

Tannery Brook Cooperative
100 Tannery Brook Extension
Litchfield CT

Capital Needs Assessment

September 2010



Housing Preservation Strategies

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| Executive Summary

Tannery Brook Cooperative consists of 16 garden apartment units located in Litchfield, Connecticut. The Cooperative Association has requested a reserve analysis to define the capital needs of the development for long term planning. The information within this report is based on a site inspection conducted by Marcus Smith on September 7, 2010.

This report includes the following:

Replacement Reserve Unit Cost chart – lists major components of the property, their estimated remaining useful life, at-term replacement cost, and recommended amount that would need to be reserved in order to make the projected replacement. The costs used in this report are based on a combination of RS Means Cost Books and listed prices found at local retailers. Costs in the report are inflated annually by 3%. Useful life determinations are based on Fannie Mae Physical Needs Assessment Guidelines and by general industry standards.

Annual Cost Forecast of Capital Expenditures – projects when funds would be expended based on data in the Replacement Reserve Unit Cost chart.

Forecast of Maintenance Replacement Expenditures – a summary of the projected annual activity in the reserve account. This schedule is based on current annual reserve deposits, with a standard 3% annual increase.

The report also includes a graph that contrasts annual replacement reserve levels with anticipated capital expenditures over a 30-year term.

While the term for this report is 30 years, it is recommended that the Association update the report every 5-10 years. Depending on the property's environment, rate of wear and tear and the Association's preventative maintenance plan, some components may age differently, which could impact long term reserve planning. Also, due to fluctuations in construction materials' markets, the cost of wood-, asphalt- and petroleum-based products may ultimately be higher than projected in this report.

This report is intended to inform the Association's efforts to establish long term financial planning, and in no way constitutes a formal engineering study of the property.

For over a decade, the standard annual deposit into a replacement reserve has been \$300 per unit per year. However, recent discussions among industry experts have suggested that this amount should be increased to \$500-600 per unit per year. Currently, the Association deposits \$12,000 per year, or \$750 per unit per year. Taking into account the current reserve balance as of this report of \$151,874, the Association is in a strong position to make projected capital improvements for the next 10+ years.

| Property Description

The Tannery Brook Cooperative is located at the end of Tannery Brook Extension, approximately 1 mile from Litchfield center. The property is easily accessible from State Routes 202, 118 and 63.

| Exterior

Ample parking is provided on site. The property appears to be well-lit and secure. Landscaping is in very good condition, and the property's overall "curb appeal" is excellent.

The parking surfaces and walkways are in good condition and the current drainage system appears to be working. The curbing surrounding the parking surface is a bituminous curb and is showing signs of disrepair, most probably due to snowplowing. To ensure continued drainage effectiveness, it is recommended that the curbing be repaired as needed, if possible at the end of each plowing season.



The site has public water and sewer. Each unit is individually metered for electricity.

The property consists of four structures built new in 1992. Three of the structures are two stories each containing three two-bedroom units and one three-bedroom unit, as well as an attached common laundry room. One of the buildings also includes a community room and storage space built below grade. The fourth residential structure is one-story containing two one-bedroom and two two-bedroom units that are either handicap-accessible or adaptable, as well as a laundry room.



The buildings have vinyl siding, aluminum gutters and downspouts, and asphalt shingles. All systems appeared to be in good overall condition and no immediate repair is needed, however the flashing around the skylights should be monitored to prevent water damage to roof decking and unit interiors.

Each unit features a small rear porch. Five units have installed larger wood decks off the rear of their buildings. Two of these units are handicap-accessible, and these decks are original to the project and included in this report. The three other decks were constructed at the expense of the individual Cooperative resident, and costs related to their maintenance/replacement are not included in this report.

The property has two large standalone storage/utility sheds. For the purposes of this report, maintenance/replacement costs associated with the sheds were not included. The property also has two dumpster areas with cement slabs surrounded by standard board on board wood fencing. Maintenance/replacement costs associated with the dumpster enclosures were included in this report.



There are two mailbox clusters located on the property. Both appeared to be in fair condition.

| Interior

With the exception of the one-bedroom HC units, all units are garden style, with individual front and rear access to each unit. Each unit has a kitchen, living/ dining room on the 1st floor, and two bedrooms on the 2nd floor; the three-bedroom units also have the master bedroom and ½ bath on the 1st floor. While all units inspected for this report were in good condition, there was some sign of water damage in the living rooms of some units, likely caused by failing tub surrounds in the 2nd floor bathrooms. While this report recommends replacing the tub surrounds within the next 10 years, some units not inspected for this report may need more immediate attention.

Units in the two-story buildings have individual basements with interior access. Units in the single-story building have individual basements accessed through exterior bulkhead doors. Units are heated with electric baseboard heaters with multi-zoned thermostats. Domestic hot water is provided via individual hot water heaters located in the basements. All mechanical systems appeared to be operational at the time of the inspection.



All inspected interior amenities appeared to be in working condition. Some appliances and features such as toilets and faucets are nearing or past their expected useful life and may not be operating as efficiently as newer components. Consideration should be given to their replacement. Cabinets and countertops noted in the inspection have been well-maintained.



Flooring is primarily a mix of vinyl composite tile square and carpet, while some units feature wood laminate flooring and ceramic tile where VCT is found in most other units (kitchens, bathrooms, 1st floor hallways). Replacement cost for these variations is based on an average of VCT and laminate.

| Common areas - Laundry rooms & Community room

As stated earlier, the property has three common laundry rooms onsite, each equipped with one washing machine and one dryer. The Association owns the machines, which are coin-operated. Revenue from the machines is contributed to their maintenance. The cost to replace these machines has been included in this report. However, one way to ease the burden on the reserve schedule would be to contract out the ownership and maintenance of the machines with a third-party company, such as Mac-Gray.



The property also features a meeting space with a ½ bath. The cost of maintenance/replacement of the flooring, lighting, doors, windows, ½-bath components, and hot water heater have been included in this report.

Tannery Brook Cooperative
Replacement Reserve Unit Cost Chart
2010

Building Components	Estimated Life (years)	Effective Age (years)	Estimated Remaining Life (years)	2010 Replacement Cost	Estimated Annual Increase	(At Term) Replacement Cost	Repl Factor (1, 3, Curve, HTL)	Number of Components	Total at Term Replacement Account	Annual Replacement Reserve
Building Envelope										
Siding - Vinyl	30	15.00	15.00	\$ 2.88 SF	\$ 0.09	\$ 4.18	3	15,000	\$ 62,640.00	\$ 4,176.00
Doors - metal - entry	30	15.00	15.00	\$ 350.00 EA	\$ 10.50	\$ 507.50	Curve	16	\$ 8,120.00	\$ 541.33
Door Hardware	15	8.00	7.00	\$ 28.00 EA	\$ 0.84	\$ 33.88	Curve	16	\$ 542.08	\$ 77.44
Door - Storm	12	8.00	4.00	\$ 212.00 EA	\$ 6.36	\$ 237.44	3	20	\$ 4,748.80	\$ 1,187.20
Door - sliding (patio)	15	8.00	7.00	\$ 1,500.00 EA	\$ 45.00	\$ 1,815.00	HTL	16	\$ 29,040.00	\$ 4,148.57
Window - wood - casement1	30	18.00	12.00	\$ 593.00 EA	\$ 17.79	\$ 806.48	HTL	12	\$ 9,677.76	\$ 806.48
Window - wood - casement2	30	18.00	12.00	\$ 359.00 EA	\$ 10.77	\$ 488.24	HTL	39	\$ 19,041.36	\$ 1,586.78
Window - wood - casement3	30	18.00	12.00	\$ 375.00 EA	\$ 11.25	\$ 510.00	HTL	15	\$ 7,650.00	\$ 637.50
Window - wood - fixed	30	18.00	12.00	\$ 381.00 EA	\$ 11.43	\$ 518.16	HTL	15	\$ 7,772.40	\$ 647.70
Window - skylight	40	20.00	20.00	\$ 797.00 EA	\$ 23.91	\$ 1,275.20	HTL	16	\$ 20,403.20	\$ 1,020.16
Roof - Shingle - 30 Year	30	18.00	12.00	\$ 192.00 SQ	\$ 5.76	\$ 261.12	1	127	\$ 33,162.24	\$ 2,763.52
Patio/deck (original)	25	10.00	15.00	\$ 9.00 SF	\$ 0.27	\$ 13.05	HTL	921	\$ 12,019.05	\$ 801.27
Gutter & Downspout	25	10.00	15.00	\$ 3.85 LF	\$ 0.12	\$ 5.58	1	1,250	\$ 6,978.13	\$ 465.21
Extras & Add-ons										
x				\$ -	\$ -					
x				\$ -	\$ -					
x				\$ -	\$ -					
x				\$ -	\$ -					
Subtotal									\$ 221,795.02	\$ 18,859.16

Building Site										
Parking Seal Coat	20	10.00	10.00	\$ 2.15 SY	\$ 0.06	\$ 2.80	1	2,222	\$ 6,210.49	\$ 621.05
Exterior Lighting Pole - 10'	20	8.00	12.00	\$ 750.00 EA	\$ 22.50	\$ 1,020.00	HTL	4	\$ 4,080.00	\$ 340.00
Exterior Lighting Pole - 15'	20	8.00	12.00	\$ 868.00 EA	\$ 26.04	\$ 1,180.48	HTL	8	\$ 9,443.84	\$ 786.99
Slabs Concrete	30	8.00	22.00	\$ 2.70 SY	\$ 0.08	\$ 4.48	HTL	65	\$ 291.33	\$ 13.24
Mailboxes	20	8.00	12.00	\$ 258.00 EA	\$ 7.74	\$ 350.88		2	\$ 701.76	\$ 58.48
Curbs	25	15.00	10.00	\$ 2.75 LF	\$ 0.08	\$ 3.58	HTL	1,300	\$ 4,647.50	\$ 464.75
Extras & Add-ons										
x				\$ -	\$ -					
x				\$ -	\$ -					
Subtotal									\$ 25,374.92	\$ 2,284.51

Repl Factor = Replacement Factor, or the time frame for replacing component
1 = 1 year | 3 = 3 year | Curve = 9-year curve | HTL = Hold The Line (replacement increases over 5 years)

Tannery Brook Cooperative
Replacement Reserve Unit Cost Chart
2010

Building Components	Estimated Life (years)	Effective Age (years)	Estimated Remaining Life (years)	2010 Replacement Cost	Estimated Annual Increase	(At Term) Replacement Cost	Repl Factor (1, 3, Curve, HTL)	Number of Components	Total at Term Replacement Account	Annual Replacement Reserve
Common Area										
Laundry rooms & office										
Vinyl Flooring	18	10.00	8.00	\$ 2.12 SF	\$ 0.06	\$ 2.63	3	1,500	\$ 3,943.20	\$ 492.90
Paint	7	4.00	3.00	\$ 0.56 SF	\$ 0.02	\$ 0.61	1	1,600	\$ 976.64	\$ 325.55
Lighting	25	10.00	15.00	\$ 92.00 EA	\$ 2.76	\$ 133.40	1	4	\$ 533.60	\$ 35.57
Laundry Equipment	12	4.00	8.00	\$ 540.00 EA	\$ 16.20	\$ 669.60	HTL	8	\$ 5,356.80	\$ 669.60
Water Heater 40 gal	15	5.00	10.00	\$ 669.00 EA	\$ 20.07	\$ 869.70	HTL	4	\$ 3,478.80	\$ 347.88
Toilet	35	3.00	32.00	\$ 350.00 ea	\$ 10.50	\$ 686.00	1	1	\$ 686.00	\$ 21.44
Vanity faucet	10	3.00	7.00	\$ 86.00 ea	\$ 2.58	\$ 104.06	1	1	\$ 104.06	\$ 14.87
Emergency Lighting W/ Battery	25	15.00	10.00	\$ 250.00 EA	\$ 7.50	\$ 325.00	3	4	\$ 1,300.00	\$ 130.00
Electrical 200 Amp	50	18.00	32.00	\$ 1,800.00 EA	\$ 54.00	\$ 3,528.00	3	4	\$ 14,112.00	\$ 441.00
Extras & Add-ons										
x				\$ -	-					
x				\$ -	-					
x				\$ -	-					
x				\$ -	-					
x				\$ -	-					
									\$ 30,491.10	\$ 2,478.80

Repl Factor = Replacement Factor, or the time frame for replacing component
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**Tannery Brook Cooperative
Replacement Reserve Unit Cost Chart
2010**

Building Components	Estimated Life (years)	Effective Age (years)	Estimated Remaining Life (years)	2010 Replacement Cost	Estimated Annual Increase	(At Term) Replacement Cost	Repl Factor (1, 3, Curve, HTL)	Number of Components	Total at Term Replacement Account	Annual Replacement Reserve
Unit Interior										
Unit Flooring - Vinyl tile	18	10.00	8.00	\$ 2.12 SF	\$ 0.06	\$ 2.63	HTL	1,238	\$ 3,254.45	\$ 406.81
Unit Flooring - Carpet	8	4.00	4.00	\$ 40.00 SY	\$ 1.20	\$ 44.80	Curve	715	\$ 32,032.00	\$ 8,008.00
Smoke Detector	15	10.00	5.00	\$ 15.00 EA	\$ 0.45	\$ 17.25	3	96	\$ 1,656.00	\$ 331.20
Service Panel 200 Amp	50	18.00	32.00	\$ 1,800.00 EA	\$ 54.00	\$ 3,528.00	HTL	16	\$ 56,448.00	\$ 1,764.00
Electrical Heat - Baseboard	25	10.00	15.00	\$ 168.00 EA	\$ 5.04	\$ 243.60	Curve	158	\$ 38,488.80	\$ 2,565.92
Unit Doors	30	14.00	16.00	\$ 75.00 EA	\$ 2.25	\$ 111.00	HTL	110	\$ 12,210.00	\$ 763.13
Sliding (patio) Doors	30	16.00	14.00	\$ 1,700.00 EA	\$ 51.00	\$ 2,414.00	HTL	16	\$ 38,624.00	\$ 2,758.86
Water Heater - Electrical 40 gal	15	6.00	9.00	\$ 669.00 EA	\$ 20.07	\$ 849.63	3	16	\$ 13,594.08	\$ 1,510.45
Kitchen										
Stove - 30"	18	12.00	6.00	\$ 699.00 EA	\$ 20.97	\$ 824.82	Curve	7	\$ 5,773.74	\$ 962.29
Stove - 24"	18	12.00	6.00	\$ 430.00 EA	\$ 12.90	\$ 507.40	Curve	9	\$ 4,566.60	\$ 761.10
Refrigerator 16 CF	15	8.00	7.00	\$ 450.00 EA	\$ 13.50	\$ 544.50	Curve	16	\$ 8,712.00	\$ 1,244.57
Faucet single	10	6.00	4.00	\$ 120.00 EA	\$ 3.60	\$ 134.40	Curve	16	\$ 2,150.40	\$ 537.60
Vent Fan	15	10.00	5.00	\$ 146.00 EA	\$ 4.38	\$ 167.90	Curve	16	\$ 2,686.40	\$ 537.28
Cabinets	24	10.00	14.00	\$ 147.00 LF	\$ 4.41	\$ 208.74	Curve	321	\$ 67,005.54	\$ 4,786.11
Countertop	24	10.00	14.00	\$ 24.00 LF	\$ 0.72	\$ 34.08	Curve	180	\$ 6,134.40	\$ 438.17
Bathroom										
Tub & Surrounds	20	10.00	10.00	\$ 1,085.00 EA	\$ 32.55	\$ 1,410.50	Curve	16	\$ 22,568.00	\$ 2,256.80
Exhaust Fan	12	5.00	7.00	\$ 60.00 EA	\$ 1.80	\$ 72.60	3	19	\$ 1,379.40	\$ 197.06
Commodies - Replace	25	10.00	15.00	\$ 350.00 EA	\$ 10.50	\$ 507.50	HTL	19	\$ 9,642.50	\$ 642.83
Medicine Cabinet	20	10.00	10.00	\$ 87.00 EA	\$ 2.61	\$ 113.10	HTL	19	\$ 2,148.90	\$ 214.89
Vanity	22	16.00	6.00	\$ 450.00 EA	\$ 13.50	\$ 531.00	Curve	19	\$ 10,089.00	\$ 1,681.50
Vanity Faucet	10			\$ 86.00 EA	\$ 2.58			19		
Extras & Add-ons										
x				\$ -	\$ -					
x				\$ -	\$ -					
x				\$ -	\$ -					
x				\$ -	\$ -					
x				\$ -	\$ -					
									Subtotal	\$ 339,164.21
									TOTAL	\$ 616,825.25
										\$ 55,991.04

Repl Factor = Replacement Factor, or the time frame for replacing component
1 = 1 year | 3 = 3 year | Curve = 9-year curve | HTL = Hold The Line (replacement increases over 5 years)

Tannery Brook Cooperative

[illegible]

Taney Branch Cooperative
Annual Cost Forecast of Capital Expenditures

	19	20	21	22	23	24	25	26	27	28	29	30
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Building Envelope												
Siding - Vinyl												
Doors - metal entry	162.40											
Door Hardware	44.62	81.80	141.30	178.48	141.30	81.80	44.62	14.97	2,600.53	2,600.53	2,600.53	
Roof - Shingles (asph)				1,982.00	1,982.00	3,984.00	2,986.00	23,901.00				
Windows - wood (common1)												
Windows - wood (common2)												
Windows - wood - fixed												
Windows - skylight												
Window - skylight - 30 Year		1,020.16	1,020.16	2,600.53	4,080.64	12,241.97						
Roof - Shingles - 30 Year												
Roof - Shingles - 30 Year	7,311.43											
Roof - Shingles - 30 Year												
Gutter & Downspout												
Exterior & Add-on												
x												
x												
x												
Subtotal	\$ 7,418.45	\$ 1,101.96	\$ 1,161.46	\$ 4,310.80	\$ 6,213.94	\$ 16,507.77	\$ 8,012.62	\$ 23,910.87	\$ 2,600.53	\$ 2,600.53	\$ 2,600.53	\$ -
Building Site												
Parking Seal Coat												9.07/mi. sq
Exterior Lighting Pole - 10'												
Exterior Lighting Pole - 15'												
Exterior Lighting Pole - 15'				14.57	14.57	29.13	58.27	171.80				
Mailbox												
Curbs												
Exterior & Add-on												
x												
x												
Subtotal				14.57	14.57	29.13	58.27	171.80				9.07/mi. sq
Interior Area												
Laundry room & office												
Vinyl Flooring							1,896.80	1,896.80	1,896.80			
Paint						1,241.12						
Lighting												
Laundry Equipment		345.60	345.60	691.20	1,382.40	4,147.20	234.15	234.15	468.30	936.60	2,809.80	
Laundry Washer 40 gal												
Tub									155.66			
Vanity Island												
Emergency Lighting w/ Battery												
Electrical 200 Amp												
Exterior & Add-on												
x												
x												
x												
x												
Subtotal		345.60	345.60	691.20	1,382.40	4,147.20	234.15	234.15	468.30	936.60	2,809.80	
Unit Interior												
Unit Floor - Vinyl tile												
Unit Floor - Carpet	8,694.40	10,962.40	8,694.40	5,033.60	2,745.60				233.59	467.17	934.34	2,803.03
Smoke Detector	768.00	768.00	768.00				3,157.44	5,788.64	9,986.56	12,489.76	9,986.56	5,788.64
Service Panel 200 Amp												
Electrical Heat - Baseboard	769.78											
Unit Doors	2,442.00	7,236.00										
Building Insulation												
Water Heater - Universal 40 gal					6,136.96	6,136.96						
Kitchen												
Shower - 50"		168.32	504.96	925.76	1,990.08	2,019.43	1,599.03	925.76	504.96	168.32		
Shower - 24"		133.13	399.36	798.72	1,597.44	1,597.44	1,264.72	798.72	399.36	133.13		
Refrigerator 18 CF	717.12	1,314.72	2,270.88	2,868.48	1,314.72	717.12	290.04					
Freezer 18 cu ft		66.05	198.14	363.26	627.46	991.38	627.46	363.26	198.14	66.05		77.57
Vent Fan	710.14	897.02	710.14	411.14	224.26	74.75						
Central Air												
Conditioning												
Bedroom												
Tub & Surrounds								659.68	1,279.04	3,628.34	6,266.96	7,916.16
Fishland Fan	596.60											733.40
Commodore - Replace	5,793.50											
Medicine Cabinet												
Amby						314.64	943.92	1,793.52	2,869.18	3,755.08	2,869.18	1,571.94
Vanity												
Vanity												
Exterior & Add-on												
Subtotal	20,483.54	22,232.24	13,545.91	10,334.44	14,868.90	14,218.69	14,446.64	10,674.69	16,302.75	20,868.35	20,188.94	19,306.35
Total	27,901.99	23,699.80	13,652.07	13,551.01	22,479.81	36,343.87	34,638.48	36,887.31	21,114.04	24,405.48	25,599.28	28,383.52

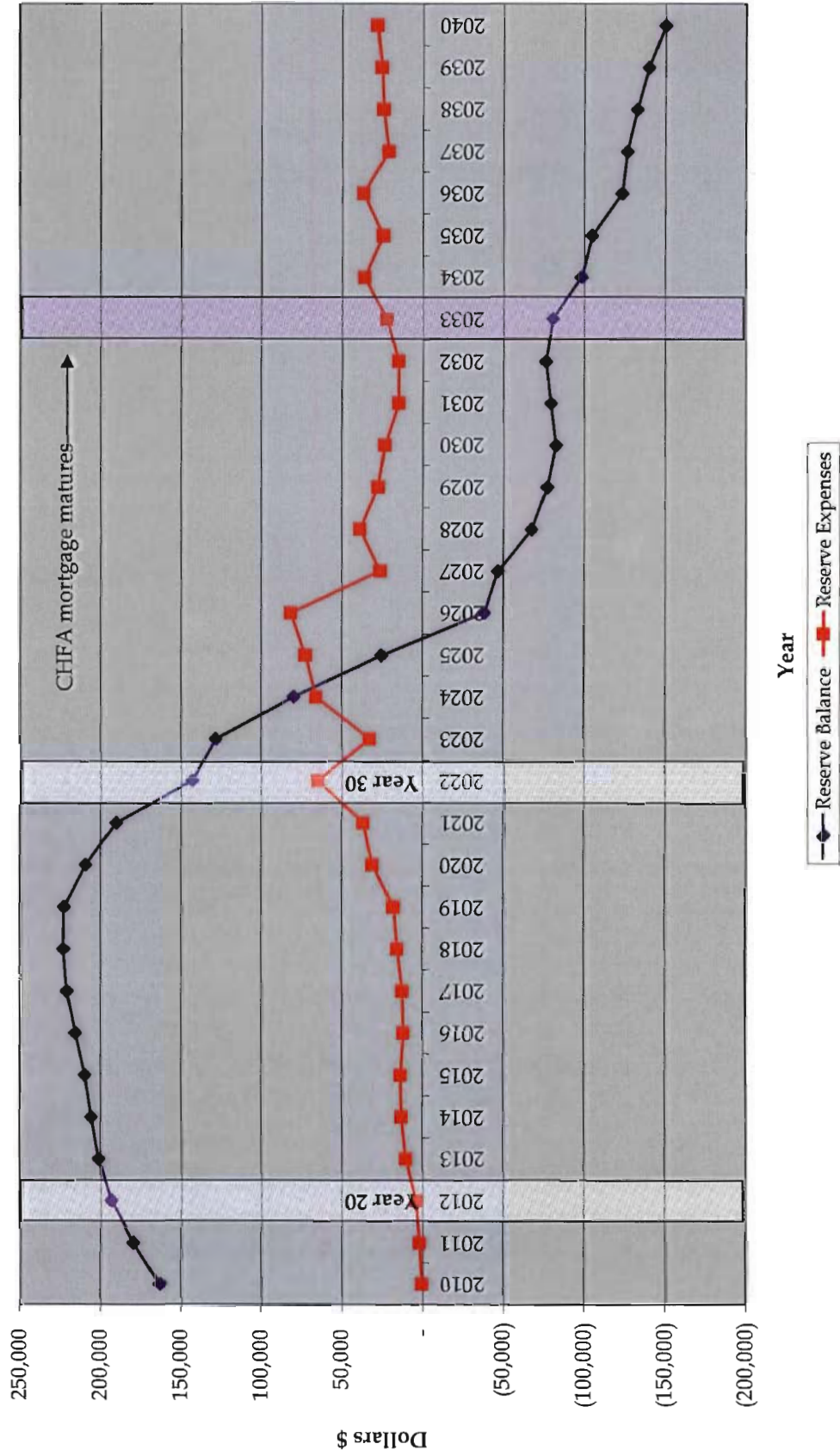
Replacement Reserve Planning ~ 3 Scenarios

Scenario #1: A one-time increase to the per unit per month (pupm) contribution to reserve by \$31 in 2011

Scenario #2: Increase the current pupm contribution by 5% annually

Scenario #3: Increase the 2011 pupm contribution by \$30, then increase contribution by 3% annually going forward

Tannery Brook Cooperative
Capital Needs Forecast | 2010-2040
\$31 pupm increase in 2011



Tannery Brook Cooperative
Summary of Reserve Calculations
Forecast of Maintenance Replacement Expenditures
\$31 pupm increase in 2011

Replacement Reserve Acct Balance Data	0	1	2	3	4	5	6	7	8	9
Date	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Reserve balance- Beginning of Period	\$ 151,874.00	\$ 163,430.35	\$ 179,636.72	\$ 193,617.93	\$ 201,168.39	\$ 205,827.83	\$ 209,965.02	\$ 215,881.11	\$ 221,058.81	\$ 223,070.99
Reserve Expenses	\$ 683.65	\$ 2,104.67	\$ 4,329.83	\$ 10,740.58	\$ 13,651.60	\$ 14,173.85	\$ 12,394.96	\$ 13,133.34	\$ 16,298.86	\$ 18,532.77
Annual Reserve Deposits	\$ 12,000.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00
Interest Earned on Deposits	\$ 240.00	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04
Reserve Balance - End of Period	\$ 163,430.35	\$ 179,636.72	\$ 193,617.93	\$ 201,168.39	\$ 205,827.83	\$ 209,965.02	\$ 215,881.11	\$ 221,058.81	\$ 223,070.99	\$ 222,849.25

Additional Reserve Income Sources

x	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
x	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
x	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
x	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
x	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Additional Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Balance + Additional Income	\$ 163,430.35	\$ 179,636.72	\$ 193,617.93	\$ 201,168.39	\$ 205,827.83	\$ 209,965.02	\$ 215,881.11	\$ 221,058.81	\$ 223,070.99	\$ 222,849.25

Tannery Brook Cooperative
Summary of Reserve Calculations
Forecast of Maintenance Replacement Expenditures
\$31 pupm increase in 2011

Replacement Reserve Acct Balance Data
Date

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Reserve balance- Beginning of Period	\$ 222,849.25	\$ 209,461.39	\$ 190,331.69	\$ 143,443.60	\$ 128,530.44	\$ 80,305.11	\$ 25,650.86	\$ (38,113.86)	\$ (46,547.64)	\$ (67,573.41)
Reserve Expenses	\$ 31,698.91	\$ 37,440.74	\$ 65,199.13	\$ 33,224.20	\$ 66,536.37	\$ 72,965.28	\$ 82,065.77	\$ 26,724.81	\$ 39,336.81	\$ 27,901.94
Annual Reserve Deposits	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00
Interest Earned on Deposits	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04
Reserve Balance - End of Period	\$ 209,461.39	\$ 190,331.69	\$ 143,443.60	\$ 128,530.44	\$ 80,305.11	\$ 25,650.86	\$ (38,113.86)	\$ (46,547.64)	\$ (67,573.41)	\$ (77,164.36)

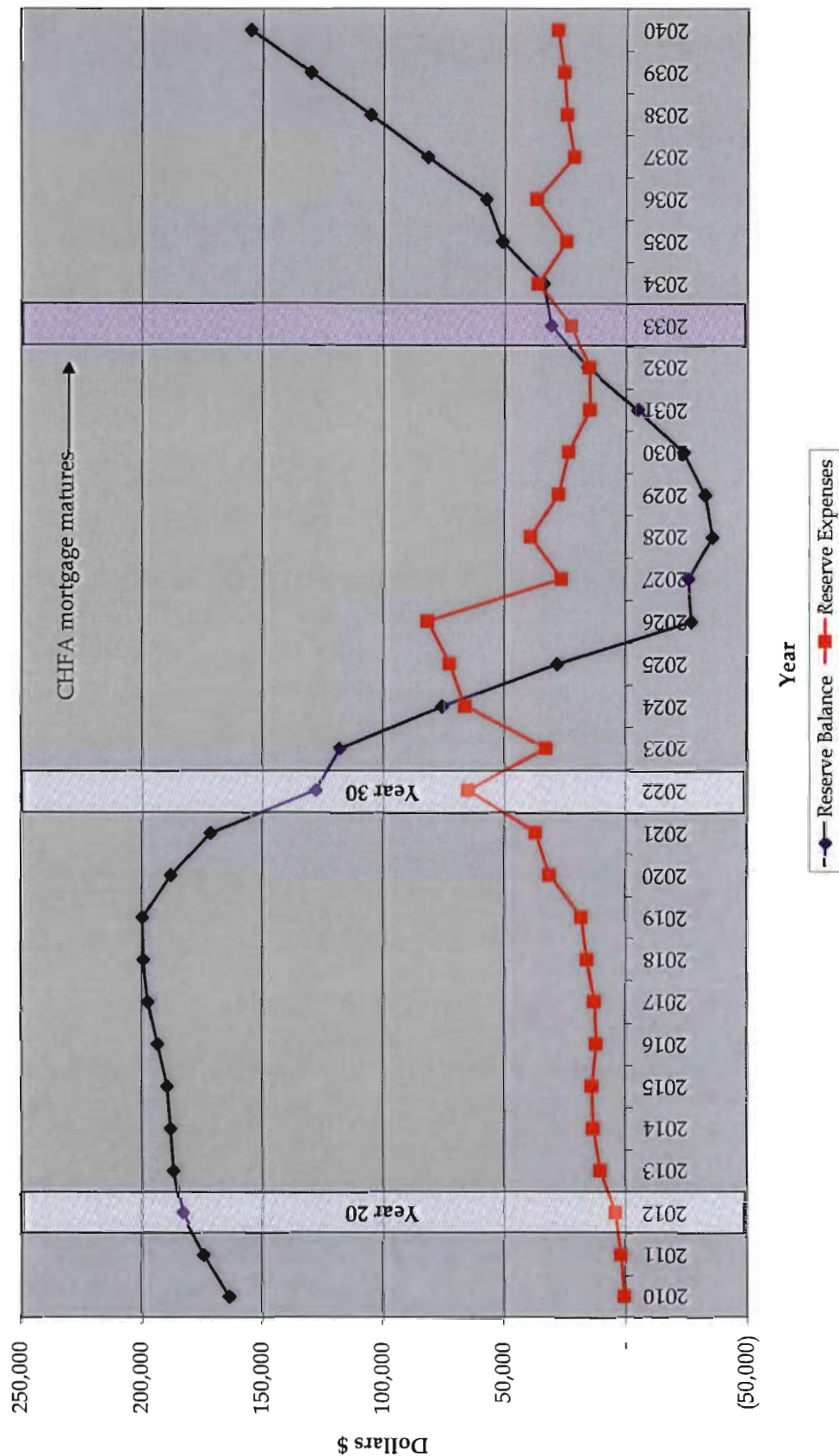
Additional Reserve Income Sources

x										
x										
x										
x										
x										
Total Additional Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Balance + Additional Income	\$ 209,461.39	\$ 190,331.69	\$ 143,443.60	\$ 128,530.44	\$ 80,305.11	\$ 25,650.86	\$ (38,113.86)	\$ (46,547.64)	\$ (67,573.41)	\$ (77,164.36)

Tannery Brook Cooperative
Summary of Reserve Calculations
Forecast of Maintenance Replacement Expenditures
\$31 ppym increase in 2011

Replacement Reserve Acct Balance Data	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Reserve balance- Beginning of Period	\$ (77,164.36)	\$ (82,551.13)	\$ (79,295.05)	\$ (76,235.02)	\$ (80,403.79)	\$ (98,336.62)	\$ (104,664.06)	\$ (123,240.33)	\$ (126,343.34)	\$ (132,437.76)	\$ (139,726.02)
Reserve Expenses	\$ 23,699.80	\$ 15,052.97	\$ 15,251.01	\$ 22,479.81	\$ 36,243.87	\$ 24,638.48	\$ 36,887.31	\$ 21,414.04	\$ 24,405.48	\$ 25,599.28	\$ 28,283.22
Annual Reserve Deposits	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00	\$ 17,952.00
Interest Earned on Deposits	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04	\$ 359.04
Reserve Balance - End of Period	\$ (62,551.13)	\$ (79,295.05)	\$ (76,235.02)	\$ (80,403.79)	\$ (98,336.62)	\$ (104,664.06)	\$ (123,240.33)	\$ (126,343.34)	\$ (132,437.76)	\$ (139,726.02)	\$ (149,698.20)
Additional Reserve Income Sources											
x											
x											
x											
x											
x											
Total Additional Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Balance + Additional Income	\$ (62,551.13)	\$ (79,295.05)	\$ (76,235.02)	\$ (80,403.79)	\$ (98,336.62)	\$ (104,664.06)	\$ (123,240.33)	\$ (126,343.34)	\$ (132,437.76)	\$ (139,726.02)	\$ (149,698.20)

Tannery Brook Cooperative
 Capital Needs Forecast | 2010-2040
 5% annual increase over current reserve deposit



Tannery Brook Cooperative
Summary of Reserve Calculations
Forecast of Maintenance Replacement Expenditures
5% Annual Increase over current reserve deposit

Replacement Reserve Acct Balance Data
Date

	0	1	2	3	4	5	6	7	8	9
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Reserve balance- Beginning of Period	\$ 151,874.00	\$ 163,430.35	\$ 174,177.68	\$ 183,342.45	\$ 186,751.20	\$ 187,977.40	\$ 189,425.24	\$ 193,433.05	\$ 197,522.62	\$ 199,307.81
Reserve Expenses	\$ 683.65	\$ 2,104.67	\$ 4,329.93	\$ 10,760.58	\$ 13,651.60	\$ 14,173.85	\$ 12,794.36	\$ 13,133.34	\$ 16,298.86	\$ 18,532.77
Annual Reserve Deposits	\$ 12,000.00	\$ 12,600.00	\$ 13,230.00	\$ 13,891.50	\$ 14,586.08	\$ 15,315.38	\$ 16,081.15	\$ 16,885.21	\$ 17,729.47	\$ 18,615.94
Interest Earned on Deposits	\$ 240.00	\$ 252.00	\$ 264.60	\$ 277.83	\$ 291.72	\$ 306.31	\$ 321.62	\$ 337.70	\$ 354.59	\$ 372.52
Reserve Balance - End of Period	\$ 163,430.35	\$ 174,177.68	\$ 183,342.45	\$ 186,751.20	\$ 187,977.40	\$ 189,425.24	\$ 193,433.05	\$ 197,522.62	\$ 199,307.81	\$ 199,763.30

Additional Reserve Income Sources

x	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
x	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
x	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
x	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
x	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Additional Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Balance + Additional Income	\$ 163,430.35	\$ 174,177.68	\$ 183,342.45	\$ 186,751.20	\$ 187,977.40	\$ 189,425.24	\$ 193,433.05	\$ 197,522.62	\$ 199,307.81	\$ 199,763.30

Tannery Brook Cooperative
Summary of Reserve Calculations
Forecast of Maintenance Replacement Expenditures
5% Annual Increase over current reserve deposit

Replacement Reserve Act Balance Data
Date

	10	11	12	13	14	15	16	17	18	19	2029
	2020	2021	2022	2023	2024	2025	2026	2027	2028		
Reserve balance- Beginning of Period	\$ 190,763.30	\$ 186,002.06	\$ 171,495.87	\$ 126,278.03	\$ 118,134.17	\$ 75,832.17	\$ 28,312.96	\$ (27,064.42)	\$ (25,734.93)	\$ (35,614.72)	
Reserve Expenses	\$ 31,698.91	\$ 37,440.74	\$ 65,199.13	\$ 33,224.20	\$ 66,536.37	\$ 72,985.28	\$ 82,095.77	\$ 26,724.81	\$ 39,336.81	\$ 27,901.99	
Annual Reserve Deposits	\$ 19,546.74	\$ 20,524.07	\$ 21,550.28	\$ 22,627.79	\$ 23,759.18	\$ 24,947.14	\$ 26,194.30	\$ 27,504.22	\$ 28,879.43	\$ 30,323.40	
Interest Earned on Deposits	\$ 390.93	\$ 410.48	\$ 431.01	\$ 452.56	\$ 475.18	\$ 498.94	\$ 523.89	\$ 550.08	\$ 577.59	\$ 606.47	
Reserve Balance - End of Period	\$ 188,002.06	\$ 171,495.87	\$ 126,278.03	\$ 118,134.17	\$ 75,832.17	\$ 28,312.96	\$ (27,064.42)	\$ (25,734.93)	\$ (35,614.72)	\$ (32,586.64)	

Additional Reserve Income Sources

x											
x											
x											
x											
x											
Total Additional Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Balance + Additional Income	\$ 188,002.06	\$ 171,495.87	\$ 126,278.03	\$ 118,134.17	\$ 75,832.17	\$ 28,312.96	\$ (27,064.42)	\$ (25,734.93)	\$ (35,614.72)	\$ (32,586.64)	

Tannery Brook Cooperative
Summary of Reserve Calculations
Forecast of Maintenance Replacement Expenditures
5% Annual Increase over current reserve deposit

Replacement Reserve Acct Balance Data
Date

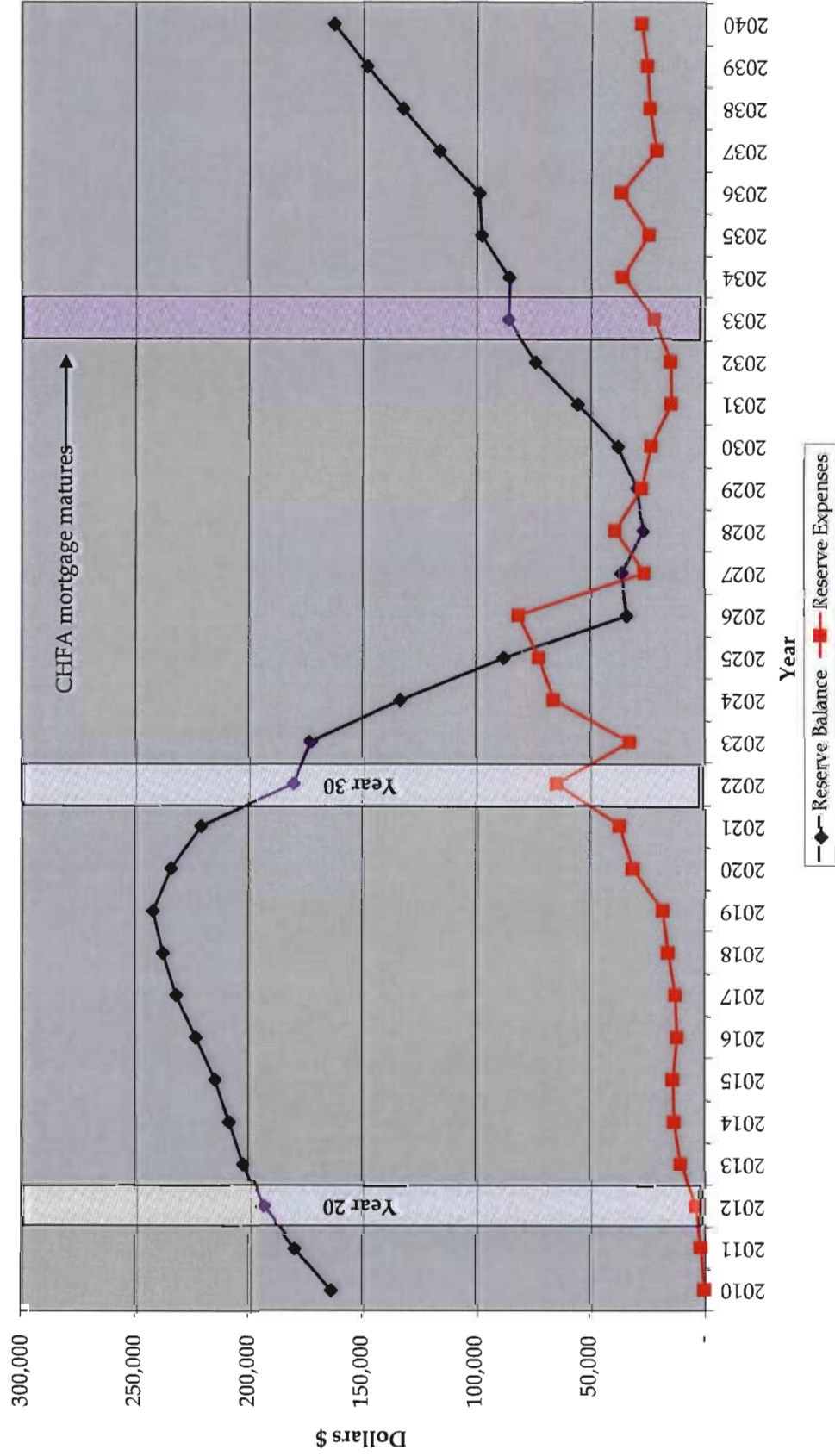
	20	21	22	23	24	25	26	27	28	29	30	2040
	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		
Reserve balance- Beginning of Period	\$ (32,586.64)	\$ (23,810.28)	\$ (4,763.07)	\$ 15,791.11	\$ 30,906.76	\$ 34,138.11	\$ 50,948.61	\$ 57,582.73	\$ 81,866.19	\$ 105,443.09	\$ 130,225.32	
Reserve Expenses	\$ 26,699.80	\$ 15,052.47	\$ 15,281.01	\$ 22,479.81	\$ 36,243.87	\$ 24,638.48	\$ 36,887.31	\$ 21,414.04	\$ 24,405.48	\$ 25,599.28	\$ 28,283.22	
Annual Reserve Deposits	\$ 31,839.57	\$ 33,431.55	\$ 35,103.13	\$ 36,858.29	\$ 38,701.20	\$ 40,636.26	\$ 42,668.07	\$ 44,801.48	\$ 47,041.55	\$ 49,393.63	\$ 51,863.31	
Interest Earned on Deposits	\$ 636.79	\$ 668.63	\$ 702.06	\$ 737.17	\$ 774.02	\$ 812.73	\$ 853.36	\$ 896.03	\$ 940.83	\$ 987.87	\$ 1,037.27	
Reserve Balance - End of Period	\$ (23,810.28)	\$ (4,763.07)	\$ 15,791.11	\$ 30,906.76	\$ 34,138.11	\$ 50,948.61	\$ 57,582.73	\$ 81,866.19	\$ 105,443.09	\$ 130,225.32	\$ 154,842.67	

Additional Reserve Income Sources

x												
x												
x												
x												
x												
Total Additional Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Reserve Balance + Additional Income \$ (23,810.28) \$ (4,763.07) \$ 15,791.11 \$ 30,906.76 \$ 34,138.11 \$ 50,948.61 \$ 57,582.73 \$ 81,866.19 \$ 105,443.09 \$ 130,225.32 \$ 154,842.67

Tannery Brook Cooperative
 Capital Needs Forecast | 2010-2040
 \$30 pupm increase in 2011, 3% annual increase 2012+



Tannery Brook Cooperative
Summary of Reserve Calculations
Forecast of Maintenance Replacement Expenditures
\$30 pupm increase in 2011, 3% increase annually 2012+

Replacement Reserve Acct Balance Data
Date

	0	1	2	3	4	5	6	7	8	9
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Reserve balance- Beginning of Period	\$ 151,874.00	\$ 163,430.35	\$ 179,440.88	\$ 193,769.70	\$ 202,227.54	\$ 208,370.91	\$ 214,585.88	\$ 223,191.41	\$ 231,688.56	\$ 237,669.11
Reserve Expenses	\$ 683.65	\$ 2,104.67	\$ 4,329.83	\$ 10,760.58	\$ 13,651.60	\$ 14,178.85	\$ 12,944.86	\$ 13,133.34	\$ 16,268.86	\$ 18,532.77
Annual Reserve Deposits	\$ 12,000.00	\$ 17,760.00	\$ 18,292.80	\$ 18,841.38	\$ 19,406.83	\$ 19,989.04	\$ 20,588.71	\$ 21,206.37	\$ 21,842.56	\$ 22,497.84
Interest Earned on Deposits	\$ 240.00	\$ 355.20	\$ 565.86	\$ 865.83	\$ 1,388.14	\$ 2,093.78	\$ 411.77	\$ 424.13	\$ 436.85	\$ 449.96
Reserve Balance - End of Period	\$ 163,430.35	\$ 179,440.88	\$ 193,769.70	\$ 202,227.54	\$ 208,370.91	\$ 214,585.88	\$ 223,191.41	\$ 231,688.56	\$ 237,669.11	\$ 242,084.13

Additional Reserve Income Sources

x	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
x	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
x	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
x	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Additional Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Balance + Additional Income	\$ 163,430.35	\$ 179,440.88	\$ 193,769.70	\$ 202,227.54	\$ 208,370.91	\$ 214,585.88	\$ 223,191.41	\$ 231,688.56	\$ 237,669.11	\$ 242,084.13

Tannery Brook Cooperative
Summary of Reserve Calculations
Forecast of Maintenance Replacement Expenditures
\$30 pupm increase in 2011, 3% increase annually 2012+

Replacement Reserve Acct Balance Data
Date

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Reserve balance- Beginning of Period	\$ 242,021.45	\$ 244,021.45	\$ 220,926.03	\$ 180,802.57	\$ 173,406.32	\$ 133,472.73	\$ 87,908.31	\$ 34,035.43	\$ 36,380.20	\$ 26,985.05
Reserve Expenses	\$ 31,698.94	\$ 37,440.74	\$ 65,199.13	\$ 33,224.20	\$ 66,536.37	\$ 72,965.28	\$ 82,095.77	\$ 26,723.81	\$ 39,336.81	\$ 27,901.99
Annual Reserve Deposits	\$ 23,172.77	\$ 23,867.95	\$ 24,583.94	\$ 25,321.51	\$ 26,081.16	\$ 26,863.59	\$ 27,669.50	\$ 28,499.59	\$ 29,354.57	\$ 30,233.21
Interest Earned on Deposits	\$ 463.46	\$ 477.36	\$ 491.68	\$ 506.43	\$ 521.62	\$ 537.27	\$ 553.39	\$ 569.99	\$ 587.09	\$ 604.70
Reserve Balance - End of Period	\$ 234,021.45	\$ 220,926.03	\$ 180,802.57	\$ 173,406.32	\$ 133,472.73	\$ 87,908.31	\$ 34,035.43	\$ 36,380.20	\$ 26,985.05	\$ 29,922.97

Additional Reserve Income Sources

x										
x										
x										
x										
x										
Total Additional Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Balance + Additional Income	\$ 234,021.45	\$ 220,926.03	\$ 180,802.57	\$ 173,406.32	\$ 133,472.73	\$ 87,908.31	\$ 34,035.43	\$ 36,380.20	\$ 26,985.05	\$ 29,922.97

Tannery Brook Cooperative
Summary of Reserve Calculations
Forecast of Maintenance Replacement Expenditures
\$30 pupm increase in 2011, 3% increase annually 2012+

Replacement Reserve Acct Balance Data
Date

	20	21	22	23	24	25	26	27	28	29	30
Reserve balance- Beginning of Period	\$ 29,922.97	\$ 37,988.28	\$ 55,653.38	\$ 74,101.98	\$ 86,332.77	\$ 85,840.81	\$ 98,026.80	\$ 99,068.70	\$ 116,721.73	\$ 132,555.35	\$ 148,402.34
Reserve Expenses	\$ 25,692.80	\$ 15,052.97	\$ 15,251.01	\$ 22,479.81	\$ 36,213.87	\$ 24,638.48	\$ 36,882.31	\$ 21,414.04	\$ 24,405.48	\$ 25,594.28	\$ 28,283.23
Annual Reserve Deposits	\$ 31,142.27	\$ 32,076.54	\$ 33,038.83	\$ 34,030.00	\$ 35,050.90	\$ 36,102.42	\$ 37,185.50	\$ 38,301.06	\$ 39,450.09	\$ 40,633.60	\$ 41,852.60
Interest Earned on Deposits	\$ 622.85	\$ 641.53	\$ 660.78	\$ 680.60	\$ 701.02	\$ 722.05	\$ 743.71	\$ 766.02	\$ 789.00	\$ 812.67	\$ 837.05
Reserve Balance - End of Period	\$ 37,988.28	\$ 55,653.38	\$ 74,101.98	\$ 86,332.77	\$ 85,840.81	\$ 98,026.80	\$ 99,068.70	\$ 116,721.73	\$ 132,555.35	\$ 148,402.34	\$ 162,808.77

Additional Reserve Income Sources

x											
x											
x											
x											
x											
Total Additional Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Balance + Additional Income	\$ 37,988.28	\$ 55,653.38	\$ 74,101.98	\$ 86,332.77	\$ 85,840.81	\$ 98,026.80	\$ 99,068.70	\$ 116,721.73	\$ 132,555.35	\$ 148,402.34	\$ 162,808.77

Tannery Brook Cooperative
Replacement Reserve Unit Cost Chart
2010

Building Components	Estimated Life (years)	Effective Age (years)	Estimated Remaining Life (years)	2010 Replacement Cost	Estimated Annual Increase	(At Term) Replacement Cost	Repl Factor (1, 3, Curve, HTL)	Number of Components	Total at Term Replacement Account	Annual Replacement Reserve	Monthly Replacement Reserve
Building Envelope											
Siding - Vinyl	30	15.00	15.00	\$ 2.88 SF	\$ 0.09	\$ 4.18	3	15,000	\$ 62,640.00	\$ 4,176.00	\$ 348.00
Doors - metal - entry	30	15.00	15.00	\$ 350.00 EA	\$ 10.50	\$ 507.50	Curve	16	\$ 8,120.00	\$ 541.33	\$ 45.11
Door Hardware	15	8.00	7.00	\$ 28.00 EA	\$ 0.84	\$ 33.88	Curve	16	\$ 542.08	\$ 77.44	\$ 6.45
Door - Storm	12	8.00	4.00	\$ 212.00 EA	\$ 6.36	\$ 237.44	3	20	\$ 4,748.80	\$ 1,187.20	\$ 98.93
Door - sliding (patio)	15	8.00	7.00	\$ 1,500.00 EA	\$ 45.00	\$ 1,815.00	HTL	16	\$ 29,040.00	\$ 4,148.57	\$ 345.71
Window - wood - casement1	30	18.00	12.00	\$ 593.00 EA	\$ 17.79	\$ 806.48	HTL	12	\$ 9,677.76	\$ 806.48	\$ 67.21
Window - wood - casement2	30	18.00	12.00	\$ 359.00 EA	\$ 10.77	\$ 488.24	HTL	39	\$ 19,041.36	\$ 1,586.78	\$ 132.23
Window - wood - casement3	30	18.00	12.00	\$ 375.00 EA	\$ 11.25	\$ 510.00	HTL	15	\$ 7,650.00	\$ 637.50	\$ 53.13
Window - wood - fixed	30	18.00	12.00	\$ 381.00 EA	\$ 11.43	\$ 518.16	HTL	15	\$ 7,772.40	\$ 647.70	\$ 53.93
Window - skylight	40	20.00	20.00	\$ 797.00 EA	\$ 23.91	\$ 1,275.20	HTL	16	\$ 20,403.20	\$ 1,020.16	\$ 85.01
Roof - Shingle - 30 Year	30	18.00	12.00	\$ 192.00 SQ	\$ 5.76	\$ 261.12	1	127	\$ 33,162.24	\$ 2,763.52	\$ 230.29
Patio/deck (original)	25	10.00	15.00	\$ 9.00 SF	\$ 0.27	\$ 13.05	HTL	921	\$ 12,019.05	\$ 801.27	\$ 66.77
Gutter & Downspout	25	10.00	15.00	\$ 3.85 LF	\$ 0.12	\$ 5.58	1	1,250	\$ 6,978.13	\$ 465.21	\$ 38.77
Extras & Add-ons											
x				\$ -	\$ -						
x				\$ -	\$ -						
x				\$ -	\$ -						
x				\$ -	\$ -						
Subtotal									\$ 221,795.02	\$ 18,859.16	\$ 1,517.62

Building Site											
Parking Seal Coat	20	10.00	10.00	\$ 2.15 SY	\$ 0.06	\$ 2.80	1	2,222	\$ 6,210.49	\$ 621.05	\$ 51.75
Exterior Lighting Pole - 10'	20	8.00	12.00	\$ 750.00 EA	\$ 22.50	\$ 1,020.00	HTL	4	\$ 4,080.00	\$ 340.00	\$ 28.33
Exterior Lighting Pole - 15'	20	8.00	12.00	\$ 868.00 EA	\$ 26.04	\$ 1,180.48	HTL	8	\$ 9,443.84	\$ 786.99	\$ 65.58
Slabs Concrete	30	8.00	22.00	\$ 2.70 SY	\$ 0.08	\$ 4.48	HTL	65	\$ 291.33	\$ 13.24	\$ 1.10
Mailboxes	20	8.00	12.00	\$ 258.00 EA	\$ 7.74	\$ 350.88		2	\$ 701.76	\$ 58.48	\$ 4.87
Curbs	25	15.00	10.00	\$ 2.75 LF	\$ 0.08	\$ 3.58	HTL	1,300	\$ 4,647.50	\$ 464.75	\$ 38.73
Extras & Add-ons											
x				\$ -	\$ -						
x				\$ -	\$ -						
Subtotal									\$ 25,374.92	\$ 2,284.51	\$ 190.38

Repl Factor = Replacement Factor, or the time frame for replacing component
1 = 1 year | 3 = 3 year | Curve = 9-year curve | HTL = Hold The Line (replacement increases over 5 years)

Tannery Brook Cooperative
Replacement Reserve Unit Cost Chart
2010

Building Components	Estimated Life (years)	Effective Age (years)	Estimated Remaining Life (years)	2010 Replacement Cost	Estimated Annual Increase	(At Term) Replacement Cost	Repl Factor (1, 3, Curve, HTL)	Number of Components	Total at Term Replacement Account	Annual Replacement Reserve	Monthly Replacement Reserve
Common Area											
<i>Laundry rooms & office</i>											
Vinyl Flooring	18	10.00	8.00	\$ 2.12 SF	\$ 0.06	\$ 2.63	3	1,500	\$ 3,943.20	\$ 492.90	\$ 41.08
Paint	7	4.00	3.00	\$ 0.56 SF	\$ 0.02	\$ 0.61	1	1,600	\$ 976.64	\$ 325.55	\$ 27.13
Lighting	25	10.00	15.00	\$ 92.00 EA	\$ 2.76	\$ 133.40	1	4	\$ 533.60	\$ 35.57	\$ 2.96
Laundry Equipment	12	4.00	8.00	\$ 540.00 EA	\$ 16.20	\$ 669.60	HTL	8	\$ 5,356.80	\$ 669.60	\$ 55.80
Water Heater 40 gal	15	5.00	10.00	\$ 669.00 EA	\$ 20.07	\$ 869.70	HTL	4	\$ 3,478.80	\$ 347.88	\$ 28.99
Toilet	35	3.00	32.00	\$ 350.00 ea	\$ 10.50	\$ 686.00	1	1	\$ 686.00	\$ 21.44	\$ 1.79
Vanity faucet	10	3.00	7.00	\$ 86.00 ea	\$ 2.58	\$ 104.06	1	1	\$ 104.06	\$ 14.87	\$ 1.24
Emergency Lighting W/ Battery	25	15.00	10.00	\$ 250.00 EA	\$ 7.50	\$ 325.00	3	4	\$ 1,300.00	\$ 130.00	\$ 10.83
Electrical 200 Amp	50	18.00	32.00	\$ 1,800.00 EA	\$ 54.00	\$ 3,528.00	3	4	\$ 14,112.00	\$ 441.00	\$ 36.75
<i>Extras & Add-ons</i>											
x				\$ -	\$ -						
x				\$ -	\$ -						
x				\$ -	\$ -						
x				\$ -	\$ -						
x				\$ -	\$ -						
										\$ 30,491.10	\$ 2,478.80
											\$ 206.57

Repl Factor = Replacement Factor, or the time frame for replacing component
1 = 1 year | 3 = 3 year | Curve = 9-year curve | HTL = Hold The Line (replacement increases over 5 years)

Tannery Brook Cooperative
Replacement Reserve Unit Cost Chart
2010

Building Components	Estimated Life (years)	Effective Age (years)	Estimated Remaining Life (years)	2010 Replacement Cost	Estimated Annual Increase	(At Term) Replacement Cost	Repl Factor (1, 3, Curve, HTL)	Number of Components	Total at Term Replacement Account	Annual Replacement Reserve	Monthly Replacement Reserve
Unit Interior											
Unit Flooring - Vinyl tile	18	10.00	8.00	\$ 2.12 SF	\$ 0.06	\$ 2.63	HTL	1,238	\$ 3,254.45	\$ 406.81	\$ 33.90
Unit Flooring - Carpet	8	4.00	4.00	\$ 40.00 SY	\$ 1.20	\$ 44.80	Curve	715	\$ 32,032.00	\$ 8,008.00	\$ 667.33
Smoke Detector	15	10.00	5.00	\$ 15.00 EA	\$ 0.45	\$ 17.25	3	96	\$ 1,656.00	\$ 331.20	\$ 27.60
Service Panel 200 Amp	50	18.00	32.00	\$ 1,800.00 EA	\$ 54.00	\$ 3,528.00	HTL	16	\$ 56,448.00	\$ 1,764.00	\$ 147.00
Electrical Heat - Baseboard	25	10.00	15.00	\$ 168.00 EA	\$ 5.04	\$ 243.60	Curve	158	\$ 38,488.80	\$ 2,565.92	\$ 213.83
Unit Doors	30	14.00	16.00	\$ 75.00 EA	\$ 2.25	\$ 111.00	HTL	110	\$ 12,210.00	\$ 763.13	\$ 63.59
Sliding (patio) Doors	30	16.00	14.00	\$ 1,700.00 EA	\$ 51.00	\$ 2,414.00	HTL	16	\$ 38,624.00	\$ 2,758.86	\$ 229.90
Water Heater - Electrical 40 gal	15	6.00	9.00	\$ 669.00 EA	\$ 20.07	\$ 849.63	3	16	\$ 13,594.08	\$ 1,510.45	\$ 125.87
Kitchen											
Stove - 30"	18	12.00	6.00	\$ 699.00 EA	\$ 20.97	\$ 824.82	Curve	7	\$ 5,773.74	\$ 962.29	\$ 80.19
Stove - 24"	18	12.00	6.00	\$ 430.00 EA	\$ 12.90	\$ 507.40	Curve	9	\$ 4,566.60	\$ 761.10	\$ 63.43
Refrigerator 16 CF	15	8.00	7.00	\$ 450.00 EA	\$ 13.50	\$ 544.50	Curve	16	\$ 8,712.00	\$ 1,244.57	\$ 103.71
Faucet single	10	6.00	4.00	\$ 120.00 EA	\$ 3.60	\$ 134.40	Curve	16	\$ 2,150.40	\$ 537.60	\$ 44.80
Vent Fan	15	10.00	5.00	\$ 146.00 EA	\$ 4.38	\$ 167.90	Curve	16	\$ 2,686.40	\$ 537.28	\$ 44.77
Cabinets	24	10.00	14.00	\$ 147.00 LF	\$ 4.41	\$ 208.74	Curve	321	\$ 67,005.54	\$ 4,786.11	\$ 398.84
Countertop	24	10.00	14.00	\$ 24.00 LF	\$ 0.72	\$ 34.08	Curve	180	\$ 6,134.40	\$ 438.17	\$ 36.51
Bathroom											
Tub & Surrounds	20	10.00	10.00	\$ 1,085.00 EA	\$ 32.55	\$ 1,410.50	Curve	16	\$ 22,568.00	\$ 2,256.80	\$ 188.07
Exhaust Fan	12	5.00	7.00	\$ 60.00 EA	\$ 1.80	\$ 72.60	3	19	\$ 1,379.40	\$ 197.06	\$ 16.42
Commodies - Replace	25	10.00	15.00	\$ 350.00 EA	\$ 10.50	\$ 507.50	HTL	19	\$ 9,642.50	\$ 642.83	\$ 53.57
Medicine Cabinet	20	10.00	10.00	\$ 87.00 EA	\$ 2.61	\$ 113.10	HTL	19	\$ 2,148.90	\$ 214.89	\$ 17.91
Vanity	22	16.00	6.00	\$ 450.00 EA	\$ 13.50	\$ 531.00	Curve	19	\$ 10,089.00	\$ 1,681.50	\$ 140.13
Vanity Faucet	10			\$ 86.00 EA	\$ 2.58			19			
Extras & Add-ons											
x				\$ -	\$ -						
x				\$ -	\$ -						
x				\$ -	\$ -						
x				\$ -	\$ -						
x				\$ -	\$ -						
x				\$ -	\$ -						
Subtotal									\$ 339,164.21	\$ 32,368.57	\$ 2,697.38
TOTAL									\$ 616,825.25	\$ 55,991.04	\$ 4,611.94

Repl Factor = Replacement Factor, or the time frame for replacing component
1 = 1 year | 3 = 3 year | Curve = 9-year curve | HTL = Hold The Line (replacement increases over 5 years)