

RePlan™

Version 5.0

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SNOWFLAKE CONDOMINIUM ASSOCIATION, INC.

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**FY 2011 Reserve Plan - Adopted June 14, 2010,
Adusted for FY2010 Final Results 7/29/10**

Bennett Consulting, Inc.

5422 Madera Road
Colorado Springs, CO 80918
(719) 440-3064

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Snowflake Condominium Association, inc.

Reserve Plan Component List

Component		Units	Quantity		Economic Life		Current Unit Cost	2011		Future Cost
Number	Name		Total	Phase	Total	Rem'ng		Cost	Depreciation	
403	Concrete Surfaces - Repair/Replace	SF	6,000	6,000	2	0	1.00	6,000	3,000	6,000
New	Drywall acoustic ceilings	SF	4,000	4,000	30	0	2.00	8,000	267	8,000
204.2	Ext Surfaces - Repaint Walls	SF	13,080	3,600	4	0	1.60	5,760	1,440	5,760
1601	Interior Hallway Lights - Replace	SY	25	25	20	0	200.00	5,000	250	5,000
216.1	Interior Surfaces - Repaint Halls & ceilings	SF	23,375	16,730	8	0	1.00	16,730	2,091	16,730
New	Lighting 1st floor	EA	1	1	20	0	1,000.00	1,000	50	1,000
717	Miscellaneous Heaters - Replace	EA	10	10	25	0	2,870.00	28,700	1,148	28,700
2020	Plumbing Infrastructure	EA	1	1	3	0	5,000.00	5,000	1,667	5,000
204.1	Repair/seal/paint Garage Ceiling	SF	13,080	9,340	4	0	1.60	14,944	3,736	14,944
607	Wood Deck - Replace	SF	320	320	20	0	30.00	9,600	480	9,600
701	Boilers - Rebuild (Domestic)	EA	1	1	15	1	4,250.00	4,250	283	4,378
1501	Carpeting - Replace (1st Floor, Stairwells)	SY	125	125	6	1	22.00	2,750	458	2,833
1501	Carpeting - Replace (2nd - 5th)	SY	610	610	18	1	30.00	18,300	1,017	18,849
1405	Wood Benches - Replace	EA	6	6	18	1	500.00	3,000	167	3,090
New	Wood trim four halls	LF	900	900	20	1	5.00	4,500	225	4,635
New	Wood trim Lobby	EA	1	1	20	1	4,500.00	4,500	225	4,635
506	Glass Entry Door & Sidelite - Replace	EA	1	1	35	2	5,000.00	5,000	143	5,305
107	Wood Shake Roof - Replace w/ other	SQ	7	7	30	3	600.00	4,200	140	4,589
707	Elevator - Rebuild/Upgrade	EA	1	1	25	4	25,000.00	25,000	1,000	28,138
709	Elevator Cab - Remodel	EA	1	1	15	4	3,500.00	3,500	233	3,939
216.2	Interior Surfaces - Stairwells	SF	23,375	6,790	8	4	1.00	6,790	849	7,642
1416	Managers Unit - Remodel	EA	1	1	5	4	6,000.00	6,000	1,200	6,753
703	Hot Water Storage Tank - Replace	EA	2	2	15	6	2,500.00	5,000	333	5,970
706	HVAC Furnace - Replace	EA	2	2	20	6	4,500.00	9,000	450	10,746
502	Interior Steel Doors - Replace (Common)	EA	8	8	50	6	2,500.00	20,000	400	23,881
701	Boilers - Rebuild (Heat)	EA	2	2	15	8	6,500.00	13,000	867	16,468
907	Vehicle Barrier Arms - Replace	EA	1	1	12	8	2,500.00	2,500	208	3,167
1422	Millwork - Replace	LF	1,360	1,360	12	10	3.25	4,420	368	5,940
702	Boilers - Replace (Domestic)	EA	1	1	30	16	8,500.00	8,500	283	13,640
501	Wood Interior Doors (common) - Replace	EA	10	10	24	22	1,800.00	18,000	750	34,490
702	Boilers - Replace (Heat)	EA	2	2	30	23	20,000.00	40,000	1,333	78,943
721	Expansion Tanks - Replace	EA	1	1	30	23	4,000.00	4,000	133	7,894
506	Common Windows - 4th & 5th, H & SW	EA	8	8	35	34	577.00	4,616	132	12,610
506	Managers Unit Windows - Replace	EA	1	1	35	34	3,300.00	3,300	94	9,015
		EA	1	1	1	0	-	-	0	-
		EA	1	1	1	0	-	-	0	-
		EA	1	1	1	0	-	-	0	-
		EA	1	1	1	0	-	-	0	-
Capital Totals								320,860	25,421	

Snowflake Condominium Association, inc.									
Funding Plan									
Year	2011	2012	2013	2014	2015	2016	2017	2018	2019
Running Rate	25,421	26,184	26,970	27,779	28,612	29,470	30,354	31,265	32,203
Planned Funding from Dues	28,500	29,355	30,236	31,143	32,077	33,039	34,030	35,051	36,103
Monthly Budgeted Contribution from Dues	2,375	2,446	2,520	2,595	2,673	2,753	2,836	2,921	3,009
Special Assessment									
Total From Dues and Special Assessment	28,500	29,355	30,236	31,143	32,077	33,039	34,030	35,051	36,103
Interest Earned on Reserve Funds	1,007	610	664	869	761	711	785	853	827
Total Reserve Funding*	29,507	29,965	30,900	32,012	32,838	33,751	34,816	35,904	36,930

XXXXX Denotes funding is less than annual running rate.

* Excludes insurance or loan proceeds

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Snowflake Condominium Association, inc.									
Funding Plan									
Year	2020	2021	2022	2023	2024	2025	2026	2027	2028
Running Rate	33,169	34,164	35,189	36,245	37,332	38,452	39,606	40,794	42,018
Planned Funding from Dues	37,186	38,302	39,451	40,634	41,853	43,109	44,402	45,734	47,106
Monthly Budgeted Contribution from Dues	3,099	3,192	3,288	3,386	3,488	3,592	3,700	3,811	3,926
Special Assessment									
Total From Dues and Special Assessment	37,186	38,302	39,451	40,634	41,853	43,109	44,402	45,734	47,106
Interest Earned on Reserve Funds	757	1,000	1,329	1,468	1,600	1,930	2,257	2,241	2,277
Total Reserve Funding*	37,943	39,301	40,779	42,102	43,454	45,039	46,659	47,975	49,383

* Excludes insurance or loan proceeds

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Snowflake Condominium Association, inc.									
Funding Plan									
Year	2029	2030	2031	2032	2033	2034	2035	2036	2037
Running Rate	43,278	44,577	45,914	47,291	48,710	50,171	51,676	53,227	54,823
Planned Funding from Dues	48,519	49,975	51,474	53,018	54,609	56,247	57,935	59,673	61,463
Monthly Budgeted Contribution from Dues	4,043	4,165	4,290	4,418	4,551	4,687	4,828	4,973	5,122
Special Assessment									
Total From Dues and Special Assessment	48,519	49,975	51,474	53,018	54,609	56,247	57,935	59,673	61,463
Interest Earned on Reserve Funds	2,684	2,816	2,591	2,497	2,611	2,356	1,835	1,559	1,689
Total Reserve Funding*	51,203	52,790	54,065	55,515	57,220	58,604	59,770	61,232	63,152

* Excludes insurance or loan proceeds

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Snowflake Condominium Association, inc.									
Funding Plan									
Year	2038	2039	2040	2041	2042	2043	2044	2045	2046
Running Rate	56,468	58,162	59,907	61,704	63,555	65,462	67,426	69,449	71,532
Planned Funding from Dues	63,307	65,206	67,162	69,177	71,252	73,390	75,592	77,859	80,195
Monthly Budgeted Contribution from Dues	5,276	5,434	5,597	5,765	5,938	6,116	6,299	6,488	6,683
Special Assessment									
Total From Dues and Special Assessment	63,307	65,206	67,162	69,177	71,252	73,390	75,592	77,859	80,195
Interest Earned on Reserve Funds	2,113	2,338	2,274	2,383	2,791	2,863	2,923	3,263	3,750
Total Reserve Funding*	65,419	67,544	69,437	71,560	74,043	76,253	78,515	81,122	83,945

* Excludes insurance or loan proceeds

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Snowflake Condominium Association, inc.									
Funding Plan									
Year	2047	2048	2049	2050	2051	2052	2053	2054	2055
Running Rate	73,678	75,889	78,165	80,510	82,925	85,413	87,976	90,615	93,333
Planned Funding from Dues	82,601	85,079	87,631	90,260	92,968	95,757	98,630	101,589	104,636
Monthly Budgeted Contribution from Dues	6,883	7,090	7,303	7,522	7,747	7,980	8,219	8,466	8,720
Special Assessment									
Total From Dues and Special Assessment	82,601	85,079	87,631	90,260	92,968	95,757	98,630	101,589	104,636
Interest Earned on Reserve Funds	3,971	3,786	3,961	4,424	4,248	4,120	4,791	5,601	5,868
Total Reserve Funding*	86,572	88,865	91,593	94,684	97,216	99,877	103,421	107,190	110,504

* Excludes insurance or loan proceeds

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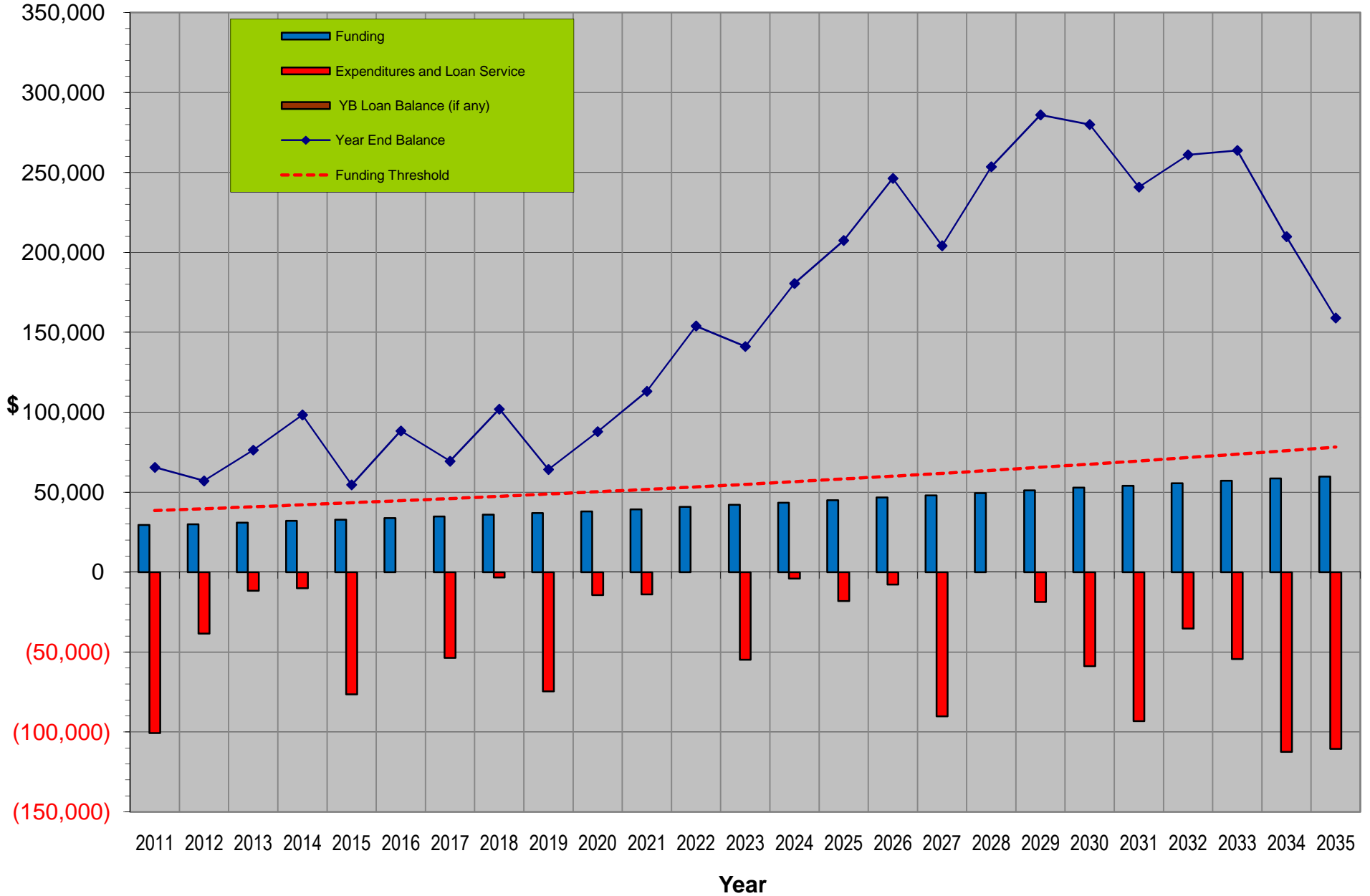
Snowflake Condominium Association, inc.						
Funding Plan						
	Year	2056	2057	2058	2059	2060
	Running Rate	96,133	99,017	101,988	105,047	108,199
	Planned Funding from Dues	107,775	111,009	114,339	117,769	121,302
	Monthly Budgeted Contribution from Dues	8,981	9,251	9,528	9,814	10,109
	Special Assessment					
	Total From Dues and Special Assessment	107,775	111,009	114,339	117,769	121,302
	Interest Earned on Reserve Funds	6,123	6,207	6,419	6,643	6,643
	Total Reserve Funding*	113,899	117,216	120,758	124,412	127,945

* Excludes insurance or loan proceeds

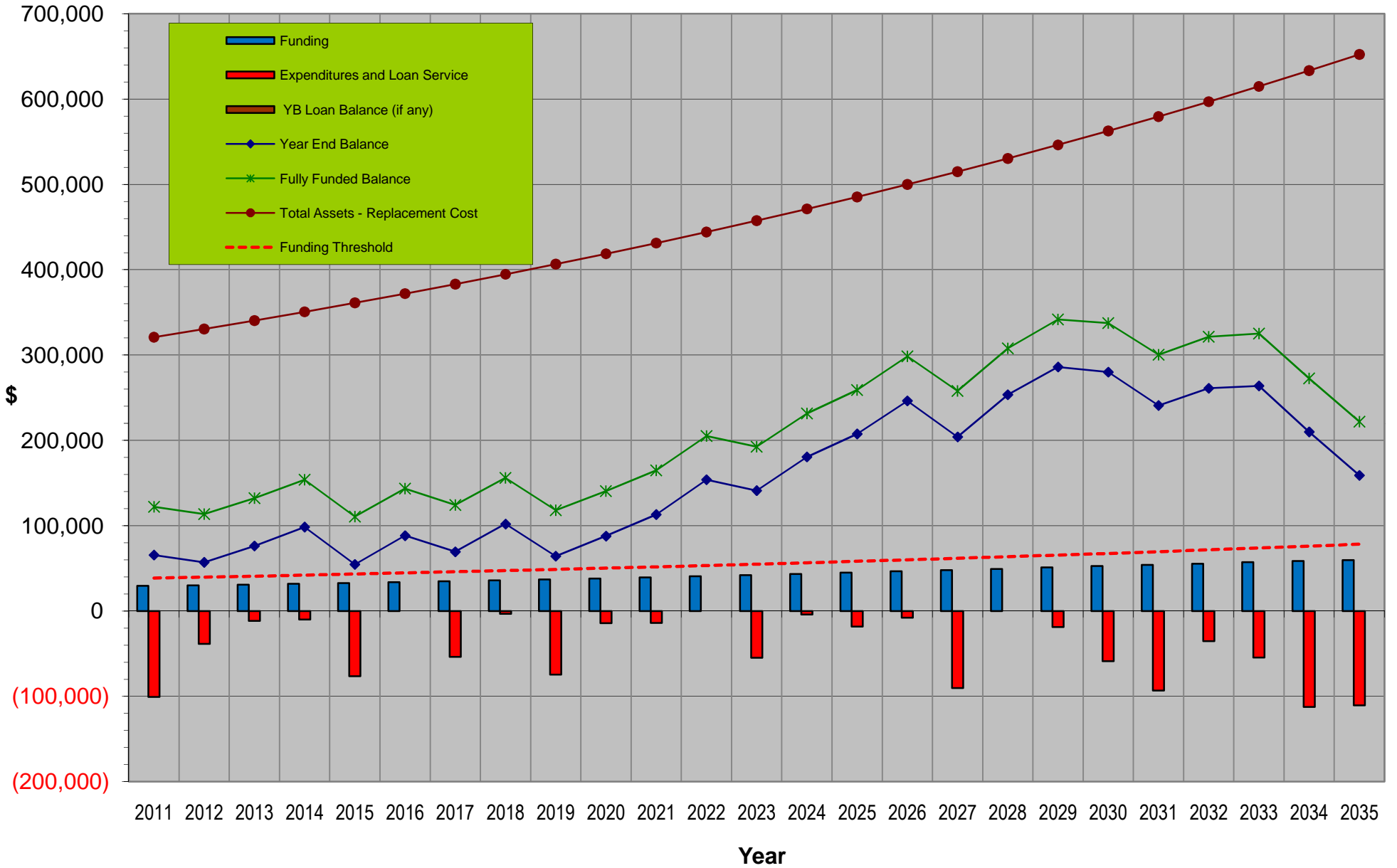
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The Snowflake Condominium Association, Inc.

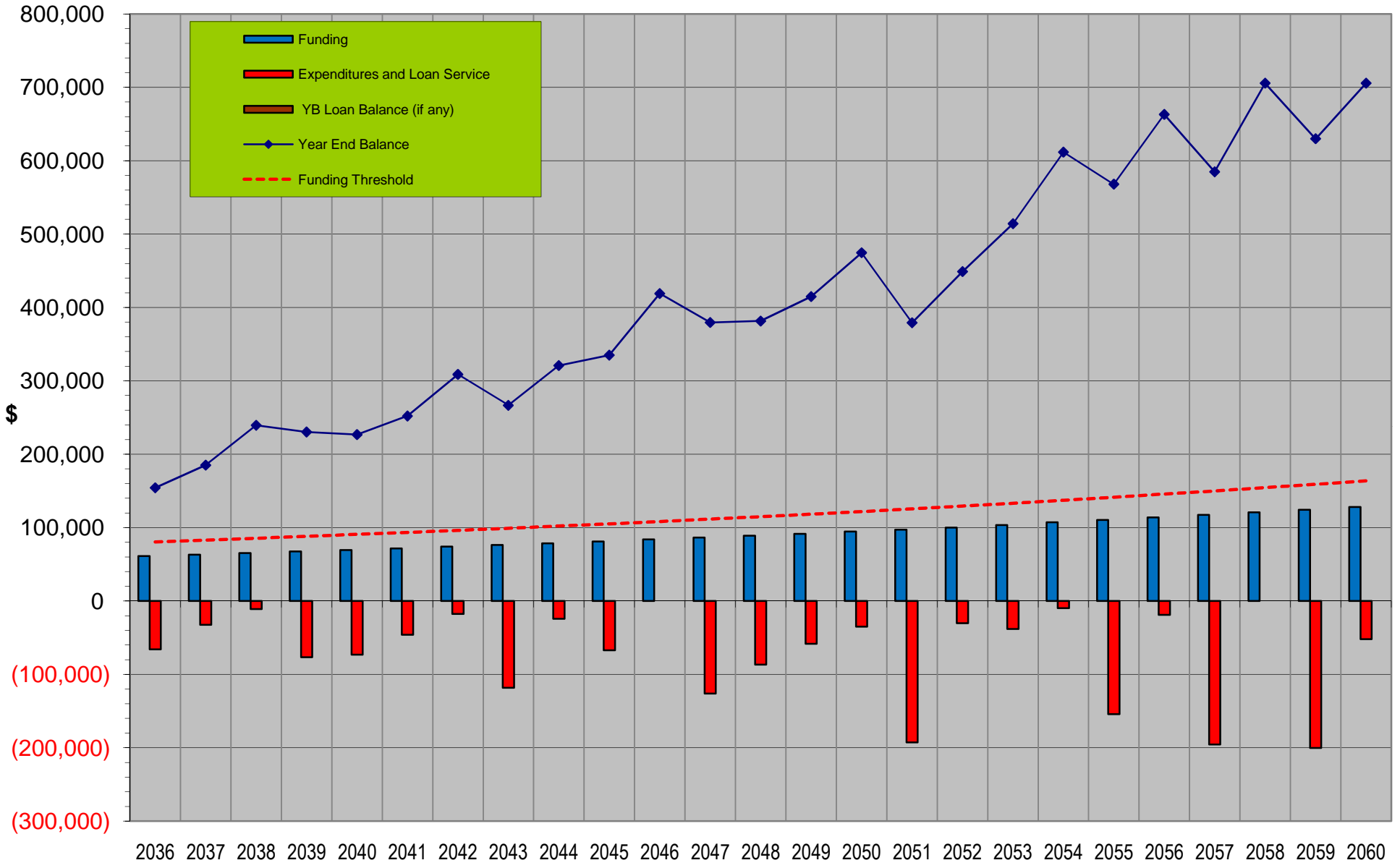
RePlan™ 25 Year Reserve Fund Cash Flow



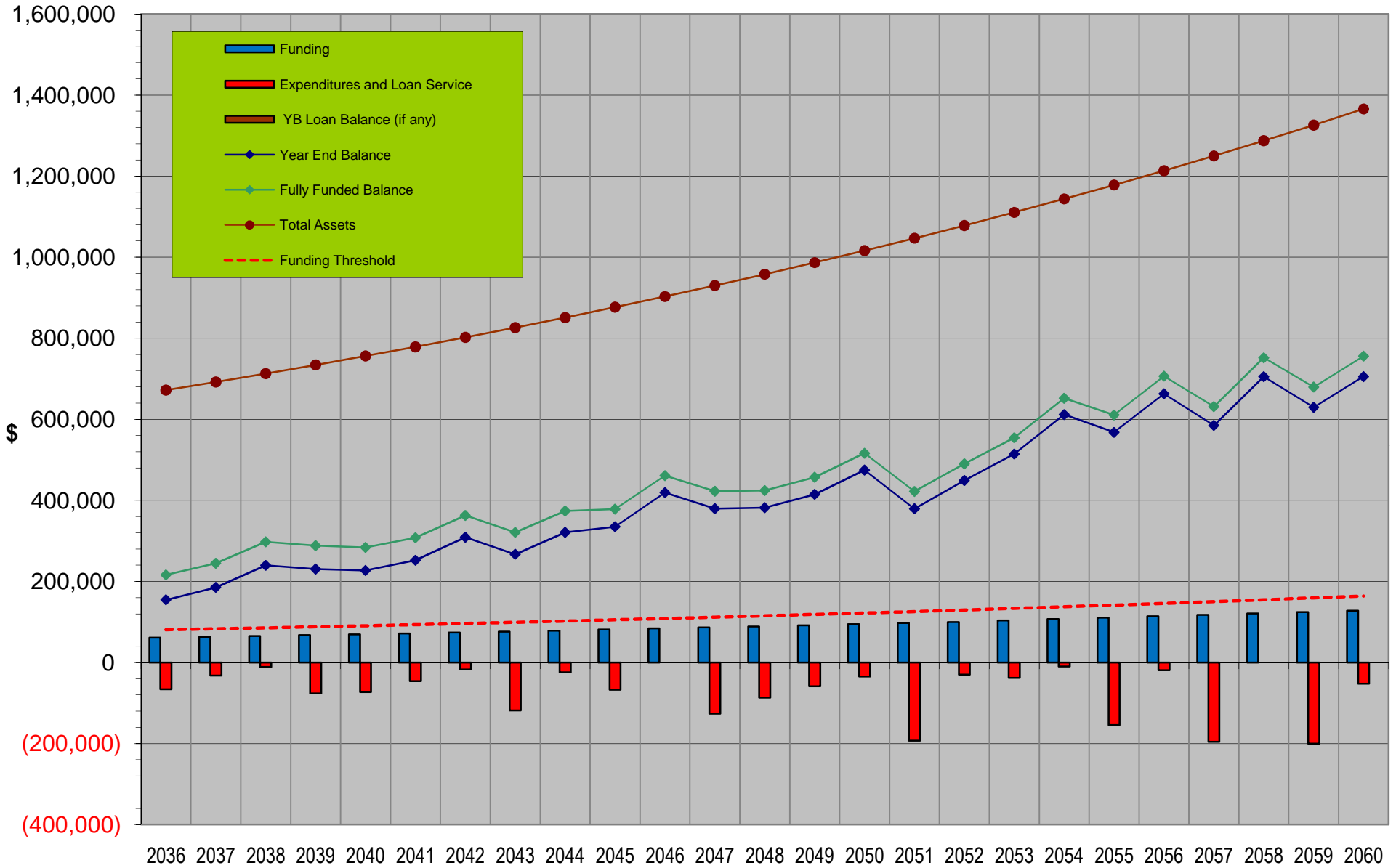
The Snowflake Condominium Association RePlan™ 25 Year Reserve Fund Cash Flow w/FFB



The Snowflake Condominium Association, Inc. RePlan™ Year 26 - 50 Reserve Fund Cash Flow



The Snowflake Condominium Association, Inc. RePlan™ Year 26 - 50 Reserve Fund Cash Flow



Year

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Snowflake Condominium Association, Component	Cash Flow Detail											
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Concrete Surfaces - Repair/Replace	6,000	-	6,365	-	6,753	-	7,164	-	7,601	-	8,063	-
Drywall acoustic ceilings	8,000	-	-	-	-	-	-	-	-	-	-	-
Ext Surfaces - Repaint Walls	5,760	-	-	-	6,483	-	-	-	7,297	-	-	-
Interior Hallway Lights - Replace	5,000	-	-	-	-	-	-	-	-	-	-	-
Interior Surfaces - Repaint Halls & ceilings	16,730	-	-	-	-	-	-	-	21,193	-	-	-
Lighting 1st floor	1,000	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Heaters - Replace	28,700	-	-	-	-	-	-	-	-	-	-	-
Plumbing Infrastructure	5,000	-	-	5,464	-	-	5,970	-	-	6,524	-	-
Repair/seal/paint Garage Ceiling	14,944	-	-	-	16,820	-	-	-	18,931	-	-	-
Wood Deck - Replace	9,600	-	-	-	-	-	-	-	-	-	-	-
Boilers - Rebuild (Domestic)	-	4,378	-	-	-	-	-	-	-	-	-	-
Carpeting - Replace (1st Floor, Stairwells)	-	2,833	-	-	-	-	-	3,382	-	-	-	-
Carpeting - Replace (2nd - 5th)	-	18,849	-	-	-	-	-	-	-	-	-	-
Wood Benches - Replace	-	3,090	-	-	-	-	-	-	-	-	-	-
Wood trim four halls	-	4,635	-	-	-	-	-	-	-	-	-	-
Wood trim Lobby	-	4,635	-	-	-	-	-	-	-	-	-	-
Glass Entry Door & Sidelite - Replace	-	-	5,305	-	-	-	-	-	-	-	-	-
Wood Shake Roof - Replace w/ other	-	-	-	4,589	-	-	-	-	-	-	-	-
Elevator - Rebuild/Upgrade	-	-	-	-	28,138	-	-	-	-	-	-	-
Elevator Cab - Remodel	-	-	-	-	3,939	-	-	-	-	-	-	-
Interior Surfaces - Stairwells	-	-	-	-	7,642	-	-	-	-	-	-	-
Managers Unit - Remodel	-	-	-	-	6,753	-	-	-	-	7,829	-	-
Hot Water Storage Tank - Replace	-	-	-	-	-	-	5,970	-	-	-	-	-
HVAC Furnace - Replace	-	-	-	-	-	-	10,746	-	-	-	-	-
Interior Steel Doors - Replace (Common)	-	-	-	-	-	-	23,881	-	-	-	-	-
Boilers - Rebuild (Heat)	-	-	-	-	-	-	-	-	16,468	-	-	-
Vehicle Barrier Arms - Replace	-	-	-	-	-	-	-	-	3,167	-	-	-
Millwork - Replace	-	-	-	-	-	-	-	-	-	-	5,940	-
Boilers - Replace (Domestic)	-	-	-	-	-	-	-	-	-	-	-	-
Wood Interior Doors (common) - Replace	-	-	-	-	-	-	-	-	-	-	-	-
Boilers - Replace (Heat)	-	-	-	-	-	-	-	-	-	-	-	-
Expansion Tanks - Replace	-	-	-	-	-	-	-	-	-	-	-	-
Common Windows - 4th & 5th, H & SW	-	-	-	-	-	-	-	-	-	-	-	-
Manual Overrides	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	100,734	38,419	11,670	10,053	76,528	-	53,732	3,382	74,656	14,353	14,004	-
YB Balance	136,797	65,570	57,116	76,346	98,304	54,614	88,365	69,448	101,970	64,244	87,835	113,132
Reserve Funding	28,500	29,355	30,236	31,143	32,077	33,039	34,030	35,051	36,103	37,186	38,302	39,451
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Loan Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Interest earned	1,007	610	664	869	761	711	785	853	827	757	1,000	1,329
Total Contributions	29,507	29,965	30,900	32,012	32,838	33,751	34,816	35,904	36,930	37,943	39,301	40,779
Expenditures	(100,734)	(38,419)	(11,670)	(10,053)	(76,528)	-	(53,732)	(3,382)	(74,656)	(14,353)	(14,004)	-
Loan service - Interest	-	-	-	-	-	-	-	-	-	-	-	-
Loan service - Principal	-	-	-	-	-	-	-	-	-	-	-	-
Expenditures plus Loan Service	(100,734)	(38,419)	(11,670)	(10,053)	(76,528)	-	(53,732)	(3,382)	(74,656)	(14,353)	(14,004)	-
YE Balance	65,570	57,116	76,346	98,304	54,614	88,365	69,448	101,970	64,244	87,835	113,132	153,912
YB Loan Balance (if any)	-	-	-	-	-	-	-	-	-	-	-	-

Snowflake Condominium Association, Component	Cash Flow Detail											
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Concrete Surfaces - Repair/Replace	8,555	-	9,076	-	9,628	-	10,215	-	10,837	-	11,497	-
Drywall acoustic ceilings	-	-	-	-	-	-	-	-	-	-	-	-
Ext Surfaces - Repaint Walls	8,212	-	-	-	9,243	-	-	-	10,403	-	-	-
Interior Hallway Lights - Replace	-	-	-	-	-	-	-	-	9,031	-	-	-
Interior Surfaces - Repaint Halls & ceilings	-	-	-	-	26,847	-	-	-	-	-	-	-
Lighting 1st floor	-	-	-	-	-	-	-	-	1,806	-	-	-
Miscellaneous Heaters - Replace	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing Infrastructure	7,129	-	-	7,790	-	-	8,512	-	-	9,301	-	-
Repair/seal/paint Garage Ceiling	21,307	-	-	-	23,981	-	-	-	26,991	-	-	-
Wood Deck - Replace	-	-	-	-	-	-	-	-	17,339	-	-	-
Boilers - Rebuild (Domestic)	-	-	-	-	6,820	-	-	-	-	-	-	-
Carpeting - Replace (1st Floor, Stairwells)	-	4,038	-	-	-	-	-	4,822	-	-	-	-
Carpeting - Replace (2nd - 5th)	-	-	-	-	-	-	-	32,089	-	-	-	-
Wood Benches - Replace	-	-	-	-	-	-	-	5,261	-	-	-	-
Wood trim four halls	-	-	-	-	-	-	-	-	-	8,371	-	-
Wood trim Lobby	-	-	-	-	-	-	-	-	-	8,371	-	-
Glass Entry Door & Sidelite - Replace	-	-	-	-	-	-	-	-	-	-	-	-
Wood Shake Roof - Replace w/ other	-	-	-	-	-	-	-	-	-	-	-	-
Elevator - Rebuild/Upgrade	-	-	-	-	-	-	-	-	-	-	-	-
Elevator Cab - Remodel	-	-	-	-	-	-	-	6,137	-	-	-	-
Interior Surfaces - Stairwells	9,681	-	-	-	-	-	-	-	12,263	-	-	-
Managers Unit - Remodel	-	-	9,076	-	-	-	-	10,521	-	-	-	-
Hot Water Storage Tank - Replace	-	-	-	-	-	-	-	-	-	9,301	-	-
HVAC Furnace - Replace	-	-	-	-	-	-	-	-	-	-	-	-
Interior Steel Doors - Replace (Common)	-	-	-	-	-	-	-	-	-	-	-	-
Boilers - Rebuild (Heat)	-	-	-	-	-	-	-	-	-	-	-	25,657
Vehicle Barrier Arms - Replace	-	-	-	-	-	-	-	-	4,515	-	-	-
Millwork - Replace	-	-	-	-	-	-	-	-	-	-	8,469	-
Boilers - Replace (Domestic)	-	-	-	-	13,640	-	-	-	-	-	-	-
Wood Interior Doors (common) - Replace	-	-	-	-	-	-	-	-	-	-	34,490	-
Boilers - Replace (Heat)	-	-	-	-	-	-	-	-	-	-	-	78,943
Expansion Tanks - Replace	-	-	-	-	-	-	-	-	-	-	-	7,894
Common Windows - 4th & 5th, H & SW	-	-	-	-	-	-	-	-	-	-	-	-
Manual Overrides	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	54,883	4,038	18,151	7,790	90,159	-	18,727	58,830	93,185	35,346	54,456	112,494
YB Balance	153,912	141,131	180,546	207,434	246,303	204,119	253,502	285,979	279,939	240,820	260,989	263,753
Reserve Funding	40,634	41,853	43,109	44,402	45,734	47,106	48,519	49,975	51,474	53,018	54,609	56,247
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Loan Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Interest earned	1,468	1,600	1,930	2,257	2,241	2,277	2,684	2,816	2,591	2,497	2,611	2,356
Total Contributions	42,102	43,454	45,039	46,659	47,975	49,383	51,203	52,790	54,065	55,515	57,220	58,604
Expenditures	(54,883)	(4,038)	(18,151)	(7,790)	(90,159)	-	(18,727)	(58,830)	(93,185)	(35,346)	(54,456)	(112,494)
Loan service - Interest	-	-	-	-	-	-	-	-	-	-	-	-
Loan service - Principal	-	-	-	-	-	-	-	-	-	-	-	-
Expenditures plus Loan Service	(54,883)	(4,038)	(18,151)	(7,790)	(90,159)	-	(18,727)	(58,830)	(93,185)	(35,346)	(54,456)	(112,494)
YE Balance	141,131	180,546	207,434	246,303	204,119	253,502	285,979	279,939	240,820	260,989	263,753	209,862
YB Loan Balance (if any)	-	-	-	-	-	-	-	-	-	-	-	-

Snowflake Condominium Association, Component	Cash Flow Detail											
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Concrete Surfaces - Repair/Replace	12,197	-	12,940	-	13,728	-	14,564	-	15,450	-	16,391	-
Drywall acoustic ceilings	-	-	-	-	-	-	19,418	-	-	-	-	-
Ext Surfaces - Repaint Walls	11,709	-	-	-	13,178	-	-	-	14,832	-	-	-
Interior Hallway Lights - Replace	-	-	-	-	-	-	-	-	-	-	-	-
Interior Surfaces - Repaint Halls & ceilings	34,009	-	-	-	-	-	-	-	43,081	-	-	-
Lighting 1st floor	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Heaters - Replace	-	60,091	-	-	-	-	-	-	-	-	-	-
Plumbing Infrastructure	10,164	-	-	11,106	-	-	12,136	-	-	13,262	-	-
Repair/seal/paint Garage Ceiling	30,378	-	-	-	34,191	-	-	-	38,482	-	-	-
Wood Deck - Replace	-	-	-	-	-	-	-	-	-	-	-	-
Boilers - Rebuild (Domestic)	-	-	-	-	-	-	-	10,625	-	-	-	-
Carpeting - Replace (1st Floor, Stairwells)	-	5,758	-	-	-	-	-	6,875	-	-	-	-
Carpeting - Replace (2nd - 5th)	-	-	-	-	-	-	-	-	-	-	-	-
Wood Benches - Replace	-	-	-	-	-	-	-	-	-	-	-	-
Wood trim four halls	-	-	-	-	-	-	-	-	-	-	-	-
Wood trim Lobby	-	-	-	-	-	-	-	-	-	-	-	-
Glass Entry Door & Sidelite - Replace	-	-	-	-	-	-	-	-	-	-	-	-
Wood Shake Roof - Replace w/ other	-	-	-	-	-	-	-	-	-	11,140	-	-
Elevator - Rebuild/Upgrade	-	-	-	-	-	58,914	-	-	-	-	-	-
Elevator Cab - Remodel	-	-	-	-	-	-	-	-	-	-	9,562	-
Interior Surfaces - Stairwells	-	-	-	-	15,535	-	-	-	-	-	-	-
Managers Unit - Remodel	12,197	-	-	-	-	14,139	-	-	-	-	16,391	-
Hot Water Storage Tank - Replace	-	-	-	-	-	-	-	-	-	-	-	-
HVAC Furnace - Replace	-	-	19,409	-	-	-	-	-	-	-	-	-
Interior Steel Doors - Replace (Common)	-	-	-	-	-	-	-	-	-	-	-	-
Boilers - Rebuild (Heat)	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle Barrier Arms - Replace	-	-	-	-	-	-	-	-	6,438	-	-	-
Millwork - Replace	-	-	-	-	-	-	-	-	-	-	12,075	-
Boilers - Replace (Domestic)	-	-	-	-	-	-	-	-	-	-	-	-
Wood Interior Doors (common) - Replace	-	-	-	-	-	-	-	-	-	-	-	-
Boilers - Replace (Heat)	-	-	-	-	-	-	-	-	-	-	-	-
Expansion Tanks - Replace	-	-	-	-	-	-	-	-	-	-	-	-
Common Windows - 4th & 5th, H & SW	-	-	-	-	-	-	-	-	-	-	12,610	-
Manual Overrides	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	110,653	65,849	32,349	11,106	76,632	73,054	46,118	17,501	118,284	24,401	67,030	-
YB Balance	209,862	158,979	154,361	185,164	239,477	230,389	226,772	252,214	308,756	266,725	320,839	334,931
Reserve Funding	57,935	59,673	61,463	63,307	65,206	67,162	69,177	71,252	73,390	75,592	77,859	80,195
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Loan Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Interest earned	1,835	1,559	1,689	2,113	2,338	2,274	2,383	2,791	2,863	2,923	3,263	3,750
Total Contributions	59,770	61,232	63,152	65,419	67,544	69,437	71,560	74,043	76,253	78,515	81,122	83,945
Expenditures	(110,653)	(65,849)	(32,349)	(11,106)	(76,632)	(73,054)	(46,118)	(17,501)	(118,284)	(24,401)	(67,030)	-
Loan service - Interest	-	-	-	-	-	-	-	-	-	-	-	-
Loan service - Principal	-	-	-	-	-	-	-	-	-	-	-	-
Expenditures plus Loan Service	(110,653)	(65,849)	(32,349)	(11,106)	(76,632)	(73,054)	(46,118)	(17,501)	(118,284)	(24,401)	(67,030)	-
YE Balance	158,979	154,361	185,164	239,477	230,389	226,772	252,214	308,756	266,725	320,839	334,931	418,876
YB Loan Balance (if any)	-	-	-	-	-	-	-	-	-	-	-	-

Snowflake Condominium Association, Component	Cash Flow Detail											
	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058
Concrete Surfaces - Repair/Replace	17,390	-	18,449	-	19,572	-	20,764	-	22,029	-	23,370	-
Drywall acoustic ceilings	-	-	-	-	-	-	-	-	-	-	-	-
Ext Surfaces - Repaint Walls	16,694	-	-	-	18,789	-	-	-	21,148	-	-	-
Interior Hallway Lights - Replace	-	-	-	-	16,310	-	-	-	-	-	-	-
Interior Surfaces - Repaint Halls & ceilings	-	-	-	-	54,574	-	-	-	-	-	-	-
Lighting 1st floor	-	-	-	-	3,262	-	-	-	-	-	-	-
Miscellaneous Heaters - Replace	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing Infrastructure	14,491	-	-	15,835	-	-	17,303	-	-	18,908	-	-
Repair/seal/paint Garage Ceiling	43,312	-	-	-	48,748	-	-	-	54,866	-	-	-
Wood Deck - Replace	-	-	-	-	31,316	-	-	-	-	-	-	-
Boilers - Rebuild (Domestic)	-	-	-	-	-	-	-	-	-	-	16,554	-
Carpeting - Replace (1st Floor, Stairwells)	-	8,209	-	-	-	-	-	9,802	-	-	-	-
Carpeting - Replace (2nd - 5th)	-	54,630	-	-	-	-	-	-	-	-	-	-
Wood Benches - Replace	-	8,956	-	-	-	-	-	-	-	-	-	-
Wood trim four halls	-	-	-	-	-	15,120	-	-	-	-	-	-
Wood trim Lobby	-	-	-	-	-	15,120	-	-	-	-	-	-
Glass Entry Door & Sidelite - Replace	-	14,926	-	-	-	-	-	-	-	-	-	-
Wood Shake Roof - Replace w/ other	-	-	-	-	-	-	-	-	-	-	-	-
Elevator - Rebuild/Upgrade	-	-	-	-	-	-	-	-	-	-	-	-
Elevator Cab - Remodel	-	-	-	-	-	-	-	-	-	-	-	-
Interior Surfaces - Stairwells	19,679	-	-	-	-	-	-	-	24,929	-	-	-
Managers Unit - Remodel	-	-	-	19,002	-	-	-	-	22,029	-	-	-
Hot Water Storage Tank - Replace	14,491	-	-	-	-	-	-	-	-	-	-	-
HVAC Furnace - Replace	-	-	-	-	-	-	-	-	-	-	35,055	-
Interior Steel Doors - Replace (Common)	-	-	-	-	-	-	-	-	-	-	-	-
Boilers - Rebuild (Heat)	-	-	39,972	-	-	-	-	-	-	-	-	-
Vehicle Barrier Arms - Replace	-	-	-	-	-	-	-	-	9,179	-	-	-
Millwork - Replace	-	-	-	-	-	-	-	-	-	-	17,216	-
Boilers - Replace (Domestic)	-	-	-	-	-	-	-	-	-	-	33,108	-
Wood Interior Doors (common) - Replace	-	-	-	-	-	-	-	-	-	-	70,111	-
Boilers - Replace (Heat)	-	-	-	-	-	-	-	-	-	-	-	-
Expansion Tanks - Replace	-	-	-	-	-	-	-	-	-	-	-	-
Common Windows - 4th & 5th, H & SW	-	-	-	-	-	-	-	-	-	-	-	-
Manual Overrides	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	126,058	86,721	58,421	34,837	192,571	30,239	38,068	9,802	154,179	18,908	195,414	-
YB Balance	418,876	379,391	381,534	414,706	474,553	379,198	448,835	514,189	611,576	567,901	662,892	584,694
Reserve Funding	82,601	85,079	87,631	90,260	92,968	95,757	98,630	101,589	104,636	107,775	111,009	114,339
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Loan Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Interest earned	3,971	3,786	3,961	4,424	4,248	4,120	4,791	5,601	5,868	6,123	6,207	6,419
Total Contributions	86,572	88,865	91,593	94,684	97,216	99,877	103,421	107,190	110,504	113,899	117,216	120,758
Expenditures	(126,058)	(86,721)	(58,421)	(34,837)	(192,571)	(30,239)	(38,068)	(9,802)	(154,179)	(18,908)	(195,414)	-
Loan service - Interest	-	-	-	-	-	-	-	-	-	-	-	-
Loan service - Principal	-	-	-	-	-	-	-	-	-	-	-	-
Expenditures plus Loan Service	(126,058)	(86,721)	(58,421)	(34,837)	(192,571)	(30,239)	(38,068)	(9,802)	(154,179)	(18,908)	(195,414)	-
YE Balance	379,391	381,534	414,706	474,553	379,198	448,835	514,189	611,576	567,901	662,892	584,694	705,451
YB Loan Balance (if any)	-	-	-	-	-	-	-	-	-	-	-	-

Fully Funded Balance

Snowflake Condominium Association, inc.										
Component	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Concrete Surfaces - Repair/Replace	0	3,090	0	3,278	0	3,478	0	3,690	0	3,914
Drywall acoustic ceilings	0	275	566	874	1,201	1,546	1,910	2,296	2,702	3,131
Ext Surfaces - Repaint Walls	0	1,483	3,055	4,721	0	1,669	3,439	5,313	0	1,879
Interior Hallway Lights - Replace	0	258	530	820	1,126	1,449	1,791	2,152	2,534	2,936
Interior Surfaces - Repaint Halls & ceilings	0	2,154	4,437	6,855	9,415	12,122	14,982	18,004	0	2,729
Lighting 1st floor	0	52	106	164	225	290	358	430	507	587
Miscellaneous Heaters - Replace	0	1,182	2,436	3,763	5,168	6,654	8,225	9,883	11,634	13,481
Plumbing Infrastructure	0	1,717	3,536	0	1,876	3,864	0	2,050	4,223	0
Repair/seal/paint Garage Ceiling	0	3,848	7,927	12,247	0	4,331	8,922	13,784	0	4,875
Wood Deck - Replace	0	494	1,018	1,574	2,161	2,782	3,439	4,132	4,864	5,637
Boilers - Rebuild (Domestic)	3,967	0	301	619	957	1,314	1,692	2,091	2,512	2,957
Carpeting - Replace (1st Floor, Stairwells)	2,292	0	486	1,002	1,548	2,125	2,736	0	581	1,196
Carpeting - Replace (2nd - 5th)	17,283	0	1,079	2,222	3,433	4,714	6,070	7,502	9,015	10,612
Wood Benches - Replace	2,833	0	177	364	563	773	995	1,230	1,478	1,740
Wood trim four halls	4,275	0	239	492	760	1,043	1,343	1,660	1,995	2,349
Wood trim Lobby	4,275	0	239	492	760	1,043	1,343	1,660	1,995	2,349
Glass Entry Door & Sidelite - Replace	4,714	5,003	0	156	322	497	682	878	1,086	1,305
Wood Shake Roof - Replace w/ other	3,780	4,038	4,307	0	158	325	502	689	887	1,096
Elevator - Rebuild/Upgrade	21,000	22,660	24,401	26,225	0	1,159	2,388	3,690	5,067	6,524
Elevator Cab - Remodel	2,567	2,884	3,218	3,570	0	270	557	861	1,182	1,522
Interior Surfaces - Stairwells	3,395	4,371	5,403	6,492	0	984	2,027	3,132	4,301	5,537
Managers Unit - Remodel	1,200	2,472	3,819	5,245	0	1,391	2,866	4,428	6,080	0
Hot Water Storage Tank - Replace	3,000	3,433	3,890	4,371	4,877	5,410	0	410	845	1,305
HVAC Furnace - Replace	6,300	6,953	7,638	8,359	9,117	9,912	0	553	1,140	1,761
Interior Steel Doors - Replace (Common)	17,600	18,540	19,521	20,543	21,610	22,722	0	492	1,013	1,566
Boilers - Rebuild (Heat)	6,067	7,141	8,275	9,470	10,730	12,056	13,453	14,922	0	1,131
Vehicle Barrier Arms - Replace	833	1,073	1,326	1,594	1,876	2,174	2,488	2,818	0	272
Millwork - Replace	737	1,138	1,563	2,012	2,487	2,989	3,518	4,077	4,666	5,287
Boilers - Replace (Domestic)	3,967	4,378	4,809	5,263	5,740	6,241	6,766	7,318	7,896	8,503
Wood Interior Doors (common) - Replace	1,500	2,318	3,183	4,098	5,065	6,086	7,164	8,302	9,501	10,764
Boilers - Replace (Heat)	9,333	10,987	12,731	14,570	16,507	18,548	20,697	22,958	25,335	27,835
Expansion Tanks - Replace	933	1,099	1,273	1,457	1,651	1,855	2,070	2,296	2,534	2,784
Common Windows - 4th & 5th, H & SW	132	272	420	576	742	917	1,102	1,298	1,504	1,721
Managers Unit Windows - Replace	94	194	300	412	531	656	788	928	1,075	1,230
	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0
Accumulated Depreciation ('Fully Funded Balance')	122,077	113,504	132,209	153,901	110,602	143,391	124,314	155,927	118,152	140,513
Year End Cash Flow Balance	65,570	57,116	76,346	98,304	54,614	88,365	69,448	101,970	64,244	87,835
Percent Fully Funded	54%	50%	58%	64%	49%	62%	56%	65%	54%	63%
FFB Shortfall	(56,507)	(56,388)	(55,863)	(55,597)	(55,988)	(55,025)	(54,866)	(53,956)	(53,907)	(52,678)
Total Replacement Costs	320,860	330,486	340,400	350,612	361,131	371,965	383,124	394,617	406,456	418,650
% Depreciated	38%	34%	39%	44%	31%	39%	32%	40%	29%	34%
Annual Funding Threshold	38,503	39,658	40,848	42,073	43,336	44,636	45,975	47,354	48,775	50,238

Fully Funded Balance

Snowflake Condominium Association, inc.											
Component	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Concrete Surfaces - Repair/Replace	0	4,153	0	4,406	0	4,674	0	4,959	0	5,261	
Drywall acoustic ceilings	3,584	4,060	4,562	5,091	5,647	6,232	6,847	7,493	8,172	8,884	
Ext Surfaces - Repaint Walls	3,870	5,980	0	2,115	4,356	6,730	0	2,380	4,903	7,575	
Interior Hallway Lights - Replace	3,360	3,807	4,277	4,773	5,294	5,842	6,419	7,025	7,661	8,329	
Interior Surfaces - Repaint Halls & ceilings	5,621	8,684	11,926	15,355	18,979	22,807	0	3,457	7,120	11,001	
Lighting 1st floor	672	761	855	955	1,059	1,168	1,284	1,405	1,532	1,666	
Miscellaneous Heaters - Replace	15,428	17,480	19,641	21,916	24,310	26,828	29,475	32,257	35,179	38,247	
Plumbing Infrastructure	2,240	4,614	0	2,448	5,042	0	2,675	5,509	0	2,923	
Repair/seal/paint Garage Ceiling	10,042	15,514	0	5,486	11,302	17,462	0	6,175	12,721	19,653	
Wood Deck - Replace	6,451	7,309	8,212	9,164	10,165	11,217	12,324	13,487	14,709	15,992	
Boilers - Rebuild (Domestic)	3,427	3,922	4,444	4,993	5,571	6,180	0	468	965	1,490	
Carpeting - Replace (1st Floor, Stairwells)	1,848	2,538	3,267	0	693	1,428	2,206	3,030	3,901	0	
Carpeting - Replace (2nd - 5th)	12,297	14,073	15,945	17,916	19,991	22,175	24,472	26,886	29,424	0	
Wood Benches - Replace	2,016	2,307	2,614	2,937	3,277	3,635	4,012	4,408	4,824	0	
Wood trim four halls	2,721	3,115	3,529	3,965	4,424	4,908	5,416	5,950	6,512	7,102	
Wood trim Lobby	2,721	3,115	3,529	3,965	4,424	4,908	5,416	5,950	6,512	7,102	
Glass Entry Door & Sidelite - Replace	1,536	1,780	2,037	2,308	2,593	2,893	3,209	3,542	3,891	4,259	
Wood Shake Roof - Replace w/ other	1,317	1,550	1,796	2,056	2,329	2,617	2,921	3,240	3,575	3,928	
Elevator - Rebuild/Upgrade	8,063	9,690	11,406	13,217	15,126	17,138	19,256	21,487	23,834	26,303	
Elevator Cab - Remodel	1,881	2,261	2,661	3,084	3,529	3,999	4,493	5,014	5,561	0	
Interior Surfaces - Stairwells	6,844	8,224	0	1,246	2,568	3,967	5,448	7,014	8,670	10,418	
Managers Unit - Remodel	1,613	3,322	5,133	7,049	0	1,870	3,851	5,950	8,172	0	
Hot Water Storage Tank - Replace	1,792	2,307	2,852	3,427	4,034	4,674	5,349	6,060	6,810	7,599	
HVAC Furnace - Replace	2,419	3,115	3,850	4,626	5,445	6,310	7,221	8,182	9,193	10,258	
Interior Steel Doors - Replace (Common)	2,150	2,768	3,422	4,112	4,840	5,609	6,419	7,273	8,172	9,118	
Boilers - Rebuild (Heat)	2,329	3,599	4,943	6,364	7,865	9,452	11,126	12,892	14,754	16,717	
Vehicle Barrier Arms - Replace	560	865	1,188	1,530	1,891	2,272	2,675	3,099	3,547	4,018	
Millwork - Replace	0	510	1,050	1,623	2,229	2,869	3,546	4,262	5,017	5,813	
Boilers - Replace (Domestic)	9,139	9,805	10,503	11,234	12,000	12,801	0	468	965	1,490	
Wood Interior Doors (common) - Replace	12,095	13,496	14,970	16,521	18,151	19,864	21,664	23,553	25,536	27,618	
Boilers - Replace (Heat)	30,462	33,222	36,119	39,161	42,353	45,700	49,211	52,891	56,748	60,788	
Expansion Tanks - Replace	3,046	3,322	3,612	3,916	4,235	4,570	4,921	5,289	5,675	6,079	
Common Windows - 4th & 5th, H & SW	1,950	2,191	2,444	2,712	2,992	3,288	3,598	3,924	4,266	4,625	
Managers Unit Windows - Replace	1,394	1,566	1,748	1,938	2,139	2,350	2,572	2,805	3,050	3,307	
	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	
Accumulated Depreciation ('Fully Funded Balance')	164,889	205,025	192,537	231,607	258,856	298,437	258,025	307,784	341,569	337,562	
Year End Cash Flow Balance	113,132	153,912	141,131	180,546	207,434	246,303	204,119	253,502	285,979	279,939	
Percent Fully Funded	69%	75%	73%	78%	80%	83%	79%	82%	84%	83%	
FFB Shortfall	(51,756)	(51,113)	(51,406)	(51,061)	(51,422)	(52,134)	(53,906)	(54,281)	(55,590)	(57,623)	
Total Replacement Costs	431,209	444,145	457,470	471,194	485,330	499,889	514,886	530,333	546,243	562,630	
% Depreciated	38%	46%	42%	49%	53%	60%	50%	58%	63%	60%	
Annual Funding Threshold	51,745	53,297	54,896	56,543	58,240	59,987	61,786	63,640	65,549	67,516	

Fully Funded Balance

Snowflake Condominium Association, inc.											
Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Concrete Surfaces - Repair/Replace	0	5,581	0	5,921	0	6,281	0	6,664	0	7,070	
Drywall acoustic ceilings	9,633	10,418	11,241	12,105	13,010	13,959	14,952	15,993	17,083	18,224	
Ext Surfaces - Repaint Walls	0	2,679	5,518	8,526	0	3,015	6,211	9,596	0	3,393	
Interior Hallway Lights - Replace	0	465	958	1,480	2,033	2,617	3,235	3,887	4,576	5,302	
Interior Surfaces - Repaint Halls & ceilings	15,108	19,452	24,042	28,891	0	4,379	9,020	13,936	19,139	24,641	
Lighting 1st floor	0	93	192	296	407	523	647	777	915	1,060	
Miscellaneous Heaters - Replace	41,468	44,848	48,393	52,111	56,008	0	2,476	5,100	7,880	10,821	
Plumbing Infrastructure	6,020	0	3,194	6,579	0	3,490	7,189	0	3,813	7,855	
Repair/seal/paint Garage Ceiling	0	6,950	14,317	22,120	0	7,822	16,114	24,896	0	8,804	
Wood Deck - Replace	0	893	1,839	2,842	3,903	5,025	6,211	7,464	8,786	10,180	
Boilers - Rebuild (Domestic)	2,047	2,635	3,257	3,914	4,608	5,339	6,110	6,923	7,779	8,680	
Carpeting - Replace (1st Floor, Stairwells)	828	1,705	2,635	3,618	4,658	0	988	2,036	3,146	4,320	
Carpeting - Replace (2nd - 5th)	1,836	3,783	5,844	8,026	10,333	12,772	15,348	18,066	20,935	23,958	
Wood Benches - Replace	301	620	958	1,316	1,694	2,094	2,516	2,962	3,432	3,928	
Wood trim four halls	7,721	0	431	888	1,372	1,884	2,426	2,999	3,603	4,242	
Wood trim Lobby	7,721	0	431	888	1,372	1,884	2,426	2,999	3,603	4,242	
Glass Entry Door & Sidelite - Replace	4,644	5,049	5,475	5,921	6,389	6,880	7,394	7,933	8,498	9,090	
Wood Shake Roof - Replace w/ other	4,299	4,688	5,097	5,526	5,976	6,449	6,944	7,464	8,008	8,578	
Elevator - Rebuild/Upgrade	28,898	31,625	34,490	37,498	40,656	43,969	47,445	51,090	54,910	0	
Elevator Cab - Remodel	421	868	1,341	1,842	2,372	2,931	3,522	4,146	4,805	5,499	
Interior Surfaces - Stairwells	0	1,579	3,253	5,025	6,901	8,885	10,982	13,197	0	2,000	
Managers Unit - Remodel	2,167	4,465	6,898	9,473	0	2,513	5,176	7,997	10,982	0	
Hot Water Storage Tank - Replace	8,429	0	639	1,316	2,033	2,792	3,594	4,443	5,338	6,284	
HVAC Furnace - Replace	11,379	12,557	13,796	15,098	16,466	17,902	0	1,000	2,059	3,181	
Interior Steel Doors - Replace (Common)	10,114	11,162	12,263	13,420	14,636	15,913	17,253	18,659	20,134	21,680	
Boilers - Rebuild (Heat)	18,784	20,959	23,249	0	1,762	3,629	5,607	7,700	9,914	12,254	
Vehicle Barrier Arms - Replace	0	388	798	1,233	1,694	2,181	2,696	3,239	3,813	4,419	
Millwork - Replace	6,653	7,537	0	727	1,497	2,314	3,177	4,091	5,056	6,076	
Boilers - Replace (Domestic)	2,047	2,635	3,257	3,914	4,608	5,339	6,110	6,923	7,779	8,680	
Wood Interior Doors (common) - Replace	29,801	32,090	0	1,480	3,049	4,711	6,470	8,330	10,296	12,372	
Boilers - Replace (Heat)	65,020	69,451	74,089	0	2,710	5,583	8,626	11,847	15,253	18,853	
Expansion Tanks - Replace	6,502	6,945	7,409	0	271	558	863	1,185	1,525	1,885	
Common Windows - 4th & 5th, H & SW	5,002	5,398	5,812	6,247	6,702	7,180	7,679	8,203	8,751	9,324	
Managers Unit Windows - Replace	3,576	3,859	4,155	4,466	4,792	5,133	5,490	5,864	6,256	6,666	
	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	
Accumulated Depreciation ('Fully Funded Balance')	300,418	321,377	325,272	272,707	221,912	215,946	244,899	297,608	288,067	283,562	
Year End Cash Flow Balance	240,820	260,989	263,753	209,862	158,979	154,361	185,164	239,477	230,389	226,772	
Percent Fully Funded	80%	81%	81%	77%	72%	71%	76%	80%	80%	80%	
FFB Shortfall	(59,599)	(60,387)	(61,519)	(62,845)	(62,933)	(61,585)	(59,735)	(58,131)	(57,678)	(56,791)	
Total Replacement Costs	579,509	596,894	614,801	633,245	652,242	671,810	691,964	712,723	734,104	756,128	
% Depreciated	52%	54%	53%	43%	34%	32%	35%	42%	39%	38%	
Annual Funding Threshold	69,541	71,627	73,776	75,989	78,269	80,617	83,036	85,527	88,093	90,735	

Fully Funded Balance

Snowflake Condominium Association, inc.											
Component	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
Concrete Surfaces - Repair/Replace	0	7,500	0	7,957	0	8,442	0	8,956	0	9,501	
Drywall acoustic ceilings	0	667	1,373	2,122	2,914	3,752	4,637	5,572	6,560	7,601	
Ext Surfaces - Repaint Walls	6,991	10,800	0	3,819	7,868	12,156	0	4,299	8,855	13,682	
Interior Hallway Lights - Replace	6,068	6,875	7,725	8,620	9,562	10,552	11,593	12,687	13,837	15,043	
Interior Surfaces - Repaint Halls & ceilings	30,456	36,598	0	5,547	11,426	17,653	24,244	31,214	38,581	46,361	
Lighting 1st floor	1,214	1,375	1,545	1,724	1,912	2,110	2,319	2,537	2,767	3,009	
Miscellaneous Heaters - Replace	13,932	17,221	20,693	24,359	28,226	32,303	36,599	41,124	45,888	50,900	
Plumbing Infrastructure	0	4,167	8,584	0	4,553	9,380	0	4,975	10,249	0	
Repair/seal/paint Garage Ceiling	18,137	28,021	0	9,909	20,413	31,538	0	11,153	22,975	35,496	
Wood Deck - Replace	11,651	13,200	14,832	16,551	18,358	20,260	22,259	24,359	26,566	28,883	
Boilers - Rebuild (Domestic)	9,628	0	730	1,503	2,322	3,189	4,106	5,075	6,098	7,179	
Carpeting - Replace (1st Floor, Stairwells)	5,562	0	1,180	2,431	3,756	5,159	6,642	0	1,409	2,903	
Carpeting - Replace (2nd - 5th)	27,145	30,501	34,034	37,752	41,662	45,772	50,092	0	3,126	6,440	
Wood Benches - Replace	4,450	5,000	5,579	6,189	6,830	7,504	8,212	0	512	1,056	
Wood trim four halls	4,915	5,625	6,373	7,161	7,991	8,864	9,782	10,747	11,761	12,826	
Wood trim Lobby	4,915	5,625	6,373	7,161	7,991	8,864	9,782	10,747	11,761	12,826	
Glass Entry Door & Sidelite - Replace	9,709	10,357	11,036	11,746	12,489	13,265	14,077	0	439	905	
Wood Shake Roof - Replace w/ other	9,175	9,800	10,455	0	382	788	1,217	1,672	2,152	2,660	
Elevator - Rebuild/Upgrade	2,427	5,000	7,725	10,609	13,660	16,883	20,288	23,882	27,673	31,670	
Elevator Cab - Remodel	6,230	7,000	7,811	8,664	0	657	1,353	2,090	2,870	3,695	
Interior Surfaces - Stairwells	4,120	6,366	8,742	11,256	13,912	16,718	0	2,534	5,219	8,064	
Managers Unit - Remodel	2,913	6,000	9,270	12,731	0	3,377	6,956	10,747	14,759	0	
Hot Water Storage Tank - Replace	7,282	8,334	9,442	10,609	11,838	13,131	0	995	2,050	3,167	
HVAC Furnace - Replace	4,369	5,625	6,953	8,355	9,835	11,396	13,042	14,777	16,604	18,527	
Interior Steel Doors - Replace (Common)	23,302	25,001	26,781	28,645	30,597	32,641	34,779	37,017	39,357	41,805	
Boilers - Rebuild (Heat)	14,725	17,334	20,086	22,987	26,044	29,264	32,654	36,221	0	2,745	
Vehicle Barrier Arms - Replace	5,057	5,729	0	553	1,138	1,759	2,415	3,110	3,843	4,619	
Millwork - Replace	7,152	8,288	9,485	10,746	0	1,036	2,135	3,299	4,530	5,833	
Boilers - Replace (Domestic)	9,628	10,625	11,674	12,775	13,933	15,148	16,424	17,762	19,166	20,638	
Wood Interior Doors (common) - Replace	14,564	16,876	19,313	21,882	24,587	27,435	30,432	33,584	36,897	40,380	
Boilers - Replace (Heat)	22,654	26,668	30,901	35,364	40,068	45,022	50,237	55,724	61,496	67,563	
Expansion Tanks - Replace	2,265	2,667	3,090	3,536	4,007	4,502	5,024	5,572	6,150	6,756	
Common Windows - 4th & 5th, H & SW	9,924	10,551	11,207	11,893	0	371	764	1,181	1,622	2,088	
Managers Unit Windows - Replace	7,095	7,543	8,012	8,503	0	265	547	844	1,160	1,493	
	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	
Accumulated Depreciation ('Fully Funded Balance')	307,655	362,940	321,006	373,661	378,274	461,155	422,610	424,456	456,934	516,315	
Year End Cash Flow Balance	252,214	308,756	266,725	320,839	334,931	418,876	379,391	381,534	414,706	474,553	
Percent Fully Funded	82%	85%	83%	86%	89%	91%	90%	90%	91%	92%	
FFB Shortfall	(55,442)	(54,184)	(54,281)	(52,822)	(43,344)	(42,279)	(43,219)	(42,922)	(42,228)	(41,761)	
Total Replacement Costs	778,811	802,176	826,241	851,028	876,559	902,856	929,942	957,840	986,575	1,016,172	
% Depreciated	40%	45%	39%	44%	43%	51%	45%	44%	46%	51%	
Annual Funding Threshold	93,457	96,261	99,149	102,123	105,187	108,343	111,593	114,941	118,389	121,941	

Fully Funded Balance

Snowflake Condominium Association, inc.											
Component	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	
Concrete Surfaces - Repair/Replace	0	10,080	0	10,694	0	11,345	0	12,036	0	12,769	
Drywall acoustic ceilings	8,699	9,856	11,074	12,357	13,707	15,126	16,619	18,187	19,835	21,565	
Ext Surfaces - Repaint Walls	0	4,838	9,967	15,399	0	5,445	11,218	17,331	0	6,129	
Interior Hallway Lights - Replace	0	840	1,730	2,673	3,671	4,727	5,843	7,021	8,265	9,576	
Interior Surfaces - Repaint Halls & ceilings	0	7,026	14,474	22,363	30,712	39,541	48,873	58,729	0	8,901	
Lighting 1st floor	0	168	346	535	734	945	1,169	1,404	1,653	1,915	
Miscellaneous Heaters - Replace	56,172	61,715	67,539	73,657	80,082	86,825	93,902	101,324	109,108	117,267	
Plumbing Infrastructure	5,437	11,200	0	5,941	12,238	0	6,492	13,373	0	7,094	
Repair/seal/paint Garage Ceiling	0	12,553	25,858	39,951	0	14,128	29,104	44,965	0	15,901	
Wood Deck - Replace	0	1,613	3,322	5,133	7,049	9,076	11,218	13,480	15,868	18,387	
Boilers - Rebuild (Domestic)	8,318	9,520	10,786	12,119	13,523	15,000	0	1,137	2,342	3,618	
Carpeting - Replace (1st Floor, Stairwells)	4,485	6,160	7,931	0	1,683	3,466	5,356	7,355	9,470	0	
Carpeting - Replace (2nd - 5th)	9,949	13,664	17,592	21,744	26,129	30,757	35,640	40,788	46,212	51,926	
Wood Benches - Replace	1,631	2,240	2,884	3,565	4,283	5,042	5,843	6,686	7,576	8,512	
Wood trim four halls	13,945	0	779	1,604	2,478	3,403	4,382	5,416	6,508	7,661	
Wood trim Lobby	13,945	0	779	1,604	2,478	3,403	4,382	5,416	6,508	7,661	
Glass Entry Door & Sidelite - Replace	1,398	1,920	2,472	3,055	3,671	4,322	5,008	5,731	6,494	7,296	
Wood Shake Roof - Replace w/ other	3,197	3,763	4,360	4,990	5,654	6,353	7,089	7,863	8,678	9,534	
Elevator - Rebuild/Upgrade	35,882	40,319	44,989	49,903	55,072	60,506	66,216	72,214	78,513	85,124	
Elevator Cab - Remodel	4,567	5,488	6,460	7,485	8,567	9,706	10,906	12,169	13,499	0	
Interior Surfaces - Stairwells	11,075	14,259	17,624	21,178	0	3,210	6,612	10,215	14,029	18,062	
Managers Unit - Remodel	3,914	8,064	12,459	17,110	0	4,538	9,348	14,443	19,835	0	
Hot Water Storage Tank - Replace	4,349	5,600	6,921	8,317	9,791	11,345	12,983	14,710	16,529	18,444	
HVAC Furnace - Replace	20,551	22,679	24,917	27,269	29,739	32,333	0	1,805	3,719	5,746	
Interior Steel Doors - Replace (Common)	44,364	47,039	49,834	52,755	55,806	58,993	62,321	65,795	69,422	73,207	
Boilers - Rebuild (Heat)	5,654	8,736	11,997	15,446	19,092	22,942	27,006	31,293	35,813	40,576	
Vehicle Barrier Arms - Replace	5,437	6,300	7,210	8,169	0	788	1,623	2,507	3,444	4,434	
Millwork - Replace	7,209	8,663	10,198	11,816	13,523	15,322	0	1,478	3,044	4,703	
Boilers - Replace (Domestic)	22,182	23,799	25,494	27,269	29,127	31,072	0	1,137	2,342	3,618	
Wood Interior Doors (common) - Replace	44,038	47,879	51,910	56,141	60,579	65,233	0	3,009	6,198	9,576	
Boilers - Replace (Heat)	73,940	80,638	87,671	95,054	102,801	110,927	119,448	128,381	137,742	147,549	
Expansion Tanks - Replace	7,394	8,064	8,767	9,505	10,280	11,093	11,945	12,838	13,774	14,755	
Common Windows - 4th & 5th, H & SW	2,581	3,102	3,651	4,231	4,842	5,486	6,164	6,878	7,630	8,420	
Managers Unit Windows - Replace	1,845	2,218	2,610	3,025	3,462	3,922	4,407	4,917	5,455	6,020	
	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	
Accumulated Depreciation ('Fully Funded Balance')	422,159	489,997	554,605	652,056	610,772	706,320	631,113	752,034	679,501	755,947	
Year End Cash Flow Balance	379,198	448,835	514,189	611,576	567,901	662,892	584,694	705,451	629,722	705,528	
Percent Fully Funded	90%	92%	93%	94%	93%	94%	93%	94%	93%	93%	
FFB Shortfall	(42,961)	(41,162)	(40,416)	(40,480)	(42,871)	(43,428)	(46,419)	(46,583)	(49,780)	(50,418)	
Total Replacement Costs	1,046,657	1,078,057	1,110,399	1,143,711	1,178,022	1,213,363	1,249,764	1,287,257	1,325,874	1,365,651	
% Depreciated	40%	45%	50%	57%	52%	58%	50%	58%	51%	55%	
Annual Funding Threshold	125,599	129,367	133,248	137,245	141,363	145,604	149,972	154,471	159,105	163,878	

Snowflake Condominium Association, inc.

Component	Life Remaining	Unit Cost	<u>Annual Advance Instructions</u>
Concrete Surfaces - Repair/Replace	1	1.03	<p align="center"><i>Do this only once per year.</i> <i>Do a backup of the workbook first.</i></p> <p>1. On the <u>Current Year Parameters sheet</u>, enter the actual inflation for the past 12 months.</p> <p>2. To perform the annual advance of Life Remaining and Unit Cost, select the used portion of B4:C36 on this sheet, COPY; then, on the <u>Component List sheet</u>, select F5, and PASTE SPECIAL, VALUES.</p> <p>3. On the <u>Current Year Parameters sheet</u>, advance the year, enter the prior year ending reserve fund balance and related adjustments, and the inflation and interest rates to be used for planning. Enter the planned funding from dues for the new year.</p> <p>4. If there is a loan balance, update the balance, the year, and the term remaining.</p> <p>5. Identify remaining lives and unit costs which need verification or modification.</p>
Drywall acoustic ceilings	29	2.06	
Ext Surfaces - Repaint Walls	3	1.65	
Interior Hallway Lights - Replace	19	206.00	
Interior Surfaces - Repaint Halls & ceilings	7	1.03	
Lighting 1st floor	19	1,030.00	
Miscellaneous Heaters - Replace	24	2,956.10	
Plumbing Infrastructure	2	5,150.00	
Repair/seal/paint Garage Ceiling	3	1.65	
Wood Deck - Replace	19	30.90	
Boilers - Rebuild (Domestic)	0	4,377.50	
Carpeting - Replace (1st Floor, Stairwells)	0	22.66	
Carpeting - Replace (2nd - 5th)	0	30.90	
Wood Benches - Replace	0	515.00	
Wood trim four halls	0	5.15	
Wood trim Lobby	0	4,635.00	
Glass Entry Door & Sidelite - Replace	1	5,150.00	
Wood Shake Roof - Replace w/ other	2	618.00	
Elevator - Rebuild/Upgrade	3	25,750.00	
Elevator Cab - Remodel	3	3,605.00	
Interior Surfaces - Stairwells	3	1.03	
Managers Unit - Remodel	3	6,180.00	
Hot Water Storage Tank - Replace	5	2,575.00	
HVAC Furnace - Replace	5	4,635.00	
Interior Steel Doors - Replace (Common)	5	2,575.00	
Boilers - Rebuild (Heat)	7	6,695.00	
Vehicle Barrier Arms - Replace	7	2,575.00	
Millwork - Replace	9	3.35	
Boilers - Replace (Domestic)	15	8,755.00	
Wood Interior Doors (common) - Replace	21	1,854.00	
Boilers - Replace (Heat)	22	20,600.00	
Expansion Tanks - Replace	22	4,120.00	
Common Windows - 4th & 5th, H & SW	33	594.31	
Managers Unit Windows - Replace	33	3,399.00	
	0	0	
	0	0	
	0	0	
	0	0	

Inflation = 3.0%

Snowflake Condominium Association, inc.

RePlan™ Reserve Plan - Current Year Parameters

Parameter	Fiscal Year	Amount	
Current Fiscal Year	2011		
Prior Year End Reserve Balance		\$ 132,636	
Prior Year End 'Appropriated But Not Expended'		\$ -	
Prior Year Operating Surplus Transferred to Reserves		\$ 4,161	
Net Year Begin Reserve Fund Balance		\$ 136,797	
Annual Reserve Interest Rate Earned		1.0%	'0nn'
Annual Inflation Rate		3.0%	'0nn'
Current Year Reserve Contribution		\$ 28,500	
Funding Plan Adjustment - Year and New Amount			
Funding Threshold as % of Total Assets		12%	
Insurance Proceeds - Year and Amount		\$ -	
Loan - Year and Principal			(Or prior year end loan balance)
Loan - Rate			'0nn'
Loan - Term (Years)			
Loan - Payment			Calculated

Snowflake Condominium Association, inc.

Manual Overrides

#	Date	Year	Amount	Purpose
1				
2				
3				
4				
5				
6				
Maximum 6 different years with manual overrides; do not enter a year more than once				
<i>Sheet unprotected</i>				

Snowflake Condominium Association, inc.

Change Log

Date	Description/Action	By
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