

**Obermeyer Place Condominium Association
2011 Capital Reserves - Approved**

Beach Resource Management, LLC

	RATIFIED 2009 Budget	Projected 2009 Actuals	Actuals Jan - Dec 2009	RATIFIED 2010 Budget	Projected 2010	Approved 2011 Budget	Notes for 2010
Reserve Replacement Carryforward from PY	\$ 108,857	\$ 108,857	\$ 108,857	\$ 199,473	\$ 171,582	\$ 244,506	Replacement Reserves
Tfr to Reserve Replacement from Operations	133,131	89,116	61,000	91,789	70,895	121,575	\$25k Transfer from RANA settlement in '10
Interest earned		1,500	1,724	1,500	2,029	2,000	
Total from Operations	\$ 133,131	\$ 90,616	\$ 62,724	\$ 93,289	\$ 72,924	\$ 123,575	
Reserve Replacement Funds Available	\$ 241,988	\$ 199,473	\$ 171,582	\$ 292,762	\$ 244,506	\$ 368,081	
Reserve Replacement Expenses*	-	-	-	3,183	-	3,841	Metal rail re-paint & brick drive repair in '10
Balance Forward - Reserve Fund	\$ 241,988	\$ 199,473	\$ 171,582	\$ 289,579	\$ 244,506	\$ 364,240	
*Fund deductions are based on Reserve Study recommended allocations							
Capital Fund Carryforward from Prior Year	\$ 116,080	\$ 116,080	\$ 116,080	\$ 50,769	\$ 50,769	\$ 25,048	Current-year capital projects
Transfer to Capital from Operations	-	-	-	2,500		2,500	For Capital items not on replacement on reserve st Batteries for Elevator UPS or replace backup syste
Interest earned	-	1,665	1,249	800	416		
Total from Operations	-	1,665	1,249	3,300	416	2,500	
Capital Funds Available	\$ 116,080	\$ 117,745	\$ 117,329	\$ 54,069	\$ 51,185	\$ 27,548	
Capital Expenses							
Pure Pulse water conditioning system						16,785	Cooling Tower water conditioning
Replace all cooling tower drift eliminators						2,000	May extend life by Pure Pulse
Cooling Tower calcium elimination						4,000	To combat Aspen hard water
Remaster all locks, per Board direction	8,800	8,000	5,890				
Gas re-venting project, per Board direction	-	14,731	14,731				
Battery backups, per Board direction	-	14,970	7,075				
OPTO 22 Building Automation System, per Board	-	50,000	38,863	15,000	26,137		Reflects work done in 2010 against NTE bid.
Mechanical Systems Settlement		(25,000)	-	(25,000)			
Total Capital Expenses	8,800	62,702	66,559	(10,000)	26,137	22,785	
Net Balance Forward - Capital	\$ 107,280	\$ 55,044	\$ 50,769	\$ 64,069	\$ 25,048	\$ 4,763	

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