F: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING G: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
BUILDING H: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000					
PRIMARY STRUCTURAL MEMBERS - TOTAL REPLACEMENT COST									\$160,000				
FIREPROOFING AND FIRE PROTECTION SYSTEMS									21	22	23	24	25
BUILDING A: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000				\$39,000	
BUILDING B: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000				\$39,000	
BUILDING C: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000				\$39,000	
BUILDING D: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2020	30	2050	26	1	lump sum	\$39,000	\$39,000					
BUILDING E: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2020	30	2050	26	1	lump sum	\$39,000	\$39,000					
BUILDING F: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000				\$39,000	
BUILDING G: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2020	30	2050	26	1	lump sum	\$39,000	\$39,000					
BUILDING H: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000				\$39,000	
FIREPROOFING AND FIRE PROTECTION SYSTEMS - TOTAL REPLACEMENT COST									\$312,000				
PLUMBING SYSTEMS									21	22	23	24	25
BUILDING A: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING B: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING C: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING D: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING E: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING F: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING G: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING H: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
PLUMBING SYSTEMS - TOTAL REPLACEMENT COST									\$80,000				
ELECTRICAL SYSTEMS									21	22	23	24	25
BUILDING A: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING B: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING C: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING D: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING E: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING F: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING G: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING H: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
ELECTRICAL SYSTEMS - TOTAL REPLACEMENT COSTS									\$200,000				

HIDDEN LAKE VILLAS CONDOMINIUM ASSOCIATION, INC.
Structural Integrity Reserve Study: 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	REPLACEMENT COST	RESERVE YEARS				
									2045	2046	2047	2048	2049
									YEAR	YEAR	YEAR	YEAR	YEAR
WATERPROOFING AND EXTERIOR PAINTING									21	22	23	24	25
BUILDING A: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING A: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING A: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800			\$3,800		
BUILDING B: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING B: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING B: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800			\$3,800		
BUILDING C: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING C: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING C: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800			\$3,800		
BUILDING D: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING D: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING D: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800			\$3,800		
BUILDING E: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING E: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING E: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800			\$3,800		
BUILDING F: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING F: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING F: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800			\$3,800		
BUILDING G: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING G: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING G: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800			\$3,800		
BUILDING H: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000					
BUILDING H: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING H: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800			\$3,800		
WATERPROOFING AND EXTERIOR PAINTING - TOTAL REPLACEMENT COST								\$730,400					
WINDOWS AND DOORS									21	22	23	24	25
BUILDING A: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING A: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING B: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING B: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING C: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING C: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING D: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING D: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING E: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING E: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING F: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING F: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING G: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING G: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING H: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING H: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
WINDOWS AND DOORS - TOTAL REPLACEMENT COST								\$1,424,000					
ALL CATEGORIES - TOTAL REPLACEMENT COST								\$6,076,400					
								YEAR:	2045	2046	2047	2048	2049
								YEARLY TOTAL:	\$600,000	\$0	\$30,400	\$195,000	\$0
								YEARLY TOTAL WITH 2% INFLATION:	\$909,400	\$0	\$47,938	\$313,645	\$0
								BEGINNING OF YEAR BALANCE:	\$774,569	\$210,810	\$560,468	\$870,908	\$924,304
								INTEREST (.5%):	\$3,873	\$1,054	\$2,802	\$4,355	\$4,622
								YEARLY ASSESSMENT (2% ANNUAL INCREASE):	\$341,768	\$348,603	\$355,575	\$362,687	\$369,941
								RESERVE CASH OUTFLOW:	\$909,400	\$0	\$47,938	\$313,645	\$0
								END OF YEAR BALANCE:	\$210,810	\$560,468	\$870,908	\$924,304	\$1,298,866

HIDDEN LAKE VILLAS CONDOMINIUM ASSOCIATION, INC.
Structural Integrity Reserve Study: 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	REPLACEMENT COST	RESERVE YEARS				
									2050	2051	2052	2053	2054
									YEAR	YEAR	YEAR	YEAR	YEAR
ROOFING									26	27	28	29	30
BUILDING A: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$30,000	\$30,000					
BUILDING A: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$55,000	\$55,000					
BUILDING A: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000					
BUILDING B: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING B: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING B: SINGLE PLY FLAT ROOF	2011	17	2028	4	1	lump sum	\$300,000	\$300,000					
BUILDING C: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING C: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING C: SINGLE PLY FLAT ROOF	2016	17	2033	9	1	lump sum	\$300,000	\$300,000	\$300,000				
BUILDING D: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING D: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING D: SINGLE PLY FLAT ROOF	2016	17	2033	9	1	lump sum	\$300,000	\$300,000	\$300,000				
BUILDING E: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING E: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING E: SINGLE PLY FLAT ROOF	2011	17	2028	4	1	lump sum	\$300,000	\$300,000					
BUILDING F: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING F: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING F: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000					
BUILDING G: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$38,000	\$38,000					
BUILDING G: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$62,000	\$62,000					
BUILDING G: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000					
BUILDING H: INTERIOR MANSARD ROOF	1973	40	2043	19	1	lump sum	\$30,000	\$30,000					
BUILDING H: EXTERIOR MANSARD ROOF	2020	40	2060	36	1	lump sum	\$55,000	\$55,000					
BUILDING H: SINGLE PLY FLAT ROOF	2009	17	2026	2	1	lump sum	\$300,000	\$300,000					
ROOFING - TOTAL REPLACEMENT COST								\$3,170,000					
PRIMARY STRUCTURAL MEMBERS									26	27	28	29	30
BUILDING A: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING B: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING C: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING D: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING E: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING F: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING G: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
BUILDING H: CONCRETE AND CMU REPAIRS	2021	10	2031	7	1	lump sum	\$20,000	\$20,000		\$20,000			
PRIMARY STRUCTURAL MEMBERS - TOTAL REPLACEMENT COST								\$160,000					
FIREPROOFING AND FIRE PROTECTION SYSTEMS									26	27	28	29	30
BUILDING A: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
BUILDING B: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
BUILDING C: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
BUILDING D: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2020	30	2050	26	1	lump sum	\$39,000	\$39,000	\$39,000				
BUILDING E: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2020	30	2050	26	1	lump sum	\$39,000	\$39,000	\$39,000				
BUILDING F: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
BUILDING G: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2020	30	2050	26	1	lump sum	\$39,000	\$39,000	\$39,000				
BUILDING H: FACP AND AUDIO VISUAL FIRE ALARM SYSTEM	2018	30	2048	24	1	lump sum	\$39,000	\$39,000					
FIREPROOFING AND FIRE PROTECTION SYSTEMS - TOTAL REPLACEMENT COST								\$312,000					
PLUMBING SYSTEMS									26	27	28	29	30
BUILDING A: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING B: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING C: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING D: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING E: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING F: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING G: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
BUILDING H: PLUMBING REPAIRS	1973	60	2033	9	1	lump sum	\$10,000	\$10,000					
PLUMBING SYSTEMS - TOTAL REPLACEMENT COST								\$80,000					
ELECTRICAL SYSTEMS									26	27	28	29	30
BUILDING A: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING B: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING C: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING D: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING E: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING F: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING G: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
BUILDING H: ELECTRICAL SYSTEM UPGRADE	2023	50	2073	49	1	lump sum	\$25,000	\$25,000					
ELECTRICAL SYSTEMS - TOTAL REPLACEMENT COSTS								\$200,000					

HIDDEN LAKE VILLAS CONDOMINIUM ASSOCIATION, INC.
Structural Integrity Reserve Study: 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	REPLACEMENT COST	RESERVE YEARS				
									2050	2051	2052	2053	2054
									YEAR	YEAR	YEAR	YEAR	YEAR
WATERPROOFING AND EXTERIOR PAINTING									26	27	28	29	30
BUILDING A: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING A: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING A: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800		\$3,800			
BUILDING B: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING B: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING B: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800		\$3,800			
BUILDING C: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING C: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING C: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800		\$3,800			
BUILDING D: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING D: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING D: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800		\$3,800			
BUILDING E: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING E: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING E: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800		\$3,800			
BUILDING F: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING F: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING F: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800		\$3,800			
BUILDING G: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING G: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING G: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800		\$3,800			
BUILDING H: EXTERIOR PAINTING AND RESTORATION	2021	10	2031	7	1	lump sum	\$45,000	\$45,000		\$45,000			
BUILDING H: BALCONY WATERPROOFING	2012	25	2037	13	1	lump sum	\$42,500	\$42,500					
BUILDING H: BREEZEWAY WATERPROOFING	2023	4	2027	3	1	lump sum	\$3,800	\$3,800		\$3,800			
WATERPROOFING AND EXTERIOR PAINTING - TOTAL REPLACEMENT COST								\$730,400					
WINDOWS AND DOORS									26	27	28	29	30
BUILDING A: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING A: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING B: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING B: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING C: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING C: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING D: COMMON EXTERIOR WINDOWS	2020	35	2055	31	1	lump sum	\$103,000	\$103,000					
BUILDING D: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING E: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING E: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING F: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING F: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING G: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING G: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
BUILDING H: COMMON EXTERIOR WINDOWS	2021	35	2056	32	1	lump sum	\$103,000	\$103,000					
BUILDING H: COMMON EXTERIOR DOORS	2024	35	2059	35	1	lump sum	\$43,750	\$75,000					
WINDOWS AND DOORS - TOTAL REPLACEMENT COST								\$1,424,000					
ALL CATEGORIES - TOTAL REPLACEMENT COST								\$6,076,400					
								YEAR:	2050	2051	2052	2053	2054
								YEARLY TOTAL:	\$717,000	\$410,400	\$0	\$0	\$0
								YEARLY TOTAL WITH 2% INFLATION:	\$1,199,841	\$700,506	\$0	\$0	\$0
								BEGINNING OF YEAR BALANCE:	\$1,298,866	\$482,859	\$169,653	\$563,085	\$966,336
								INTEREST (.5%):	\$6,494	\$2,414	\$848	\$2,815	\$4,832
								YEARLY ASSESSMENT (2% ANNUAL INCREASE):	\$377,339	\$384,886	\$392,584	\$400,436	\$408,444
								RESERVE CASH OUTFLOW:	\$1,199,841	\$700,506	\$0	\$0	\$0
								END OF YEAR BALANCE:	\$482,859	\$169,653	\$563,085	\$966,336	\$1,379,612