

620 Pearl Street Residences Long Range Plan 2021

	LIFE	ANNUAL	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Boiler // 40YR // \$20,000 1985	5	\$1,500.00	\$14,000.00	\$15,500.00	\$17,000.00	\$18,500.00	\$20,000.00	\$2,000.00	\$4,000.00	\$6,000.00	\$8,000.00	\$10,000.00
Hot Water Heater // 10yr // \$300 replaced 2010 \$2600	0	\$300.00	\$3,000.00	\$300.00	\$600.00	\$900.00	\$1,200.00	\$1,500.00	\$1,800.00	\$2,100.00	\$2,400.00	\$2,700.00
Washer & Dryer // 10YR // \$100 washer 2012 \$800	2	\$100.00	\$900.00	\$1,000.00	\$100.00	\$200.00	\$300.00	\$400.00	\$500.00	\$600.00	\$700.00	\$800.00
Sump Pumps // 8YR // \$140 2004 \$1250, 2012 \$1375, 2016 \$1400, 2019	7	\$200.00	\$200.00	\$400.00	\$600.00	\$800.00	\$1,000.00	\$1,200.00	\$1,400.00	\$1,600.00	\$200.00	\$400.00
Painting // 5YR // \$25,000 2011 \$5000	4	\$5,000.00	\$10,000.00	\$15,000.00	\$20,000.00	\$25,000.00	\$5,000.00	\$10,000.00	\$15,000.00	\$20,000.00	\$25,000.00	\$30,000.00
Roof // 20YR // \$20000 replaced 2003 \$10,500	3	\$1,000.00	\$18,000.00	\$19,000.00	\$20,000.00	\$1,500.00	\$3,000.00	\$4,500.00	\$6,000.00	\$7,500.00	\$9,000.00	\$10,500.00
Stucco Repairs // 10YR // \$200 repaired 2012 \$2000	10	\$250.00	\$500.00	\$750.00	\$1,000.00	\$1,250.00	\$1,500.00	\$1,750.00	\$2,000.00	\$2,250.00	\$2,500.00	\$300.00
Gutters // 20YR // \$1500 2010 \$1200	12	\$75.00	\$825.00	\$900.00	\$975.00	\$1,050.00	\$1,125.00	\$1,200.00	\$1,275.00	\$1,350.00	\$1,425.00	\$1,500.00
Asphalt // 15YR // \$15,000 Repairs 2017	15	\$1,000.00	\$4,000.00	\$5,000.00	\$6,000.00	\$7,000.00	\$8,000.00	\$9,000.00	\$10,000.00	\$11,000.00	\$12,000.00	\$13,000.00
Fence // 20 YR // \$6000 built 2014 \$2500 south, 2020 \$2150 middle	15	\$300.00	\$2,400.00	\$2,700.00	\$3,000.00	\$3,300.00	\$3,600.00	\$3,900.00	\$4,200.00	\$4,500.00	\$4,800.00	\$5,100.00
Decks // 20YR // \$20000 Built 2004 \$7000	5	\$1,000.00	\$16,000.00	\$17,000.00	\$18,000.00	\$19,000.00	\$20,000.00	\$1,000.00	\$2,000.00	\$3,000.00	\$4,000.00	\$5,000.00
Total Annual Savings		\$10,725.00										
Reserves used			\$3,000.00	\$1,000.00	\$20,000.00	\$25,000.00	\$20,000.00		\$0.00	\$1,600.00	\$2,500.00	\$30,000.00
Remaining Reserve Commitment			\$66,825.00	\$76,550.00	\$67,275.00	\$53,500.00	\$44,725.00	\$36,450.00	\$48,175.00	\$58,300.00	\$67,525.00	\$49,300.00
Reserves Beginning Balance			\$32,636.00	\$43,136.00	\$55,636.00	\$49,136.00	\$37,636.00	\$31,136.00	\$41,136.00	\$51,136.00	\$59,536.00	\$67,036.00
Less Projects			\$3,000.00	\$1,000.00	\$20,000.00	\$25,000.00	\$20,000.00	\$0.00	\$0.00	\$1,600.00	\$2,500.00	\$30,000.00
Plus Deposits			\$13,500.00	\$13,500.00	\$13,500.00	\$13,500.00	\$13,500.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Ending Balance		\$32,636.00	\$43,136.00	\$55,636.00	\$49,136.00	\$37,636.00	\$31,136.00	\$41,136.00	\$51,136.00	\$59,536.00	\$67,036.00	\$47,036.00

65% 73% 73% 70% 70% 113% 106% 102% 99% 95%

