

Horizon Towers Condominium Association

Supplementary Schedules Reserve Management Plan

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2025



Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

Horizon Towers Condominium Association
January 1, 2025

Supplementary Schedules

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Draft 2



Facilities Advisors Rocky Mountain
1295 Escalante Drive Unit 11
Durango, CO 81303

Robbie Pepper
robbie@fareserves.com
www.coloradoreservestudy.com
(970) 946-2352

**Preparer's Report on Supplemental Information
Reserve Management Plan**

**Type I Reserve Study with On-Site Analysis
For 30-Year Projection Period Beginning January 1, 2025**

Board of Directors
Horizon Towers Condominium Association
Grand Junction, CO

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Horizon Towers Condominium Association's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Rocky Mountain
Robbie Pepper, RS, RSS, CMCA, CCIM, GRI
March 19, 2025

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures-By Year

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2025						
Balconies-Decks						
07/01/2025	Balcony Rails-Flashing	910-000-0009	07/01/2017	8:00	\$ 2,500.00	\$ 2,537.74
					2,500.00	2,537.74
Concrete						
07/01/2025	Concrete Driveway-Gutters	910-000-0013	07/01/2020	5:00	\$ 2,500.00	\$ 2,537.74
07/01/2025	Meeting Room Patio Resurfacing	910-000-0017	07/01/2000	25:00	3,500.00	3,552.83
07/01/2025	Stairwell Water Intrusion	910-000-0019	07/01/2020	5:00	2,000.00	2,030.19
					8,000.00	8,120.76
Fire Safety						
04/01/2025	Honeywell Fire Alarm Panel-Office	920-002-0048	04/01/2010	15:00	\$ 1,800.00	\$ 1,813.53
					1,800.00	1,813.53
Interior Surfaces						
07/01/2025	Ceiling Acoustic Tile Panels	910-000-0062	07/01/2020	5:00	\$ 1,000.00	\$ 1,015.09
					1,000.00	1,015.09
Plumbing						
07/01/2025	Patio Drains	910-000-0071	07/01/2022	3:00	\$ 1,000.00	\$ 1,015.09
					1,000.00	1,015.09
Pool						
07/01/2025	Pool Area Windows	910-000-0080	07/01/2010	15:00	\$ 3,000.00	\$ 3,045.28
07/01/2025	Pool Deck Carpet-Replacement	910-000-0081	07/01/2010	15:00	2,500.00	2,537.74
					5,500.00	5,583.02
Year : 2026						
Asphalt						
07/01/2026	Asphalt Crack Seal-Seal Coat-Striping	910-000-0005	07/01/2022	4:00	\$ 8,400.00	\$ 8,786.14
					8,400.00	8,786.14
Building Exterior						
07/01/2026	Stucco Exterior	910-000-0012	07/01/2019	7:00	\$ 7,500.00	\$ 7,844.77
					7,500.00	7,844.77
Concrete						
07/01/2026	Concrete Pad and Sidewalk	910-000-0014	07/01/2023	3:00	\$ 4,500.00	\$ 4,706.86
07/01/2026	Garage Ceiling Structural Reconstruct	910-000-0015	07/01/1996	30:00	750,000.00	784,476.84
					754,500.00	789,183.70
Plumbing						
07/01/2026	Sewer Lateral Lines	910-000-0073	07/01/2023	3:00	\$ 10,000.00	\$ 10,459.69
					10,000.00	10,459.69

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2027						
Concrete						
07/01/2027	Garage Concrete Flooring-Repair/Se	910-000-0016	07/01/2015	12:00	\$ 10,000.00	\$ 10,777.83
07/01/2027	Patio Brick Repair	910-000-0018	07/01/2022	5:00	2,000.00	2,155.57
					12,000.00	12,933.40
Fire Safety						
07/01/2027	Cutler Hammer-Gould Circ Pump Saf	910-000-0041	07/01/2012	15:00	\$ 1,000.00	\$ 1,077.78
07/01/2027	Fire Alarm (Pull Switches)	910-000-0042	07/01/2022	5:00	1,000.00	1,077.78
					2,000.00	2,155.56
Landscape						
07/01/2027	Landscape Replenishment	910-000-0063	07/01/2023	4:00	\$ 3,000.00	\$ 3,233.35
					3,000.00	3,233.35
Painting						
07/01/2027	Balcony Railings Paint	910-000-0067	07/01/2020	7:00	\$ 10,000.00	\$ 10,777.83
					10,000.00	10,777.83
Plumbing						
07/01/2027	Misc Pumps-Pipes/Valves	910-000-0070	07/01/2024	3:00	\$ 10,000.00	\$ 10,777.83
07/01/2027	Roof Drains	910-000-0072	07/01/2020	7:00	1,000.00	1,077.78
					11,000.00	11,855.61
Pool						
07/01/2027	Pentair WhisperFlo	910-000-0078	07/01/2012	15:00	\$ 750.00	\$ 808.34
					750.00	808.34
Year : 2028						
Appliances						
07/01/2028	Water Heater-Laundry-Utility-Pool	910-000-0003	07/01/2024	4:00	\$ 5,000.00	\$ 5,552.83
					5,000.00	5,552.83
Asphalt						
07/01/2028	Asphalt Slurry Seal	910-000-0007	07/01/2014	14:00	\$ 43,750.00	\$ 48,587.22
					43,750.00	48,587.22
Doors-Windows						
07/01/2028	Interior Automatic Glass Entry Doors	910-000-0024	07/01/2008	20:00	\$ 1,750.00	\$ 1,943.49
					1,750.00	1,943.49
Painting						
07/01/2028	Building Exterior-Stucco Painting/Ca	910-000-0094	07/01/2013	15:00	\$ 200,000.00	\$ 222,113.02
					200,000.00	222,113.02
Plumbing						
07/01/2028	Patio Drains	910-000-0071	07/01/2025	3:00	\$ 1,000.00	\$ 1,110.57
					1,000.00	1,110.57

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2029						
Concrete						
07/01/2029	Concrete Pad and Sidewalk	910-000-0014	07/01/2026	3:00	\$ 4,500.00	\$ 5,149.55
					4,500.00	5,149.55
Fences-Walls-Gates						
07/01/2029	Patio Gate-Fence	910-000-0038	07/01/2017	12:00	\$ 2,000.00	\$ 2,288.69
					2,000.00	2,288.69
HVAC						
07/01/2029	Garage Exhaust Fan-Controller	910-000-0057	07/01/2022	7:00	\$ 5,000.00	\$ 5,721.72
					5,000.00	5,721.72
Plumbing						
07/01/2029	Sewer Lateral Lines	910-000-0073	07/01/2026	3:00	\$ 10,000.00	\$ 11,443.44
					10,000.00	11,443.44
Renovation						
07/01/2029	Laundry Room Remodel-Flooring-Ca	910-000-0088	07/01/2024	5:00	\$ 2,250.00	\$ 2,574.77
					2,250.00	2,574.77
Year : 2030						
Appliances						
07/01/2030	Meeting Room Kitchen Appliances-S	910-000-0002	07/01/2010	20:00	\$ 4,500.00	\$ 5,306.18
					4,500.00	5,306.18
Asphalt						
07/01/2030	Asphalt Crack Seal-Seal Coat-Striping	910-000-0005	07/01/2026	4:00	\$ 8,400.00	\$ 9,904.86
					8,400.00	9,904.86
Balconies-Decks						
07/01/2030	Balcony Rails	910-000-0008	07/01/2020	10:00	\$ 10,000.00	\$ 11,791.50
					10,000.00	11,791.50
Concrete						
07/01/2030	Concrete Driveway-Gutters	910-000-0013	07/01/2025	5:00	\$ 2,500.00	\$ 2,947.88
07/01/2030	Stairwell Water Intrusion	910-000-0019	07/01/2025	5:00	2,000.00	2,358.30
					4,500.00	5,306.18
Doors-Windows						
07/01/2030	Common Area Windows	910-000-0021	07/01/2020	10:00	\$ 2,500.00	\$ 2,947.88
07/01/2030	Entrance Dbl Doors-Raised Panel/Gl	910-000-0022	07/01/2010	20:00	3,000.00	3,537.45
07/01/2030	Interior Wood Glass Exit Doors	910-000-0025	07/01/2010	20:00	15,000.00	17,687.25
07/01/2030	Lobby Dbl Fire Doors	910-000-0026	07/01/2015	15:00	3,000.00	3,537.45
					23,500.00	27,710.03
Equipment						
07/01/2030	Carbon Monoxide Detector-Fan Con	910-000-0032	07/01/2010	20:00	\$ 3,000.00	\$ 3,537.45
07/01/2030	Trash Chutes	910-000-0036	07/01/2015	15:00	2,400.00	2,829.96

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
					5,400.00	6,367.41
Exterior Surfaces						
07/01/2030	Balcony Wall Flashing	910-000-0037	07/01/2015	15:00	\$ 10,000.00	\$ 11,791.50
					10,000.00	11,791.50
Fences-Walls-Gates						
07/01/2030	Vinyl Fence Perimeter	910-000-0039	07/01/2020	10:00	\$ 3,000.00	\$ 3,537.45
					3,000.00	3,537.45
Fire Safety						
07/01/2030	Booster Pumps	910-000-0040	07/01/2010	20:00	\$ 21,000.00	\$ 24,762.16
07/01/2030	Fire Extinguishers	910-000-0044	07/01/2020	10:00	6,450.00	7,605.52
07/01/2030	Fire Riser Control Valves	910-000-0045	07/01/2020	10:00	2,500.00	2,947.88
07/01/2030	Fire Riser-Control Valves-Compresso	910-000-0046	07/01/2010	20:00	19,500.00	22,993.43
07/01/2030	Fire Sprinklers	910-000-0047	07/01/2020	10:00	2,500.00	2,947.88
07/01/2030	IEI Electronics Panels	910-000-0049	07/01/2010	20:00	6,400.00	7,546.56
07/01/2030	Palmer Controller	910-000-0050	07/01/2010	20:00	3,000.00	3,537.45
07/01/2030	TAS Smart Start	910-000-0051	07/01/2010	20:00	2,000.00	2,358.30
					63,350.00	74,699.18
Flooring						
07/01/2030	Meeting Room Floor Refinishing	910-000-0054	07/01/2010	20:00	\$ 1,500.00	\$ 1,768.73
					1,500.00	1,768.73
HVAC						
07/01/2030	Evapco Cooling Tower	910-000-0056	07/01/2000	30:00	\$ 50,000.00	\$ 58,957.51
07/01/2030	Roof Vents-Fans	910-000-0060	07/01/2020	10:00	7,500.00	8,843.63
					57,500.00	67,801.14
Interior Surfaces						
07/01/2030	Ceiling Acoustic Tile Panels	910-000-0062	07/01/2025	5:00	\$ 1,000.00	\$ 1,179.15
					1,000.00	1,179.15
Lighting						
07/01/2030	Lantern Pole Light-Sngl/DbI	910-000-0065	07/01/2015	15:00	\$ 1,500.00	\$ 1,768.73
07/01/2030	Street Pole Lights	910-000-0066	07/01/2005	25:00	27,500.00	32,426.63
					29,000.00	34,195.36
Plumbing						
07/01/2030	Misc Pumps-Pipes/Valves	910-000-0070	07/01/2027	3:00	\$ 10,000.00	\$ 11,791.50
07/01/2030	Taco VFD	910-000-0074	07/01/2010	20:00	12,000.00	14,149.80
					22,000.00	25,941.30
Pool						
07/01/2030	Fiberglass Pool	910-000-0076	07/01/2010	20:00	\$ 17,000.00	\$ 20,045.56
07/01/2030	Pentair Tagelus Pool Filter	910-000-0077	07/01/2015	15:00	750.00	884.36
07/01/2030	Sauna Heater	910-000-0082	07/01/2015	15:00	1,200.00	1,414.98
07/01/2030	Sauna Renovation	910-000-0083	07/01/2010	20:00	4,500.00	5,306.18

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

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Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
07/01/2030	Steam Room Renovation	910-000-0084	07/01/2010	20:00	\$ 4,500.00	\$ 5,306.18
07/01/2030	Steamist- Room-Steam Unit	910-000-0085	07/01/2015	15:00	1,400.00	1,650.81
					29,350.00	34,608.07
Renovation						
07/01/2030	Meeting Room Kitchen Renovation-	910-000-0089	07/01/2010	20:00	\$ 4,500.00	\$ 5,306.18
					4,500.00	5,306.18
Roofing						
07/01/2030	Flat Roof Membrane-Rock	920-002-0090	07/01/2010	20:00	\$ 206,016.00	\$ 242,923.83
07/01/2030	Roof Parapet Flashing	910-000-0091	07/01/2020	10:00	10,000.00	11,791.50
					216,016.00	254,715.33
Security						
07/01/2030	Surveillance Cameras-System	910-000-0093	07/01/2010	20:00	\$ 10,000.00	\$ 11,791.50
					10,000.00	11,791.50
Year : 2031						
Building Exterior						
07/01/2031	Awning Frame/Structure	910-000-0010	07/01/2024	7:00	\$ 2,500.00	\$ 3,037.54
					2,500.00	3,037.54
Fire Safety						
04/01/2031	Honeywell Fire Alarm Panel-Office	920-001-0048	04/01/2016	15:00	\$ 1,800.00	\$ 2,170.71
					1,800.00	2,170.71
Landscape						
07/01/2031	Landscape Replenishment	910-000-0063	07/01/2027	4:00	\$ 3,000.00	\$ 3,645.05
					3,000.00	3,645.05
Plumbing						
07/01/2031	Patio Drains	910-000-0071	07/01/2028	3:00	\$ 1,000.00	\$ 1,215.02
07/01/2031	Sewer Stack Replacement	910-000-0075	07/01/2016	15:00	5,400.00	6,561.08
					6,400.00	7,776.10
Year : 2032						
Appliances						
07/01/2032	Community Room Appliances-Stove/	910-000-0001	07/01/2022	10:00	\$ 2,250.00	\$ 2,816.94
07/01/2032	Water Heater-Laundry-Utility-Pool	910-000-0003	07/01/2028	4:00	5,000.00	6,259.86
					7,250.00	9,076.80
Art/Decorator Package						
07/01/2032	Community Room Tables-Chairs	910-000-0004	07/01/2022	10:00	\$ 2,500.00	\$ 3,129.93
					2,500.00	3,129.93
Concrete						
07/01/2032	Concrete Pad and Sidewalk	910-000-0014	07/01/2029	3:00	\$ 4,500.00	\$ 5,633.87
07/01/2032	Patio Brick Repair	910-000-0018	07/01/2027	5:00	2,000.00	2,503.94
					6,500.00	8,137.81

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Doors-Windows						
07/01/2032	Common Area Utiliy Doors-Dbl Raise	910-000-0020	07/01/2022	10:00	\$ 1,250.00	\$ 1,564.96
					1,250.00	1,564.96
Fire Safety						
07/01/2032	Fire Alarm (Pull Switches)	910-000-0042	07/01/2027	5:00	\$ 1,000.00	\$ 1,251.97
					1,000.00	1,251.97
Furniture Interior						
07/01/2032	Meeting room Tables/Chairs	910-000-0055	07/01/2022	10:00	\$ 2,500.00	\$ 3,129.93
					2,500.00	3,129.93
Landscape						
07/01/2032	Landscape Round River Rock	910-000-0064	07/01/2020	12:00	\$ 1,500.00	\$ 1,877.96
					1,500.00	1,877.96
Plumbing						
07/01/2032	Culverts-Storm Drains	910-000-0069	07/01/2024	8:00	\$ 5,000.00	\$ 6,259.86
07/01/2032	Sewer Lateral Lines	910-000-0073	07/01/2029	3:00	10,000.00	12,519.71
					15,000.00	18,779.57
Security						
07/01/2032	Intercom Entry	910-000-0092	07/01/2020	12:00	\$ 1,250.00	\$ 1,564.96
					1,250.00	1,564.96
Year : 2033						
Balconies-Decks						
07/01/2033	Balcony Rails-Flashing	910-000-0009	07/01/2025	8:00	\$ 2,500.00	\$ 3,225.13
					2,500.00	3,225.13
Building Exterior						
07/01/2033	Stucco Exterior	910-000-0012	07/01/2026	7:00	\$ 7,500.00	\$ 9,675.38
					7,500.00	9,675.38
Plumbing						
07/01/2033	Misc Pumps-Pipes/Valves	910-000-0070	07/01/2030	3:00	\$ 10,000.00	\$ 12,900.51
					10,000.00	12,900.51
Year : 2034						
Asphalt						
07/01/2034	Asphalt Crack Seal-Seal Coat-Striping	910-000-0005	07/01/2030	4:00	\$ 8,400.00	\$ 11,166.03
					8,400.00	11,166.03
Entertainment						
07/01/2034	Interior Speaker Systems	910-000-0031	07/01/1984	50:00	\$ 750.00	\$ 996.97
					750.00	996.97
Fitness						
07/01/2034	Fitness Room Rubber Flooring	910-000-0052	07/01/2019	15:00	\$ 9,600.00	\$ 12,761.18

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
					9,600.00	12,761.18
Painting						
07/01/2034	Balcony Railings Paint	910-000-0067	07/01/2027	7:00	\$ 10,000.00	\$ 13,292.89
07/01/2034	Patio Gate-Fence Painting	910-000-0068	07/01/2022	12:00	750.00	996.97
					10,750.00	14,289.86
Plumbing						
07/01/2034	Patio Drains	910-000-0071	07/01/2031	3:00	\$ 1,000.00	\$ 1,329.29
07/01/2034	Roof Drains	910-000-0072	07/01/2027	7:00	1,000.00	1,329.29
					2,000.00	2,658.58
Renovation						
07/01/2034	Laundry Room Remodel-Flooring-Ca	910-000-0088	07/01/2029	5:00	\$ 2,250.00	\$ 2,990.90
					2,250.00	2,990.90
Year : 2035						
Concrete						
07/01/2035	Concrete Driveway-Gutters	910-000-0013	07/01/2030	5:00	\$ 2,500.00	\$ 3,424.30
07/01/2035	Concrete Pad and Sidewalk	910-000-0014	07/01/2032	3:00	4,500.00	6,163.74
07/01/2035	Stairwell Water Intrusion	910-000-0019	07/01/2030	5:00	2,000.00	2,739.44
					9,000.00	12,327.48
Equipment						
07/01/2035	Cummings Power-Genset Diesel Gen	920-001-0033	07/01/2010	25:00	\$ 50,000.00	\$ 68,486.04
07/01/2035	Garage Ventilation Screens	910-000-0034	07/01/2010	25:00	3,000.00	4,109.16
07/01/2035	Mailboxes Lobby	910-000-0035	07/01/2010	25:00	7,500.00	10,272.91
					60,500.00	82,868.11
Fire Safety						
07/01/2035	Fire Alarm Panel System	910-000-0043	07/01/2015	20:00	\$ 10,000.00	\$ 13,697.21
					10,000.00	13,697.21
Flooring						
07/01/2035	Elevator Lobby Tile	910-000-0053	07/01/2020	15:00	\$ 5,000.00	\$ 6,848.60
					5,000.00	6,848.60
HVAC						
07/01/2035	Common Area Heat Pumps	910-000-0061	07/01/2015	20:00	\$ 35,000.00	\$ 47,940.23
07/01/2035	Lochinvar FTxl Fire Tube Boiler	910-000-0058	07/01/2015	20:00	56,000.00	76,704.36
07/01/2035	PK Thermific Velox Boiler	910-000-0059	07/01/2015	20:00	7,500.00	10,272.91
					98,500.00	134,917.50
Interior Surfaces						
07/01/2035	Ceiling Acoustic Tile Panels	910-000-0062	07/01/2030	5:00	\$ 1,000.00	\$ 1,369.72
					1,000.00	1,369.72
Landscape						
07/01/2035	Landscape Replenishment	910-000-0063	07/01/2031	4:00	\$ 3,000.00	\$ 4,109.16

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
					3,000.00	4,109.16
Plumbing						
07/01/2035	Sewer Lateral Lines	910-000-0073	07/01/2032	3:00	\$ 10,000.00	\$ 13,697.21
					10,000.00	13,697.21
Year : 2036						
Appliances						
07/01/2036	Water Heater-Laundry-Utility-Pool	910-000-0003	07/01/2032	4:00	\$ 5,000.00	\$ 7,056.91
					5,000.00	7,056.91
Doors-Windows						
07/01/2036	Trash Room Overhead Door	910-000-0028	07/01/2021	15:00	\$ 2,000.00	\$ 2,822.76
					2,000.00	2,822.76
HVAC						
07/01/2036	Garage Exhaust Fan-Controller	910-000-0057	07/01/2029	7:00	\$ 5,000.00	\$ 7,056.91
					5,000.00	7,056.91
Plumbing						
07/01/2036	Misc Pumps-Pipes/Valves	910-000-0070	07/01/2033	3:00	\$ 10,000.00	\$ 14,113.82
					10,000.00	14,113.82
Year : 2037						
Concrete						
07/01/2037	Patio Brick Repair	910-000-0018	07/01/2032	5:00	\$ 2,000.00	\$ 2,908.62
					2,000.00	2,908.62
Fire Safety						
07/01/2037	Fire Alarm (Pull Switches)	910-000-0042	07/01/2032	5:00	\$ 1,000.00	\$ 1,454.31
					1,000.00	1,454.31
Plumbing						
07/01/2037	Patio Drains	910-000-0071	07/01/2034	3:00	\$ 1,000.00	\$ 1,454.31
					1,000.00	1,454.31
Renovation						
07/01/2037	Common Area Half Bath Renovation	910-000-0086	07/01/2022	15:00	\$ 875.00	\$ 1,272.52
					875.00	1,272.52
Year : 2038						
Asphalt						
07/01/2038	Asphalt Crack Seal-Seal Coat-Striping	910-000-0005	07/01/2034	4:00	\$ 8,400.00	\$ 12,587.78
					8,400.00	12,587.78
Building Exterior						
07/01/2038	Awning Frame/Structure	910-000-0010	07/01/2031	7:00	\$ 2,500.00	\$ 3,746.36
					2,500.00	3,746.36

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Concrete						
07/01/2038	Concrete Pad and Sidewalk	910-000-0014	07/01/2035	3:00	\$ 4,500.00	\$ 6,743.45
					4,500.00	6,743.45
Doors-Windows						
07/01/2038	Meeting Room Sliding Glass Doors	910-000-0027	07/01/2018	20:00	\$ 6,000.00	\$ 8,991.27
					6,000.00	8,991.27
Plumbing						
07/01/2038	Sewer Lateral Lines	910-000-0073	07/01/2035	3:00	\$ 10,000.00	\$ 14,985.45
					10,000.00	14,985.45
Year : 2039						
Concrete						
07/01/2039	Garage Concrete Flooring-Repair/Se	910-000-0016	07/01/2027	12:00	\$ 10,000.00	\$ 15,441.25
					10,000.00	15,441.25
Landscape						
07/01/2039	Landscape Replenishment	910-000-0063	07/01/2035	4:00	\$ 3,000.00	\$ 4,632.37
					3,000.00	4,632.37
Plumbing						
07/01/2039	Misc Pumps-Pipes/Valves	910-000-0070	07/01/2036	3:00	\$ 10,000.00	\$ 15,441.25
					10,000.00	15,441.25
Pool						
07/01/2039	Pool Area Flourescent Lights-Change	910-000-0079	07/01/2024	15:00	\$ 1,500.00	\$ 2,316.19
					1,500.00	2,316.19
Renovation						
07/01/2039	Laundry Room Remodel-Flooring-Ca	910-000-0088	07/01/2034	5:00	\$ 2,250.00	\$ 3,474.28
					2,250.00	3,474.28
Year : 2040						
Appliances						
07/01/2040	Water Heater-Laundry-Utility-Pool	910-000-0003	07/01/2036	4:00	\$ 5,000.00	\$ 7,955.45
					5,000.00	7,955.45
Asphalt						
07/01/2040	Asphalt Mill-Overlay	910-000-0006	07/01/2010	30:00	\$ 96,250.00	\$ 153,142.47
					96,250.00	153,142.47
Balconies-Decks						
07/01/2040	Balcony Rails	910-000-0008	07/01/2030	10:00	\$ 10,000.00	\$ 15,910.91
					10,000.00	15,910.91
Building Exterior						
07/01/2040	Stucco Exterior	910-000-0012	07/01/2033	7:00	\$ 7,500.00	\$ 11,933.18
					7,500.00	11,933.18

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Concrete						
07/01/2040	Concrete Driveway-Gutters	910-000-0013	07/01/2035	5:00	\$ 2,500.00	\$ 3,977.73
07/01/2040	Stairwell Water Intrusion	910-000-0019	07/01/2035	5:00	2,000.00	3,182.18
					4,500.00	7,159.91
Doors-Windows						
07/01/2040	Common Area Windows	910-000-0021	07/01/2030	10:00	\$ 2,500.00	\$ 3,977.73
07/01/2040	Exterior Metal Doors	910-000-0023	07/01/2020	20:00	4,500.00	7,159.91
					7,000.00	11,137.64
Elevator						
07/01/2040	Elevator Cab Remodel-Signal Fixture	910-000-0029	07/01/2020	20:00	\$ 10,000.00	\$ 15,910.91
					10,000.00	15,910.91
Fences-Walls-Gates						
07/01/2040	Vinyl Fence Perimeter	910-000-0039	07/01/2030	10:00	\$ 3,000.00	\$ 4,773.27
					3,000.00	4,773.27
Fire Safety						
04/01/2040	Honeywell Fire Alarm Panel-Office	920-002-0048	04/01/2025	15:00	\$ 1,800.00	\$ 2,842.59
07/01/2040	Fire Extinguishers	910-000-0044	07/01/2030	10:00	6,450.00	10,262.53
07/01/2040	Fire Riser Control Valves	910-000-0045	07/01/2030	10:00	2,500.00	3,977.73
07/01/2040	Fire Sprinklers	910-000-0047	07/01/2030	10:00	2,500.00	3,977.73
					13,250.00	21,060.58
HVAC						
07/01/2040	Roof Vents-Fans	910-000-0060	07/01/2030	10:00	\$ 7,500.00	\$ 11,933.18
					7,500.00	11,933.18
Interior Surfaces						
07/01/2040	Ceiling Acoustic Tile Panels	910-000-0062	07/01/2035	5:00	\$ 1,000.00	\$ 1,591.09
					1,000.00	1,591.09
Plumbing						
07/01/2040	Culverts-Storm Drains	910-000-0069	07/01/2032	8:00	\$ 5,000.00	\$ 7,955.45
07/01/2040	Patio Drains	910-000-0071	07/01/2037	3:00	1,000.00	1,591.09
					6,000.00	9,546.54
Pool						
07/01/2040	Pool Area Windows	910-000-0080	07/01/2025	15:00	\$ 3,000.00	\$ 4,773.27
07/01/2040	Pool Deck Carpet-Replacement	910-000-0081	07/01/2025	15:00	2,500.00	3,977.73
					5,500.00	8,751.00
Roofing						
07/01/2040	Roof Parapet Flashing	910-000-0091	07/01/2030	10:00	\$ 10,000.00	\$ 15,910.91
					10,000.00	15,910.91

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2041						
Balconies-Decks						
07/01/2041	Balcony Rails-Flashing	910-000-0009	07/01/2033	8:00	\$ 2,500.00	\$ 4,098.71
					2,500.00	4,098.71
Concrete						
07/01/2041	Concrete Pad and Sidewalk	910-000-0014	07/01/2038	3:00	\$ 4,500.00	\$ 7,377.68
					4,500.00	7,377.68
Fences-Walls-Gates						
07/01/2041	Patio Gate-Fence	910-000-0038	07/01/2029	12:00	\$ 2,000.00	\$ 3,278.97
					2,000.00	3,278.97
Painting						
07/01/2041	Balcony Railings Paint	910-000-0067	07/01/2034	7:00	\$ 10,000.00	\$ 16,394.85
					10,000.00	16,394.85
Plumbing						
07/01/2041	Roof Drains	910-000-0072	07/01/2034	7:00	\$ 1,000.00	\$ 1,639.49
07/01/2041	Sewer Lateral Lines	910-000-0073	07/01/2038	3:00	10,000.00	16,394.85
					11,000.00	18,034.34
Year : 2042						
Appliances						
07/01/2042	Community Room Appliances-Stove/	910-000-0001	07/01/2032	10:00	\$ 2,250.00	\$ 3,801.04
					2,250.00	3,801.04
Art/Decorator Package						
07/01/2042	Community Room Tables-Chairs	910-000-0004	07/01/2032	10:00	\$ 2,500.00	\$ 4,223.38
					2,500.00	4,223.38
Asphalt						
07/01/2042	Asphalt Crack Seal-Seal Coat-Striping	910-000-0005	07/01/2038	4:00	\$ 8,400.00	\$ 14,190.55
07/01/2042	Asphalt Slurry Seal	910-000-0007	07/01/2028	14:00	43,750.00	73,909.14
					52,150.00	88,099.69
Concrete						
07/01/2042	Patio Brick Repair	910-000-0018	07/01/2037	5:00	\$ 2,000.00	\$ 3,378.70
					2,000.00	3,378.70
Doors-Windows						
07/01/2042	Common Area Utility Doors-Dbl Raise	910-000-0020	07/01/2032	10:00	\$ 1,250.00	\$ 2,111.69
					1,250.00	2,111.69
Fire Safety						
07/01/2042	Cutler Hammer-Gould Circ Pump Saf	910-000-0041	07/01/2027	15:00	\$ 1,000.00	\$ 1,689.35
07/01/2042	Fire Alarm (Pull Switches)	910-000-0042	07/01/2037	5:00	1,000.00	1,689.35
					2,000.00	3,378.70

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Furniture Interior						
07/01/2042	Meeting room Tables/Chairs	910-000-0055	07/01/2032	10:00	\$ 2,500.00	\$ 4,223.38
					2,500.00	4,223.38
Plumbing						
07/01/2042	Misc Pumps-Pipes/Valves	910-000-0070	07/01/2039	3:00	\$ 10,000.00	\$ 16,893.52
					10,000.00	16,893.52
Pool						
07/01/2042	Pentair WhisperFlo	910-000-0078	07/01/2027	15:00	\$ 750.00	\$ 1,267.01
					750.00	1,267.01
Renovation						
07/01/2042	Community Room Remodel-Cabinet	910-000-0087	07/01/2022	20:00	\$ 7,500.00	\$ 12,670.14
					7,500.00	12,670.14
Year : 2043						
HVAC						
07/01/2043	Garage Exhaust Fan-Controller	910-000-0057	07/01/2036	7:00	\$ 5,000.00	\$ 8,703.67
					5,000.00	8,703.67
Landscape						
07/01/2043	Landscape Replenishment	910-000-0063	07/01/2039	4:00	\$ 3,000.00	\$ 5,222.20
					3,000.00	5,222.20
Painting						
07/01/2043	Building Exterior-Stucco Painting/Ca	910-000-0094	07/01/2028	15:00	\$ 200,000.00	\$ 348,146.99
					200,000.00	348,146.99
Plumbing						
07/01/2043	Patio Drains	910-000-0071	07/01/2040	3:00	\$ 1,000.00	\$ 1,740.73
					1,000.00	1,740.73
Year : 2044						
Appliances						
07/01/2044	Water Heater-Laundry-Utility-Pool	910-000-0003	07/01/2040	4:00	\$ 5,000.00	\$ 8,968.41
					5,000.00	8,968.41
Building Exterior						
07/01/2044	Awnings Entrance	910-000-0011	07/01/2024	20:00	\$ 10,000.00	\$ 17,936.81
					10,000.00	17,936.81
Concrete						
07/01/2044	Concrete Pad and Sidewalk	910-000-0014	07/01/2041	3:00	\$ 4,500.00	\$ 8,071.56
					4,500.00	8,071.56
Elevator						
07/01/2044	Elevator Modernization System Upd	920-001-0030	07/01/2024	20:00	\$ 150,000.00	\$ 269,052.16
					150,000.00	269,052.16

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Landscape						
07/01/2044	Landscape Round River Rock	910-000-0064	07/01/2032	12:00	\$ 1,500.00	\$ 2,690.52
					1,500.00	2,690.52
Plumbing						
07/01/2044	Sewer Lateral Lines	910-000-0073	07/01/2041	3:00	\$ 10,000.00	\$ 17,936.81
					10,000.00	17,936.81
Renovation						
07/01/2044	Laundry Room Remodel-Flooring-Ca	910-000-0088	07/01/2039	5:00	\$ 2,250.00	\$ 4,035.78
					2,250.00	4,035.78
Roofing						
07/01/2044	Flat Roof Membrane-Rock	920-001-0090	07/01/2024	20:00	\$ 39,600.00	\$ 71,029.77
					39,600.00	71,029.77
Security						
07/01/2044	Intercom Entry	910-000-0092	07/01/2032	12:00	\$ 1,250.00	\$ 2,242.10
					1,250.00	2,242.10
Year : 2045						
Building Exterior						
07/01/2045	Awning Frame/Structure	910-000-0010	07/01/2038	7:00	\$ 2,500.00	\$ 4,620.59
					2,500.00	4,620.59
Concrete						
07/01/2045	Concrete Driveway-Gutters	910-000-0013	07/01/2040	5:00	\$ 2,500.00	\$ 4,620.59
07/01/2045	Stairwell Water Intrusion	910-000-0019	07/01/2040	5:00	2,000.00	3,696.48
					4,500.00	8,317.07
Doors-Windows						
07/01/2045	Lobby Dbl Fire Doors	910-000-0026	07/01/2030	15:00	\$ 3,000.00	\$ 5,544.71
					3,000.00	5,544.71
Elevator						
07/01/2045	Elevator Modernization System Upd	920-002-0030	07/01/2024	21:00	\$ 150,000.00	\$ 277,235.64
					150,000.00	277,235.64
Equipment						
07/01/2045	Trash Chutes	910-000-0036	07/01/2030	15:00	\$ 2,400.00	\$ 4,435.77
					2,400.00	4,435.77
Exterior Surfaces						
07/01/2045	Balcony Wall Flashing	910-000-0037	07/01/2030	15:00	\$ 10,000.00	\$ 18,482.38
					10,000.00	18,482.38
Interior Surfaces						
07/01/2045	Ceiling Acoustic Tile Panels	910-000-0062	07/01/2040	5:00	\$ 1,000.00	\$ 1,848.24
					1,000.00	1,848.24

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Lighting						
07/01/2045	Lantern Pole Light-Sngl/DbI	910-000-0065	07/01/2030	15:00	\$ 1,500.00	\$ 2,772.36
					1,500.00	2,772.36
Plumbing						
07/01/2045	Misc Pumps-Pipes/Valves	910-000-0070	07/01/2042	3:00	\$ 10,000.00	\$ 18,482.38
					10,000.00	18,482.38
Pool						
07/01/2045	Pentair Tagelus Pool Filter	910-000-0077	07/01/2030	15:00	\$ 750.00	\$ 1,386.18
07/01/2045	Sauna Heater	910-000-0082	07/01/2030	15:00	1,200.00	2,217.89
07/01/2045	Steamist- Room-Steam Unit	910-000-0085	07/01/2030	15:00	1,400.00	2,587.53
					3,350.00	6,191.60
Year : 2046						
Asphalt						
07/01/2046	Asphalt Crack Seal-Seal Coat-Striping	910-000-0005	07/01/2042	4:00	\$ 8,400.00	\$ 15,997.41
					8,400.00	15,997.41
Equipment						
07/01/2046	Cummings Power-Genset Diesel Gen	920-002-0033	07/01/2021	25:00	\$ 50,000.00	\$ 95,222.68
					50,000.00	95,222.68
Fire Safety						
04/01/2046	Honeywell Fire Alarm Panel-Office	920-001-0048	04/01/2031	15:00	\$ 1,800.00	\$ 3,402.43
					1,800.00	3,402.43
Painting						
07/01/2046	Patio Gate-Fence Painting	910-000-0068	07/01/2034	12:00	\$ 750.00	\$ 1,428.34
					750.00	1,428.34
Plumbing						
07/01/2046	Patio Drains	910-000-0071	07/01/2043	3:00	\$ 1,000.00	\$ 1,904.45
07/01/2046	Sewer Stack Replacement	910-000-0075	07/01/2031	15:00	5,400.00	10,284.05
					6,400.00	12,188.50
Year : 2047						
Building Exterior						
07/01/2047	Stucco Exterior	910-000-0012	07/01/2040	7:00	\$ 7,500.00	\$ 14,717.84
					7,500.00	14,717.84
Concrete						
07/01/2047	Concrete Pad and Sidewalk	910-000-0014	07/01/2044	3:00	\$ 4,500.00	\$ 8,830.71
07/01/2047	Patio Brick Repair	910-000-0018	07/01/2042	5:00	2,000.00	3,924.76
					6,500.00	12,755.47
Fire Safety						
07/01/2047	Fire Alarm (Pull Switches)	910-000-0042	07/01/2042	5:00	\$ 1,000.00	\$ 1,962.38

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
					1,000.00	1,962.38
Landscape						
07/01/2047	Landscape Replenishment	910-000-0063	07/01/2043	4:00	\$ 3,000.00	\$ 5,887.14
					3,000.00	5,887.14
Plumbing						
07/01/2047	Sewer Lateral Lines	910-000-0073	07/01/2044	3:00	\$ 10,000.00	\$ 19,623.79
					10,000.00	19,623.79
Year : 2048						
Appliances						
07/01/2048	Water Heater-Laundry-Utility-Pool	910-000-0003	07/01/2044	4:00	\$ 5,000.00	\$ 10,110.33
					5,000.00	10,110.33
Doors-Windows						
07/01/2048	Interior Automatic Glass Entry Doors	910-000-0024	07/01/2028	20:00	\$ 1,750.00	\$ 3,538.62
					1,750.00	3,538.62
Painting						
07/01/2048	Balcony Railings Paint	910-000-0067	07/01/2041	7:00	\$ 10,000.00	\$ 20,220.67
					10,000.00	20,220.67
Plumbing						
07/01/2048	Culverts-Storm Drains	910-000-0069	07/01/2040	8:00	\$ 5,000.00	\$ 10,110.33
07/01/2048	Misc Pumps-Pipes/Valves	910-000-0070	07/01/2045	3:00	10,000.00	20,220.67
07/01/2048	Roof Drains	910-000-0072	07/01/2041	7:00	1,000.00	2,022.07
					16,000.00	32,353.07
Year : 2049						
Balconies-Decks						
07/01/2049	Balcony Rails-Flashing	910-000-0009	07/01/2041	8:00	\$ 2,500.00	\$ 5,208.93
					2,500.00	5,208.93
Fitness						
07/01/2049	Fitness Room Rubber Flooring	910-000-0052	07/01/2034	15:00	\$ 9,600.00	\$ 20,002.27
					9,600.00	20,002.27
Plumbing						
07/01/2049	Patio Drains	910-000-0071	07/01/2046	3:00	\$ 1,000.00	\$ 2,083.57
					1,000.00	2,083.57
Renovation						
07/01/2049	Laundry Room Remodel-Flooring-Ca	910-000-0088	07/01/2044	5:00	\$ 2,250.00	\$ 4,688.03
					2,250.00	4,688.03

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category	Service	Estimated				
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2050						
Appliances						
07/01/2050	Meeting Room Kitchen Appliances-S	910-000-0002	07/01/2030	20:00	\$ 4,500.00	\$ 9,661.25
					4,500.00	9,661.25
Asphalt						
07/01/2050	Asphalt Crack Seal-Seal Coat-Striping	910-000-0005	07/01/2046	4:00	\$ 8,400.00	\$ 18,034.33
					8,400.00	18,034.33
Balconies-Decks						
07/01/2050	Balcony Rails	910-000-0008	07/01/2040	10:00	\$ 10,000.00	\$ 21,469.44
					10,000.00	21,469.44
Concrete						
07/01/2050	Concrete Driveway-Gutters	910-000-0013	07/01/2045	5:00	\$ 2,500.00	\$ 5,367.36
07/01/2050	Concrete Pad and Sidewalk	910-000-0014	07/01/2047	3:00	4,500.00	9,661.25
07/01/2050	Meeting Room Patio Resurfacing	910-000-0017	07/01/2025	25:00	3,500.00	7,514.30
07/01/2050	Stairwell Water Intrusion	910-000-0019	07/01/2045	5:00	2,000.00	4,293.89
					12,500.00	26,836.80
Doors-Windows						
07/01/2050	Common Area Windows	910-000-0021	07/01/2040	10:00	\$ 2,500.00	\$ 5,367.36
07/01/2050	Entrance Dbl Doors-Raised Panel/Gl	910-000-0022	07/01/2030	20:00	3,000.00	6,440.83
07/01/2050	Interior Wood Glass Exit Doors	910-000-0025	07/01/2030	20:00	15,000.00	32,204.16
					20,500.00	44,012.35
Equipment						
07/01/2050	Carbon Monoxide Detector-Fan Con	910-000-0032	07/01/2030	20:00	\$ 3,000.00	\$ 6,440.83
					3,000.00	6,440.83
Fences-Walls-Gates						
07/01/2050	Vinyl Fence Perimeter	910-000-0039	07/01/2040	10:00	\$ 3,000.00	\$ 6,440.83
					3,000.00	6,440.83
Fire Safety						
07/01/2050	Booster Pumps	910-000-0040	07/01/2030	20:00	\$ 21,000.00	\$ 45,085.82
07/01/2050	Fire Extinguishers	910-000-0044	07/01/2040	10:00	6,450.00	13,847.79
07/01/2050	Fire Riser Control Valves	910-000-0045	07/01/2040	10:00	2,500.00	5,367.36
07/01/2050	Fire Riser-Control Valves-Compresso	910-000-0046	07/01/2030	20:00	19,500.00	41,865.40
07/01/2050	Fire Sprinklers	910-000-0047	07/01/2040	10:00	2,500.00	5,367.36
07/01/2050	IEI Electronics Panels	910-000-0049	07/01/2030	20:00	6,400.00	13,740.44
07/01/2050	Palmer Controller	910-000-0050	07/01/2030	20:00	3,000.00	6,440.83
07/01/2050	TAS Smart Start	910-000-0051	07/01/2030	20:00	2,000.00	4,293.89
					63,350.00	136,008.89
Flooring						
07/01/2050	Elevator Lobby Tile	910-000-0053	07/01/2035	15:00	\$ 5,000.00	\$ 10,734.72
07/01/2050	Meeting Room Floor Refinishing	910-000-0054	07/01/2030	20:00	1,500.00	3,220.42

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
					6,500.00	13,955.14
HVAC						
07/01/2050	Garage Exhaust Fan-Controller	910-000-0057	07/01/2043	7:00	\$ 5,000.00	\$ 10,734.72
07/01/2050	Roof Vents-Fans	910-000-0060	07/01/2040	10:00	7,500.00	16,102.08
					12,500.00	26,836.80
Interior Surfaces						
07/01/2050	Ceiling Acoustic Tile Panels	910-000-0062	07/01/2045	5:00	\$ 1,000.00	\$ 2,146.94
					1,000.00	2,146.94
Plumbing						
07/01/2050	Sewer Lateral Lines	910-000-0073	07/01/2047	3:00	\$ 10,000.00	\$ 21,469.44
07/01/2050	Taco VFD	910-000-0074	07/01/2030	20:00	12,000.00	25,763.33
					22,000.00	47,232.77
Pool						
07/01/2050	Fiberglass Pool	910-000-0076	07/01/2030	20:00	\$ 17,000.00	\$ 36,498.04
07/01/2050	Sauna Renovation	910-000-0083	07/01/2030	20:00	4,500.00	9,661.25
07/01/2050	Steam Room Renovation	910-000-0084	07/01/2030	20:00	4,500.00	9,661.25
					26,000.00	55,820.54
Renovation						
07/01/2050	Meeting Room Kitchen Renovation-	910-000-0089	07/01/2030	20:00	\$ 4,500.00	\$ 9,661.25
					4,500.00	9,661.25
Roofing						
07/01/2050	Flat Roof Membrane-Rock	920-002-0090	07/01/2030	20:00	\$ 206,016.00	\$ 442,304.77
07/01/2050	Roof Parapet Flashing	910-000-0091	07/01/2040	10:00	10,000.00	21,469.44
					216,016.00	463,774.21
Security						
07/01/2050	Surveillance Cameras-System	910-000-0093	07/01/2030	20:00	\$ 10,000.00	\$ 21,469.44
					10,000.00	21,469.44
Year : 2051						
Concrete						
07/01/2051	Garage Concrete Flooring-Repair/Se	910-000-0016	07/01/2039	12:00	\$ 10,000.00	\$ 22,122.45
					10,000.00	22,122.45
Doors-Windows						
07/01/2051	Trash Room Overhead Door	910-000-0028	07/01/2036	15:00	\$ 2,000.00	\$ 4,424.49
					2,000.00	4,424.49
Landscape						
07/01/2051	Landscape Replenishment	910-000-0063	07/01/2047	4:00	\$ 3,000.00	\$ 6,636.74
					3,000.00	6,636.74

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Plumbing						
07/01/2051	Misc Pumps-Pipes/Valves	910-000-0070	07/01/2048	3:00	\$ 10,000.00	\$ 22,122.45
					10,000.00	22,122.45
Year : 2052						
Appliances						
07/01/2052	Community Room Appliances-Stove/	910-000-0001	07/01/2042	10:00	\$ 2,250.00	\$ 5,128.95
07/01/2052	Water Heater-Laundry-Utility-Pool	910-000-0003	07/01/2048	4:00	5,000.00	11,397.66
					7,250.00	16,526.61
Art/Decorator Package						
07/01/2052	Community Room Tables-Chairs	910-000-0004	07/01/2042	10:00	\$ 2,500.00	\$ 5,698.83
					2,500.00	5,698.83
Building Exterior						
07/01/2052	Awning Frame/Structure	910-000-0010	07/01/2045	7:00	\$ 2,500.00	\$ 5,698.83
					2,500.00	5,698.83
Concrete						
07/01/2052	Patio Brick Repair	910-000-0018	07/01/2047	5:00	\$ 2,000.00	\$ 4,559.07
					2,000.00	4,559.07
Doors-Windows						
07/01/2052	Common Area Utiliy Doors-Dbl Raise	910-000-0020	07/01/2042	10:00	\$ 1,250.00	\$ 2,849.42
					1,250.00	2,849.42
Fire Safety						
07/01/2052	Fire Alarm (Pull Switches)	910-000-0042	07/01/2047	5:00	\$ 1,000.00	\$ 2,279.53
					1,000.00	2,279.53
Furniture Interior						
07/01/2052	Meeting room Tables/Chairs	910-000-0055	07/01/2042	10:00	\$ 2,500.00	\$ 5,698.83
					2,500.00	5,698.83
Plumbing						
07/01/2052	Patio Drains	910-000-0071	07/01/2049	3:00	\$ 1,000.00	\$ 2,279.53
					1,000.00	2,279.53
Renovation						
07/01/2052	Common Area Half Bath Renovation	910-000-0086	07/01/2037	15:00	\$ 875.00	\$ 1,994.59
					875.00	1,994.59
Year : 2053						
Concrete						
07/01/2053	Concrete Pad and Sidewalk	910-000-0014	07/01/2050	3:00	\$ 4,500.00	\$ 10,569.90
					4,500.00	10,569.90
Fences-Walls-Gates						
07/01/2053	Patio Gate-Fence	910-000-0038	07/01/2041	12:00	\$ 2,000.00	\$ 4,697.73

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
					2,000.00	4,697.73
Plumbing						
07/01/2053	Sewer Lateral Lines	910-000-0073	07/01/2050	3:00	\$ 10,000.00	\$ 23,488.67
					10,000.00	23,488.67
Year : 2054						
Asphalt						
07/01/2054	Asphalt Crack Seal-Seal Coat-Striping	910-000-0005	07/01/2050	4:00	\$ 8,400.00	\$ 20,330.60
					8,400.00	20,330.60
Building Exterior						
07/01/2054	Stucco Exterior	910-000-0012	07/01/2047	7:00	\$ 7,500.00	\$ 18,152.32
					7,500.00	18,152.32
Plumbing						
07/01/2054	Misc Pumps-Pipes/Valves	910-000-0070	07/01/2051	3:00	\$ 10,000.00	\$ 24,203.10
					10,000.00	24,203.10
Pool						
07/01/2054	Pool Area Flourescent Lights-Change	910-000-0079	07/01/2039	15:00	\$ 1,500.00	\$ 3,630.46
					1,500.00	3,630.46
Renovation						
07/01/2054	Laundry Room Remodel-Flooring-Ca	910-000-0088	07/01/2049	5:00	\$ 2,250.00	\$ 5,445.70
					2,250.00	5,445.70

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Detail

Category / Subcategory Component	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Appliances							
Kitchen							
Community Room Appliances-Stove/	07/01/2022	\$ 2,250.00	1 Allow	\$ 2,250	10:00	7:06	\$ 2,817
Meeting Room Kitchen Appliances-S	07/01/2010	4,500.00	1 Job	4,500	20:00	5:06	5,306
				6,750			8,123
Water Heater							
Water Heater-Laundry-Utility-Pool	07/01/2024	\$ 2,500.00	2 Allow	\$ 5,000	4:00	3:06	\$ 5,553
				5,000			5,553
				11,750			13,676
Art/Decorator Package							
Furnishings							
Community Room Tables-Chairs	07/01/2022	\$ 2,500.00	1 Allow	\$ 2,500	10:00	7:06	\$ 3,130
				2,500			3,130
				2,500			3,130
Asphalt							
Crack/Seal-Coat							
Asphalt Crack Seal-Seal Coat-Striping	07/01/2022	\$ 0.24	35,000 SF	\$ 8,400	4:00	1:06	\$ 8,786
				8,400			8,786
Overlay							
Asphalt Mill-Overlay	07/01/2010	\$ 2.75	35,000 SF	\$ 96,250	30:00	15:06	\$ 153,142
				96,250			153,142
Slurry							
Asphalt Slurry Seal	07/01/2014	\$ 1.25	35,000 SF	\$ 43,750	14:00	3:06	\$ 48,587
				43,750			48,587
				148,400			210,516
Balconies-Decks							
Railings							
Balcony Rails	07/01/2020	\$ 10,000.00	1 Allow	\$ 10,000	10:00	5:06	\$ 11,792
				10,000			11,792
Sanding Painting							
Balcony Rails-Flashing	07/01/2017	\$ 2,500.00	1 Allow	\$ 2,500	8:00	0:06	\$ 2,538
				2,500			2,538
				12,500			14,329
Building Exterior							
Entrance Cover							
Awnings Entrance	07/01/2024	\$ 10,000.00	1 Job	\$ 10,000	20:00	19:06	\$ 17,937
				10,000			17,937

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Detail

Category / Subcategory Component	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Frame							
Awning Frame/Structure	07/01/2024	\$ 2,500.00	1 Allow	\$ 2,500	7:00	6:06	\$ 3,038
				2,500			3,038
Stucco							
Stucco Exterior	07/01/2019	\$ 7,500.00	1 Allow	\$ 7,500	7:00	1:06	\$ 7,845
				7,500			7,845
				20,000			28,819
Concrete							
Brick							
Patio Brick Repair	07/01/2022	\$ 2,000.00	1 Allow	\$ 2,000	5:00	2:06	\$ 2,156
				2,000			2,156
Major Repairs							
Concrete Driveway-Gutters	07/01/2020	\$ 2,500.00	1 Allow	\$ 2,500	5:00	0:06	\$ 2,538
Concrete Pad and Sidewalk	07/01/2023	4,500.00	1 Allow	4,500	3:00	1:06	4,707
				7,000			7,245
Re-seal							
Stairwell Water Intrusion	07/01/2020	\$ 2,000.00	1 Allow	\$ 2,000	5:00	0:06	\$ 2,030
				2,000			2,030
Re-Seal/Repair							
Garage Concrete Flooring-Repair/Se	07/01/2015	\$ 10,000.00	1 Allow	\$ 10,000	12:00	2:06	\$ 10,778
				10,000			10,778
Resurface							
Meeting Room Patio Resurfacing	07/01/2000	\$ 3,500.00	1 Job	\$ 3,500	25:00	0:06	\$ 3,553
				3,500			3,553
Structural							
Garage Ceiling Structural Reconstruct	07/01/1996	\$ 750,000.00	1 Job	\$ 750,000	30:00	1:06	\$ 784,477
				750,000			784,477
				774,500			810,238
Doors-Windows							
Dbl Raised Panel							
Common Area Utility Doors-Dbl Raise	07/01/2022	\$ 1,250.00	1 Allow	\$ 1,250	10:00	7:06	\$ 1,565
				1,250			1,565
Fire Rated							
Lobby Dbl Fire Doors	07/01/2015	\$ 3,000.00	1 Allow	\$ 3,000	15:00	5:06	\$ 3,537
				3,000			3,537
Glass							
Entrance Dbl Doors-Raised Panel/Gl	07/01/2010	\$ 3,000.00	1 Each	\$ 3,000	20:00	5:06	\$ 3,537
				3,000			3,537

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Detail

Category / Subcategory Component	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Glass Sngl							
Interior Automatic Glass Entry Doors	07/01/2008	\$ 1,750.00	1 Allow	\$ 1,750	20:00	3:06	\$ 1,943
				1,750			1,943
Glazing							
Common Area Windows	07/01/2020	\$ 2,500.00	1 Allow	\$ 2,500	10:00	5:06	\$ 2,948
				2,500			2,948
Large Sliders							
Meeting Room Sliding Glass Doors	07/01/2018	\$ 3,000.00	2 Each	\$ 6,000	20:00	13:06	\$ 8,991
				6,000			8,991
Metal Utility							
Exterior Metal Doors	07/01/2020	\$ 750.00	6 Each	\$ 4,500	20:00	15:06	\$ 7,160
				4,500			7,160
Overhead							
Trash Room Overhead Door	07/01/2021	\$ 2,000.00	1 Each	\$ 2,000	15:00	11:06	\$ 2,823
				2,000			2,823
Wood/Glass							
Interior Wood Glass Exit Doors	07/01/2010	\$ 750.00	20 Each	\$ 15,000	20:00	5:06	\$ 17,687
				15,000			17,687
				39,000			50,192
Elevator							
Cab Remodel							
Elevator Cab Remodel-Signal Fixture	07/01/2020	\$ 5,000.00	2 Each	\$ 10,000	20:00	15:06	\$ 15,911
				10,000			15,911
Modernization							
Elevator Modernization System Upd	07/01/2024	\$ 150,000.00	1 Each	\$ 150,000	20:00	19:06	\$ 269,052
Elevator Modernization System Upd	07/01/2024	150,000.00	1 Each	150,000	21:00	20:06	277,236
				300,000			546,288
				310,000			562,199
Entertainment							
Electronics							
Interior Speaker Systems	07/01/1984	\$ 750.00	1 Allow	\$ 750	50:00	9:06	\$ 997
				750			997
				750			997
Equipment							
Electrical							
Cummings Power-Genset Diesel Gen	07/01/2010	\$ 50,000.00	1 Job	\$ 50,000	25:00	10:06	\$ 68,486
Cummings Power-Genset Diesel Gen	07/01/2021	50,000.00	1 Job	50,000	25:00	21:06	95,223
				100,000			163,709

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

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Component List - Detail

Category / Subcategory Component	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
HVAC							
Carbon Monoxide Detector-Fan Con	07/01/2010	\$ 3,000.00	1 Set	\$ 3,000	20:00	5:06	\$ 3,537
Garage Ventilation Screens	07/01/2010	3,000.00	1 Allow	3,000	25:00	10:06	4,109
				6,000			7,647
Mail							
Mailboxes Lobby	07/01/2010	\$ 2,500.00	3 Set	\$ 7,500	25:00	10:06	\$ 10,273
				7,500			10,273
Sanitation							
Trash Chutes	07/01/2015	\$ 300.00	8 Each	\$ 2,400	15:00	5:06	\$ 2,830
				2,400			2,830
				115,900			184,458
Exterior Surfaces							
Flashing							
Balcony Wall Flashing	07/01/2015	\$ 10,000.00	1 Allow	\$ 10,000	15:00	5:06	\$ 11,792
				10,000			11,792
				10,000			11,792
Fences-Walls-Gates							
Metal							
Patio Gate-Fence	07/01/2017	\$ 2,000.00	1 Allow	\$ 2,000	12:00	4:06	\$ 2,289
				2,000			2,289
Vinyl							
Vinyl Fence Perimeter	07/01/2020	\$ 3,000.00	1 Allow	\$ 3,000	10:00	5:06	\$ 3,537
				3,000			3,537
				5,000			5,826
Fire Safety							
Alarm							
Fire Alarm Panel System	07/01/2015	\$ 10,000.00	1 Each	\$ 10,000	20:00	10:06	\$ 13,697
				10,000			13,697
Alarm Panel							
Honeywell Fire Alarm Panel-Office	04/01/2016	\$ 1,800.00	1 Each	\$ 1,800	15:00	6:03	\$ 2,171
Honeywell Fire Alarm Panel-Office	04/01/2010	1,800.00	1 Each	1,800	15:00	0:03	1,814
				3,600			3,984
Alarm Pull Switch							
Fire Alarm (Pull Switches)	07/01/2022	\$ 1,000.00	1 Allow	\$ 1,000	5:00	2:06	\$ 1,078
				1,000			1,078
Control Switch							
Cutler Hammer-Gould Circ Pump Saf	07/01/2012	\$ 500.00	2 Each	\$ 1,000	15:00	2:06	\$ 1,078
				1,000			1,078

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Detail

Category / Subcategory Component	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Controller							
Palmer Controller	07/01/2010	\$ 3,000.00	1 Each	\$ 3,000	20:00	5:06	\$ 3,537
				3,000			3,537
Equipment							
Fire Extinguishers	07/01/2020	\$ 150.00	43 Each	\$ 6,450	10:00	5:06	\$ 7,606
				6,450			7,606
Fire Suppression							
Fire Sprinklers	07/01/2020	\$ 2,500.00	1 Allow	\$ 2,500	10:00	5:06	\$ 2,948
				2,500			2,948
Panel							
IEI Electronics Panels	07/01/2010	\$ 800.00	8 Each	\$ 6,400	20:00	5:06	\$ 7,547
				6,400			7,547
Pipes-Valves							
Fire Riser-Control Valves-Compresso	07/01/2010	\$ 6,500.00	3 Each	\$ 19,500	20:00	5:06	\$ 22,993
				19,500			22,993
Plumbing							
Fire Riser Control Valves	07/01/2020	\$ 2,500.00	1 Allow	\$ 2,500	10:00	5:06	\$ 2,948
				2,500			2,948
Sprinkler System							
Booster Pumps	07/01/2010	\$ 7,000.00	3 Each	\$ 21,000	20:00	5:06	\$ 24,762
				21,000			24,762
Starter							
TAS Smart Start	07/01/2010	\$ 2,000.00	1 Each	\$ 2,000	20:00	5:06	\$ 2,358
				2,000			2,358
				78,950			94,536
Fitness							
Flooring							
Fitness Room Rubber Flooring	07/01/2019	\$ 12.00	800 SF	\$ 9,600	15:00	9:06	\$ 12,761
				9,600			12,761
				9,600			12,761
Flooring							
Refinish							
Meeting Room Floor Refinishing	07/01/2010	\$ 1,500.00	1 Job	\$ 1,500	20:00	5:06	\$ 1,769
				1,500			1,769
Tile							
Elevator Lobby Tile	07/01/2020	\$ 5,000.00	1 Allow	\$ 5,000	15:00	10:06	\$ 6,849
				5,000			6,849
				6,500			8,617

Horizon Towers Condominium Association

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Component List - Detail

Category / Subcategory Component	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Furniture Interior							
Stackable Furniture							
Meeting room Tables/Chairs	07/01/2022	\$ 2,500.00	1 Allow	\$ 2,500	10:00	7:06	\$ 3,130
				2,500			3,130
				2,500			3,130
HVAC							
Boiler							
Lochinvar FTxl Fire Tube Boiler	07/01/2015	\$ 28,000.00	2 Each	\$ 56,000	20:00	10:06	\$ 76,704
PK Thermific Velox Boiler	07/01/2015	7,500.00	1 Job	7,500	20:00	10:06	10,273
				63,500			86,977
Cooling Tower							
Evapco Cooling Tower	07/01/2000	\$ 50,000.00	1 Job	\$ 50,000	30:00	5:06	\$ 58,958
				50,000			58,958
Heat Pump							
Common Area Heat Pumps	07/01/2015	\$ 5,000.00	7 Each	\$ 35,000	20:00	10:06	\$ 47,940
				35,000			47,940
Ventilation Safety							
Garage Exhaust Fan-Controller	07/01/2022	\$ 5,000.00	1 Allow	\$ 5,000	7:00	4:06	\$ 5,722
Roof Vents-Fans	07/01/2020	7,500.00	1 Allow	7,500	10:00	5:06	8,844
				12,500			14,565
				161,000			208,440
Interior Surfaces							
Ceiling Tile							
Ceiling Acoustic Tile Panels	07/01/2020	\$ 1,000.00	1 Allow	\$ 1,000	5:00	0:06	\$ 1,015
				1,000			1,015
				1,000			1,015
Landscape							
Replenishment							
Landscape Replenishment	07/01/2023	\$ 3,000.00	1 Allow	\$ 3,000	4:00	2:06	\$ 3,233
				3,000			3,233
River Rock							
Landscape Round River Rock	07/01/2020	\$ 1,500.00	1 Allow	\$ 1,500	12:00	7:06	\$ 1,878
				1,500			1,878
				4,500			5,111
Lighting							
Lantern Pole							
Lantern Pole Light-Sngl/Dbl	07/01/2015	\$ 1,500.00	1 Allow	\$ 1,500	15:00	5:06	\$ 1,769
				1,500			1,769

Horizon Towers Condominium Association

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Component List - Detail

Category / Subcategory Component	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Pole							
Street Pole Lights	07/01/2005	\$ 2,500.00	11 Each	\$ 27,500	25:00	5:06	\$ 32,427
				27,500			32,427
				29,000			34,195
Painting							
Building Exterior-Stucco Painting/Ca	07/01/2013	\$ 4.00	50,000	\$ 200,000	15:00	3:06	\$ 222,113
				200,000			222,113
Balconies-Descks							
Balcony Railings Paint	07/01/2020	\$ 10,000.00	1 Allow	\$ 10,000	7:00	2:06	\$ 10,778
				10,000			10,778
Fences-Walls-Gates							
Patio Gate-Fence Painting	07/01/2022	\$ 750.00	1 Allow	\$ 750	12:00	9:06	\$ 997
				750			997
				210,750			233,888
Plumbing							
Drainage							
Culverts-Storm Drains	07/01/2024	\$ 5,000.00	1 Allow	\$ 5,000	8:00	7:06	\$ 6,260
Patio Drains	07/01/2022	1,000.00	1 Allow	1,000	3:00	0:06	1,015
Roof Drains	07/01/2020	1,000.00	1 Allow	1,000	7:00	2:06	1,078
Sewer Stack Replacement	07/01/2016	5,400.00	1 Allow	5,400	15:00	6:06	6,561
				12,400			14,914
Pumps							
Misc Pumps-Pipes/Valves	07/01/2024	\$ 10,000.00	1 Allow	\$ 10,000	3:00	2:06	\$ 10,778
Taco VFD	07/01/2010	6,000.00	2 Each	12,000	20:00	5:06	14,150
				22,000			24,928
Sanitation							
Sewer Lateral Lines	07/01/2023	\$ 10,000.00	1 Allow	\$ 10,000	3:00	1:06	\$ 10,460
				10,000			10,460
				44,400			50,301
Pool							
Equipment							
Pentair Tagelus Pool Filter	07/01/2015	\$ 750.00	1 Each	\$ 750	15:00	5:06	\$ 884
				750			884
Fiberglass							
Fiberglass Pool	07/01/2010	\$ 17,000.00	1 Job	\$ 17,000	20:00	5:06	\$ 20,046
				17,000			20,046
Flooring							
Pool Deck Carpet-Replacement	07/01/2010	\$ 2,500.00	1 Job	\$ 2,500	15:00	0:06	\$ 2,538
				2,500			2,538

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Detail

Category / Subcategory Component	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Lighting							
Pool Area Flourescent Lights-Change	07/01/2024	\$ 1,500.00	1 Allow	\$ 1,500	15:00	14:06	\$ 2,316
				1,500			2,316
Pumps							
Pentair WhisperFlo	07/01/2012	\$ 750.00	1 Each	\$ 750	15:00	2:06	\$ 808
				750			808
Renovation							
Sauna Renovation	07/01/2010	\$ 4,500.00	1 Job	\$ 4,500	20:00	5:06	\$ 5,306
Steam Room Renovation	07/01/2010	4,500.00	1 Job	4,500	20:00	5:06	5,306
				9,000			10,612
Sauna							
Sauna Heater	07/01/2015	\$ 1,200.00	1 Job	\$ 1,200	15:00	5:06	\$ 1,415
				1,200			1,415
Steam							
Steamist- Room-Steam Unit	07/01/2015	\$ 1,400.00	1 Job	\$ 1,400	15:00	5:06	\$ 1,651
				1,400			1,651
Window							
Pool Area Windows	07/01/2010	\$ 1,500.00	2 Job	\$ 3,000	15:00	0:06	\$ 3,045
				3,000			3,045
				37,100			43,316
Renovation							
Kitchen							
Meeting Room Kitchen Renovation-	07/01/2010	\$ 4,500.00	1 Job	\$ 4,500	20:00	5:06	\$ 5,306
				4,500			5,306
Remodel							
Common Area Half Bath Renovation	07/01/2022	\$ 875.00	1 Job	\$ 875	15:00	12:06	\$ 1,273
Community Room Remodel-Cabinet	07/01/2022	7,500.00	1 Allow	7,500	20:00	17:06	12,670
Laundry Room Remodel-Flooring-Ca	07/01/2024	2,250.00	1 Allow	2,250	5:00	4:06	2,575
				10,625			16,517
				15,125			21,824
Roofing							
Flashing							
Roof Parapet Flashing	07/01/2020	\$ 10,000.00	1 Allow	\$ 10,000	10:00	5:06	\$ 11,792
				10,000			11,792
Membrane-Rock							
Flat Roof Membrane-Rock	07/01/2024	\$ 12.00	3,300 SF	\$ 39,600	20:00	19:06	\$ 71,030
Flat Roof Membrane-Rock	07/01/2010	12.00	17,168 SF	206,016	20:00	5:06	242,924
				245,616			313,954
				255,616			325,745

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Detail

Category / Subcategory Component	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Security							
Intercom							
Intercom Entry	07/01/2020	\$ 1,250.00	1 Job	\$ 1,250	12:00	7:06	\$ 1,565
				1,250			1,565
Surveillance							
Surveillance Cameras-System	07/01/2010	\$ 10,000.00	1 Job	\$ 10,000	20:00	5:06	\$ 11,792
				10,000			11,792
				11,250			13,356
				2,317,591			2,952,408

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Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures-List Totals

Category	Date	Code	Service Date	Estimated Life	Current Cost	Expenditure
Appliances						
Community Room Appliances-Stove/Range-Microwave-Re						
	07/01/2032	910-000-0001	07/01/2022	10:00	\$ 2,250.00	\$ 2,816.94
	07/01/2042	910-000-0001	07/01/2032	10:00	2,250.00	3,801.04
	07/01/2052	910-000-0001	07/01/2042	10:00	2,250.00	5,128.95
					6,750.00	11,746.93
Meeting Room Kitchen Appliances-Stove/Range-Dishwa						
	07/01/2030	910-000-0002	07/01/2010	20:00	\$ 4,500.00	\$ 5,306.18
	07/01/2050	910-000-0002	07/01/2030	20:00	4,500.00	9,661.25
					9,000.00	14,967.43
Water Heater-Laundry-Utility-Pool						
	07/01/2028	910-000-0003	07/01/2024	4:00	\$ 5,000.00	\$ 5,552.83
	07/01/2032	910-000-0003	07/01/2028	4:00	5,000.00	6,259.86
	07/01/2036	910-000-0003	07/01/2032	4:00	5,000.00	7,056.91
	07/01/2040	910-000-0003	07/01/2036	4:00	5,000.00	7,955.45
	07/01/2044	910-000-0003	07/01/2040	4:00	5,000.00	8,968.41
	07/01/2048	910-000-0003	07/01/2044	4:00	5,000.00	10,110.33
	07/01/2052	910-000-0003	07/01/2048	4:00	5,000.00	11,397.66
					35,000.00	57,301.45
Art/Decorator Package						
Community Room Tables-Chairs						
	07/01/2032	910-000-0004	07/01/2022	10:00	\$ 2,500.00	\$ 3,129.93
	07/01/2042	910-000-0004	07/01/2032	10:00	2,500.00	4,223.38
	07/01/2052	910-000-0004	07/01/2042	10:00	2,500.00	5,698.83
					7,500.00	13,052.14
Asphalt						
Asphalt Crack Seal-Seal Coat-Striping						
	07/01/2026	910-000-0005	07/01/2022	4:00	\$ 8,400.00	\$ 8,786.14
	07/01/2030	910-000-0005	07/01/2026	4:00	8,400.00	9,904.86
	07/01/2034	910-000-0005	07/01/2030	4:00	8,400.00	11,166.03
	07/01/2038	910-000-0005	07/01/2034	4:00	8,400.00	12,587.78
	07/01/2042	910-000-0005	07/01/2038	4:00	8,400.00	14,190.55
	07/01/2046	910-000-0005	07/01/2042	4:00	8,400.00	15,997.41
	07/01/2050	910-000-0005	07/01/2046	4:00	8,400.00	18,034.33
	07/01/2054	910-000-0005	07/01/2050	4:00	8,400.00	20,330.60
					67,200.00	110,997.70
Asphalt Mill-Overlay						
	07/01/2040	910-000-0006	07/01/2010	30:00	\$ 96,250.00	\$ 153,142.47
					96,250.00	153,142.47
Asphalt Slurry Seal						
	07/01/2028	910-000-0007	07/01/2014	14:00	\$ 43,750.00	\$ 48,587.22

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category	Date	Code	Service Date	Estimated Life	Current Cost	Expenditure
Asphalt Slurry Seal						
	07/01/2042	910-000-0007	07/01/2028	14:00	\$ 43,750.00	\$ 73,909.14
					87,500.00	122,496.36
Balconies-Decks						
Balcony Rails						
	07/01/2030	910-000-0008	07/01/2020	10:00	\$ 10,000.00	\$ 11,791.50
	07/01/2040	910-000-0008	07/01/2030	10:00	10,000.00	15,910.91
	07/01/2050	910-000-0008	07/01/2040	10:00	10,000.00	21,469.44
					30,000.00	49,171.85
Balcony Rails-Flashing						
	07/01/2025	910-000-0009	07/01/2017	8:00	\$ 2,500.00	\$ 2,537.74
	07/01/2033	910-000-0009	07/01/2025	8:00	2,500.00	3,225.13
	07/01/2041	910-000-0009	07/01/2033	8:00	2,500.00	4,098.71
	07/01/2049	910-000-0009	07/01/2041	8:00	2,500.00	5,208.93
					10,000.00	15,070.51
Building Exterior						
Awning Frame/Structure						
	07/01/2031	910-000-0010	07/01/2024	7:00	\$ 2,500.00	\$ 3,037.54
	07/01/2038	910-000-0010	07/01/2031	7:00	2,500.00	3,746.36
	07/01/2045	910-000-0010	07/01/2038	7:00	2,500.00	4,620.59
	07/01/2052	910-000-0010	07/01/2045	7:00	2,500.00	5,698.83
					10,000.00	17,103.32
Awnings Entrance						
	07/01/2044	910-000-0011	07/01/2024	20:00	\$ 10,000.00	\$ 17,936.81
					10,000.00	17,936.81
Stucco Exterior						
	07/01/2026	910-000-0012	07/01/2019	7:00	\$ 7,500.00	\$ 7,844.77
	07/01/2033	910-000-0012	07/01/2026	7:00	7,500.00	9,675.38
	07/01/2040	910-000-0012	07/01/2033	7:00	7,500.00	11,933.18
	07/01/2047	910-000-0012	07/01/2040	7:00	7,500.00	14,717.84
	07/01/2054	910-000-0012	07/01/2047	7:00	7,500.00	18,152.32
					37,500.00	62,323.49
Concrete						
Concrete Driveway-Gutters						
	07/01/2025	910-000-0013	07/01/2020	5:00	\$ 2,500.00	\$ 2,537.74
	07/01/2030	910-000-0013	07/01/2025	5:00	2,500.00	2,947.88
	07/01/2035	910-000-0013	07/01/2030	5:00	2,500.00	3,424.30
	07/01/2040	910-000-0013	07/01/2035	5:00	2,500.00	3,977.73
	07/01/2045	910-000-0013	07/01/2040	5:00	2,500.00	4,620.59
	07/01/2050	910-000-0013	07/01/2045	5:00	2,500.00	5,367.36
					15,000.00	22,875.60

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category	Date	Code	Service Date	Estimated Life	Current Cost	Expenditure
Concrete Pad and Sidewalk						
	07/01/2026	910-000-0014	07/01/2023	3:00	\$ 4,500.00	\$ 4,706.86
	07/01/2029	910-000-0014	07/01/2026	3:00	4,500.00	5,149.55
	07/01/2032	910-000-0014	07/01/2029	3:00	4,500.00	5,633.87
	07/01/2035	910-000-0014	07/01/2032	3:00	4,500.00	6,163.74
	07/01/2038	910-000-0014	07/01/2035	3:00	4,500.00	6,743.45
	07/01/2041	910-000-0014	07/01/2038	3:00	4,500.00	7,377.68
	07/01/2044	910-000-0014	07/01/2041	3:00	4,500.00	8,071.56
	07/01/2047	910-000-0014	07/01/2044	3:00	4,500.00	8,830.71
	07/01/2050	910-000-0014	07/01/2047	3:00	4,500.00	9,661.25
	07/01/2053	910-000-0014	07/01/2050	3:00	4,500.00	10,569.90
					45,000.00	72,908.57
Garage Ceiling Structural Reconstruction						
	07/01/2026	910-000-0015	07/01/1996	30:00	\$ 750,000.00	\$ 784,476.84
					750,000.00	784,476.84
Garage Concrete Flooring-Repair/Seal						
	07/01/2027	910-000-0016	07/01/2015	12:00	\$ 10,000.00	\$ 10,777.83
	07/01/2039	910-000-0016	07/01/2027	12:00	10,000.00	15,441.25
	07/01/2051	910-000-0016	07/01/2039	12:00	10,000.00	22,122.45
					30,000.00	48,341.53
Meeting Room Patio Resurfacing						
	07/01/2025	910-000-0017	07/01/2000	25:00	\$ 3,500.00	\$ 3,552.83
	07/01/2050	910-000-0017	07/01/2025	25:00	3,500.00	7,514.30
					7,000.00	11,067.13
Patio Brick Repair						
	07/01/2027	910-000-0018	07/01/2022	5:00	\$ 2,000.00	\$ 2,155.57
	07/01/2032	910-000-0018	07/01/2027	5:00	2,000.00	2,503.94
	07/01/2037	910-000-0018	07/01/2032	5:00	2,000.00	2,908.62
	07/01/2042	910-000-0018	07/01/2037	5:00	2,000.00	3,378.70
	07/01/2047	910-000-0018	07/01/2042	5:00	2,000.00	3,924.76
	07/01/2052	910-000-0018	07/01/2047	5:00	2,000.00	4,559.07
					12,000.00	19,430.66
Stairwell Water Intrusion						
	07/01/2025	910-000-0019	07/01/2020	5:00	\$ 2,000.00	\$ 2,030.19
	07/01/2030	910-000-0019	07/01/2025	5:00	2,000.00	2,358.30
	07/01/2035	910-000-0019	07/01/2030	5:00	2,000.00	2,739.44
	07/01/2040	910-000-0019	07/01/2035	5:00	2,000.00	3,182.18
	07/01/2045	910-000-0019	07/01/2040	5:00	2,000.00	3,696.48
	07/01/2050	910-000-0019	07/01/2045	5:00	2,000.00	4,293.89
					12,000.00	18,300.48
Doors-Windows						

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

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Expenditures

Category	Date	Code	Service Date	Estimated Life	Current Cost	Expenditure
Common Area Utility Doors-Dbl Raised Panel						
	07/01/2032	910-000-0020	07/01/2022	10:00	\$ 1,250.00	\$ 1,564.96
	07/01/2042	910-000-0020	07/01/2032	10:00	1,250.00	2,111.69
	07/01/2052	910-000-0020	07/01/2042	10:00	1,250.00	2,849.42
					3,750.00	6,526.07
Common Area Windows						
	07/01/2030	910-000-0021	07/01/2020	10:00	\$ 2,500.00	\$ 2,947.88
	07/01/2040	910-000-0021	07/01/2030	10:00	2,500.00	3,977.73
	07/01/2050	910-000-0021	07/01/2040	10:00	2,500.00	5,367.36
					7,500.00	12,292.97
Entrance Dbl Doors-Raised Panel/Glass-Red Doors						
	07/01/2030	910-000-0022	07/01/2010	20:00	\$ 3,000.00	\$ 3,537.45
	07/01/2050	910-000-0022	07/01/2030	20:00	3,000.00	6,440.83
					6,000.00	9,978.28
Exterior Metal Doors						
	07/01/2040	910-000-0023	07/01/2020	20:00	\$ 4,500.00	\$ 7,159.91
					4,500.00	7,159.91
Interior Automatic Glass Entry Doors						
	07/01/2028	910-000-0024	07/01/2008	20:00	\$ 1,750.00	\$ 1,943.49
	07/01/2048	910-000-0024	07/01/2028	20:00	1,750.00	3,538.62
					3,500.00	5,482.11
Interior Wood Glass Exit Doors						
	07/01/2030	910-000-0025	07/01/2010	20:00	\$ 15,000.00	\$ 17,687.25
	07/01/2050	910-000-0025	07/01/2030	20:00	15,000.00	32,204.16
					30,000.00	49,891.41
Lobby Dbl Fire Doors						
	07/01/2030	910-000-0026	07/01/2015	15:00	\$ 3,000.00	\$ 3,537.45
	07/01/2045	910-000-0026	07/01/2030	15:00	3,000.00	5,544.71
					6,000.00	9,082.16
Meeting Room Sliding Glass Doors						
	07/01/2038	910-000-0027	07/01/2018	20:00	\$ 6,000.00	\$ 8,991.27
					6,000.00	8,991.27
Trash Room Overhead Door						
	07/01/2036	910-000-0028	07/01/2021	15:00	\$ 2,000.00	\$ 2,822.76
	07/01/2051	910-000-0028	07/01/2036	15:00	2,000.00	4,424.49
					4,000.00	7,247.25
Elevator						
Elevator Cab Remodel-Signal Fixtures						
	07/01/2040	910-000-0029	07/01/2020	20:00	\$ 10,000.00	\$ 15,910.91
					10,000.00	15,910.91

Horizon Towers Condominium Association

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Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category	Date	Code	Service Date	Estimated Life	Current Cost	Expenditure
Elevator Modernization System Update						
	07/01/2044	920-001-0030	07/01/2024	20:00	\$ 150,000.00	\$ 269,052.16
	07/01/2045	920-002-0030	07/01/2024	21:00	150,000.00	277,235.64
					300,000.00	546,287.80
Entertainment						
Interior Speaker Systems						
	07/01/2034	910-000-0031	07/01/1984	50:00	\$ 750.00	\$ 996.97
					750.00	996.97
Equipment						
Carbon Monoxide Detector-Fan Controller-Fans						
	07/01/2030	910-000-0032	07/01/2010	20:00	\$ 3,000.00	\$ 3,537.45
	07/01/2050	910-000-0032	07/01/2030	20:00	3,000.00	6,440.83
					6,000.00	9,978.28
Cummings Power-Genset Diesel Generators						
	07/01/2035	920-001-0033	07/01/2010	25:00	\$ 50,000.00	\$ 68,486.04
	07/01/2046	920-002-0033	07/01/2021	25:00	50,000.00	95,222.68
					100,000.00	163,708.72
Garage Ventilation Screens						
	07/01/2035	910-000-0034	07/01/2010	25:00	\$ 3,000.00	\$ 4,109.16
					3,000.00	4,109.16
Mailboxes Lobby						
	07/01/2035	910-000-0035	07/01/2010	25:00	\$ 7,500.00	\$ 10,272.91
					7,500.00	10,272.91
Trash Chutes						
	07/01/2030	910-000-0036	07/01/2015	15:00	\$ 2,400.00	\$ 2,829.96
	07/01/2045	910-000-0036	07/01/2030	15:00	2,400.00	4,435.77
					4,800.00	7,265.73
Exterior Surfaces						
Balcony Wall Flashing						
	07/01/2030	910-000-0037	07/01/2015	15:00	\$ 10,000.00	\$ 11,791.50
	07/01/2045	910-000-0037	07/01/2030	15:00	10,000.00	18,482.38
					20,000.00	30,273.88
Fences-Walls-Gates						
Patio Gate-Fence						
	07/01/2029	910-000-0038	07/01/2017	12:00	\$ 2,000.00	\$ 2,288.69
	07/01/2041	910-000-0038	07/01/2029	12:00	2,000.00	3,278.97
	07/01/2053	910-000-0038	07/01/2041	12:00	2,000.00	4,697.73
					6,000.00	10,265.39
Vinyl Fence Perimeter						
	07/01/2030	910-000-0039	07/01/2020	10:00	\$ 3,000.00	\$ 3,537.45

Horizon Towers Condominium Association

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Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category	Date	Code	Service Date	Estimated Life	Current Cost	Expenditure
Vinyl Fence Perimeter						
	07/01/2040	910-000-0039	07/01/2030	10:00	\$ 3,000.00	\$ 4,773.27
	07/01/2050	910-000-0039	07/01/2040	10:00	3,000.00	6,440.83
					9,000.00	14,751.55
Fire Safety						
Booster Pumps						
	07/01/2030	910-000-0040	07/01/2010	20:00	\$ 21,000.00	\$ 24,762.16
	07/01/2050	910-000-0040	07/01/2030	20:00	21,000.00	45,085.82
					42,000.00	69,847.98
Cutler Hammer-Gould Circ Pump Safety Switch						
	07/01/2027	910-000-0041	07/01/2012	15:00	\$ 1,000.00	\$ 1,077.78
	07/01/2042	910-000-0041	07/01/2027	15:00	1,000.00	1,689.35
					2,000.00	2,767.13
Fire Alarm (Pull Switches)						
	07/01/2027	910-000-0042	07/01/2022	5:00	\$ 1,000.00	\$ 1,077.78
	07/01/2032	910-000-0042	07/01/2027	5:00	1,000.00	1,251.97
	07/01/2037	910-000-0042	07/01/2032	5:00	1,000.00	1,454.31
	07/01/2042	910-000-0042	07/01/2037	5:00	1,000.00	1,689.35
	07/01/2047	910-000-0042	07/01/2042	5:00	1,000.00	1,962.38
	07/01/2052	910-000-0042	07/01/2047	5:00	1,000.00	2,279.53
					6,000.00	9,715.32
Fire Alarm Panel System						
	07/01/2035	910-000-0043	07/01/2015	20:00	\$ 10,000.00	\$ 13,697.21
					10,000.00	13,697.21
Fire Extinguishers						
	07/01/2030	910-000-0044	07/01/2020	10:00	\$ 6,450.00	\$ 7,605.52
	07/01/2040	910-000-0044	07/01/2030	10:00	6,450.00	10,262.53
	07/01/2050	910-000-0044	07/01/2040	10:00	6,450.00	13,847.79
					19,350.00	31,715.84
Fire Riser Control Valves						
	07/01/2030	910-000-0045	07/01/2020	10:00	\$ 2,500.00	\$ 2,947.88
	07/01/2040	910-000-0045	07/01/2030	10:00	2,500.00	3,977.73
	07/01/2050	910-000-0045	07/01/2040	10:00	2,500.00	5,367.36
					7,500.00	12,292.97
Fire Riser-Control Valves-Compressor						
	07/01/2030	910-000-0046	07/01/2010	20:00	\$ 19,500.00	\$ 22,993.43
	07/01/2050	910-000-0046	07/01/2030	20:00	19,500.00	41,865.40
					39,000.00	64,858.83
Fire Sprinklers						
	07/01/2030	910-000-0047	07/01/2020	10:00	\$ 2,500.00	\$ 2,947.88
	07/01/2040	910-000-0047	07/01/2030	10:00	2,500.00	3,977.73

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category	Date	Code	Service Date	Estimated Life	Current Cost	Expenditure
Fire Sprinklers						
	07/01/2050	910-000-0047	07/01/2040	10:00	\$ 2,500.00	\$ 5,367.36
					7,500.00	12,292.97
Honeywell Fire Alarm Panel-Office						
	04/01/2025	920-002-0048	04/01/2010	15:00	\$ 1,800.00	\$ 1,813.53
	04/01/2031	920-001-0048	04/01/2016	15:00	1,800.00	2,170.71
	04/01/2040	920-002-0048	04/01/2025	15:00	1,800.00	2,842.59
	04/01/2046	920-001-0048	04/01/2031	15:00	1,800.00	3,402.43
					7,200.00	10,229.26
IEI Electronics Panels						
	07/01/2030	910-000-0049	07/01/2010	20:00	\$ 6,400.00	\$ 7,546.56
	07/01/2050	910-000-0049	07/01/2030	20:00	6,400.00	13,740.44
					12,800.00	21,287.00
Palmer Controller						
	07/01/2030	910-000-0050	07/01/2010	20:00	\$ 3,000.00	\$ 3,537.45
	07/01/2050	910-000-0050	07/01/2030	20:00	3,000.00	6,440.83
					6,000.00	9,978.28
TAS Smart Start						
	07/01/2030	910-000-0051	07/01/2010	20:00	\$ 2,000.00	\$ 2,358.30
	07/01/2050	910-000-0051	07/01/2030	20:00	2,000.00	4,293.89
					4,000.00	6,652.19
Fitness						
Fitness Room Rubber Flooring						
	07/01/2034	910-000-0052	07/01/2019	15:00	\$ 9,600.00	\$ 12,761.18
	07/01/2049	910-000-0052	07/01/2034	15:00	9,600.00	20,002.27
					19,200.00	32,763.45
Flooring						
Elevator Lobby Tile						
	07/01/2035	910-000-0053	07/01/2020	15:00	\$ 5,000.00	\$ 6,848.60
	07/01/2050	910-000-0053	07/01/2035	15:00	5,000.00	10,734.72
					10,000.00	17,583.32
Meeting Room Floor Refinishing						
	07/01/2030	910-000-0054	07/01/2010	20:00	\$ 1,500.00	\$ 1,768.73
	07/01/2050	910-000-0054	07/01/2030	20:00	1,500.00	3,220.42
					3,000.00	4,989.15
Furniture Interior						
Meeting room Tables/Chairs						
	07/01/2032	910-000-0055	07/01/2022	10:00	\$ 2,500.00	\$ 3,129.93
	07/01/2042	910-000-0055	07/01/2032	10:00	2,500.00	4,223.38
	07/01/2052	910-000-0055	07/01/2042	10:00	2,500.00	5,698.83

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category	Date	Code	Service Date	Estimated Life	Current Cost	Expenditure
Common Area Heat Pumps					7,500.00	13,052.14
HVAC						
	07/01/2035	910-000-0061	07/01/2015	20:00	\$ 35,000.00	\$ 47,940.23
					35,000.00	47,940.23
Evapco Cooling Tower						
	07/01/2030	910-000-0056	07/01/2000	30:00	\$ 50,000.00	\$ 58,957.51
					50,000.00	58,957.51
Garage Exhaust Fan-Controller						
	07/01/2029	910-000-0057	07/01/2022	7:00	\$ 5,000.00	\$ 5,721.72
	07/01/2036	910-000-0057	07/01/2029	7:00	5,000.00	7,056.91
	07/01/2043	910-000-0057	07/01/2036	7:00	5,000.00	8,703.67
	07/01/2050	910-000-0057	07/01/2043	7:00	5,000.00	10,734.72
					20,000.00	32,217.02
Lochinvar FTxl Fire Tube Boiler						
	07/01/2035	910-000-0058	07/01/2015	20:00	\$ 56,000.00	\$ 76,704.36
					56,000.00	76,704.36
PK Thermific Velox Boiler						
	07/01/2035	910-000-0059	07/01/2015	20:00	\$ 7,500.00	\$ 10,272.91
					7,500.00	10,272.91
Roof Vents-Fans						
	07/01/2030	910-000-0060	07/01/2020	10:00	\$ 7,500.00	\$ 8,843.63
	07/01/2040	910-000-0060	07/01/2030	10:00	7,500.00	11,933.18
	07/01/2050	910-000-0060	07/01/2040	10:00	7,500.00	16,102.08
					22,500.00	36,878.89
Interior Surfaces						
Ceiling Acoustic Tile Panels						
	07/01/2025	910-000-0062	07/01/2020	5:00	\$ 1,000.00	\$ 1,015.09
	07/01/2030	910-000-0062	07/01/2025	5:00	1,000.00	1,179.15
	07/01/2035	910-000-0062	07/01/2030	5:00	1,000.00	1,369.72
	07/01/2040	910-000-0062	07/01/2035	5:00	1,000.00	1,591.09
	07/01/2045	910-000-0062	07/01/2040	5:00	1,000.00	1,848.24
	07/01/2050	910-000-0062	07/01/2045	5:00	1,000.00	2,146.94
					6,000.00	9,150.23
Landscape						
Landscape Replenishment						
	07/01/2027	910-000-0063	07/01/2023	4:00	\$ 3,000.00	\$ 3,233.35
	07/01/2031	910-000-0063	07/01/2027	4:00	3,000.00	3,645.05
	07/01/2035	910-000-0063	07/01/2031	4:00	3,000.00	4,109.16

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category	Date	Code	Service Date	Estimated Life	Current Cost	Expenditure
Landscape Replenishment						
	07/01/2039	910-000-0063	07/01/2035	4:00	\$ 3,000.00	\$ 4,632.37
	07/01/2043	910-000-0063	07/01/2039	4:00	3,000.00	5,222.20
	07/01/2047	910-000-0063	07/01/2043	4:00	3,000.00	5,887.14
	07/01/2051	910-000-0063	07/01/2047	4:00	3,000.00	6,636.74
					21,000.00	33,366.01
Landscape Round River Rock						
	07/01/2032	910-000-0064	07/01/2020	12:00	\$ 1,500.00	\$ 1,877.96
	07/01/2044	910-000-0064	07/01/2032	12:00	1,500.00	2,690.52
					3,000.00	4,568.48
Lighting						
Lantern Pole Light-Sngl/DbI						
	07/01/2030	910-000-0065	07/01/2015	15:00	\$ 1,500.00	\$ 1,768.73
	07/01/2045	910-000-0065	07/01/2030	15:00	1,500.00	2,772.36
					3,000.00	4,541.09
Street Pole Lights						
	07/01/2030	910-000-0066	07/01/2005	25:00	\$ 27,500.00	\$ 32,426.63
					27,500.00	32,426.63
Painting						
Balcony Railings Paint						
	07/01/2027	910-000-0067	07/01/2020	7:00	\$ 10,000.00	\$ 10,777.83
	07/01/2034	910-000-0067	07/01/2027	7:00	10,000.00	13,292.89
	07/01/2041	910-000-0067	07/01/2034	7:00	10,000.00	16,394.85
	07/01/2048	910-000-0067	07/01/2041	7:00	10,000.00	20,220.67
					40,000.00	60,686.24
Building Exterior-Stucco Painting/Caulking						
	07/01/2028	910-000-0094	07/01/2013	15:00	\$ 200,000.00	\$ 222,113.02
	07/01/2043	910-000-0094	07/01/2028	15:00	200,000.00	348,146.99
					400,000.00	570,260.01
Patio Gate-Fence Painting						
	07/01/2034	910-000-0068	07/01/2022	12:00	\$ 750.00	\$ 996.97
	07/01/2046	910-000-0068	07/01/2034	12:00	750.00	1,428.34
					1,500.00	2,425.31
Plumbing						
Culverts-Storm Drains						
	07/01/2032	910-000-0069	07/01/2024	8:00	\$ 5,000.00	\$ 6,259.86
	07/01/2040	910-000-0069	07/01/2032	8:00	5,000.00	7,955.45
	07/01/2048	910-000-0069	07/01/2040	8:00	5,000.00	10,110.33
					15,000.00	24,325.64
Misc Pumps-Pipes/Valves						

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category		Service	Estimated		
Date	Code	Date	Life	Current Cost	Expenditure
Misc Pumps-Pipes/Valves					
07/01/2027	910-000-0070	07/01/2024	3:00	\$ 10,000.00	\$ 10,777.83
07/01/2030	910-000-0070	07/01/2027	3:00	10,000.00	11,791.50
07/01/2033	910-000-0070	07/01/2030	3:00	10,000.00	12,900.51
07/01/2036	910-000-0070	07/01/2033	3:00	10,000.00	14,113.82
07/01/2039	910-000-0070	07/01/2036	3:00	10,000.00	15,441.25
07/01/2042	910-000-0070	07/01/2039	3:00	10,000.00	16,893.52
07/01/2045	910-000-0070	07/01/2042	3:00	10,000.00	18,482.38
07/01/2048	910-000-0070	07/01/2045	3:00	10,000.00	20,220.67
07/01/2051	910-000-0070	07/01/2048	3:00	10,000.00	22,122.45
07/01/2054	910-000-0070	07/01/2051	3:00	10,000.00	24,203.10
				100,000.00	166,947.03
Patio Drains					
07/01/2025	910-000-0071	07/01/2022	3:00	\$ 1,000.00	\$ 1,015.09
07/01/2028	910-000-0071	07/01/2025	3:00	1,000.00	1,110.57
07/01/2031	910-000-0071	07/01/2028	3:00	1,000.00	1,215.02
07/01/2034	910-000-0071	07/01/2031	3:00	1,000.00	1,329.29
07/01/2037	910-000-0071	07/01/2034	3:00	1,000.00	1,454.31
07/01/2040	910-000-0071	07/01/2037	3:00	1,000.00	1,591.09
07/01/2043	910-000-0071	07/01/2040	3:00	1,000.00	1,740.73
07/01/2046	910-000-0071	07/01/2043	3:00	1,000.00	1,904.45
07/01/2049	910-000-0071	07/01/2046	3:00	1,000.00	2,083.57
07/01/2052	910-000-0071	07/01/2049	3:00	1,000.00	2,279.53
				10,000.00	15,723.65
Roof Drains					
07/01/2027	910-000-0072	07/01/2020	7:00	\$ 1,000.00	\$ 1,077.78
07/01/2034	910-000-0072	07/01/2027	7:00	1,000.00	1,329.29
07/01/2041	910-000-0072	07/01/2034	7:00	1,000.00	1,639.49
07/01/2048	910-000-0072	07/01/2041	7:00	1,000.00	2,022.07
				4,000.00	6,068.63
Sewer Lateral Lines					
07/01/2026	910-000-0073	07/01/2023	3:00	\$ 10,000.00	\$ 10,459.69
07/01/2029	910-000-0073	07/01/2026	3:00	10,000.00	11,443.44
07/01/2032	910-000-0073	07/01/2029	3:00	10,000.00	12,519.71
07/01/2035	910-000-0073	07/01/2032	3:00	10,000.00	13,697.21
07/01/2038	910-000-0073	07/01/2035	3:00	10,000.00	14,985.45
07/01/2041	910-000-0073	07/01/2038	3:00	10,000.00	16,394.85
07/01/2044	910-000-0073	07/01/2041	3:00	10,000.00	17,936.81
07/01/2047	910-000-0073	07/01/2044	3:00	10,000.00	19,623.79
07/01/2050	910-000-0073	07/01/2047	3:00	10,000.00	21,469.44
07/01/2053	910-000-0073	07/01/2050	3:00	10,000.00	23,488.67
				100,000.00	162,019.06

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category	Date	Code	Service Date	Estimated Life	Current Cost	Expenditure
Sewer Stack Replacement						
	07/01/2031	910-000-0075	07/01/2016	15:00	\$ 5,400.00	\$ 6,561.08
	07/01/2046	910-000-0075	07/01/2031	15:00	5,400.00	10,284.05
					10,800.00	16,845.13
Taco VFD						
	07/01/2030	910-000-0074	07/01/2010	20:00	\$ 12,000.00	\$ 14,149.80
	07/01/2050	910-000-0074	07/01/2030	20:00	12,000.00	25,763.33
					24,000.00	39,913.13
Pool						
Fiberglass Pool						
	07/01/2030	910-000-0076	07/01/2010	20:00	\$ 17,000.00	\$ 20,045.56
	07/01/2050	910-000-0076	07/01/2030	20:00	17,000.00	36,498.04
					34,000.00	56,543.60
Pentair Tagelus Pool Filter						
	07/01/2030	910-000-0077	07/01/2015	15:00	\$ 750.00	\$ 884.36
	07/01/2045	910-000-0077	07/01/2030	15:00	750.00	1,386.18
					1,500.00	2,270.54
Pentair WhisperFlo						
	07/01/2027	910-000-0078	07/01/2012	15:00	\$ 750.00	\$ 808.34
	07/01/2042	910-000-0078	07/01/2027	15:00	750.00	1,267.01
					1,500.00	2,075.35
Pool Area Flourescent Lights-Changed to LED						
	07/01/2039	910-000-0079	07/01/2024	15:00	\$ 1,500.00	\$ 2,316.19
	07/01/2054	910-000-0079	07/01/2039	15:00	1,500.00	3,630.46
					3,000.00	5,946.65
Pool Area Windows						
	07/01/2025	910-000-0080	07/01/2010	15:00	\$ 3,000.00	\$ 3,045.28
	07/01/2040	910-000-0080	07/01/2025	15:00	3,000.00	4,773.27
					6,000.00	7,818.55
Pool Deck Carpet-Replacement						
	07/01/2025	910-000-0081	07/01/2010	15:00	\$ 2,500.00	\$ 2,537.74
	07/01/2040	910-000-0081	07/01/2025	15:00	2,500.00	3,977.73
					5,000.00	6,515.47
Sauna Heater						
	07/01/2030	910-000-0082	07/01/2015	15:00	\$ 1,200.00	\$ 1,414.98
	07/01/2045	910-000-0082	07/01/2030	15:00	1,200.00	2,217.89
					2,400.00	3,632.87
Sauna Renovation						
	07/01/2030	910-000-0083	07/01/2010	20:00	\$ 4,500.00	\$ 5,306.18
	07/01/2050	910-000-0083	07/01/2030	20:00	4,500.00	9,661.25

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category	Date	Code	Service Date	Estimated Life	Current Cost	Expenditure
Steam Room Renovation						
					9,000.00	14,967.43
	07/01/2030	910-000-0084	07/01/2010	20:00	\$ 4,500.00	\$ 5,306.18
	07/01/2050	910-000-0084	07/01/2030	20:00	4,500.00	9,661.25
					9,000.00	14,967.43
Steamist- Room-Steam Unit						
	07/01/2030	910-000-0085	07/01/2015	15:00	\$ 1,400.00	\$ 1,650.81
	07/01/2045	910-000-0085	07/01/2030	15:00	1,400.00	2,587.53
					2,800.00	4,238.34
Renovation						
Common Area Half Bath Renovation						
	07/01/2037	910-000-0086	07/01/2022	15:00	\$ 875.00	\$ 1,272.52
	07/01/2052	910-000-0086	07/01/2037	15:00	875.00	1,994.59
					1,750.00	3,267.11
Community Room Remodel-Cabinets-Counters						
	07/01/2042	910-000-0087	07/01/2022	20:00	\$ 7,500.00	\$ 12,670.14
					7,500.00	12,670.14
Laundry Room Remodel-Flooring-Cabinets-Paint						
	07/01/2029	910-000-0088	07/01/2024	5:00	\$ 2,250.00	\$ 2,574.77
	07/01/2034	910-000-0088	07/01/2029	5:00	2,250.00	2,990.90
	07/01/2039	910-000-0088	07/01/2034	5:00	2,250.00	3,474.28
	07/01/2044	910-000-0088	07/01/2039	5:00	2,250.00	4,035.78
	07/01/2049	910-000-0088	07/01/2044	5:00	2,250.00	4,688.03
	07/01/2054	910-000-0088	07/01/2049	5:00	2,250.00	5,445.70
					13,500.00	23,209.46
Meeting Room Kitchen Renovation-Cabinets						
	07/01/2030	910-000-0089	07/01/2010	20:00	\$ 4,500.00	\$ 5,306.18
	07/01/2050	910-000-0089	07/01/2030	20:00	4,500.00	9,661.25
					9,000.00	14,967.43
Roofing						
Flat Roof Membrane-Rock						
	07/01/2030	920-002-0090	07/01/2010	20:00	\$ 206,016.00	\$ 242,923.83
	07/01/2044	920-001-0090	07/01/2024	20:00	39,600.00	71,029.77
	07/01/2050	920-002-0090	07/01/2030	20:00	206,016.00	442,304.77
					451,632.00	756,258.37
Roof Parapet Flashing						
	07/01/2030	910-000-0091	07/01/2020	10:00	\$ 10,000.00	\$ 11,791.50
	07/01/2040	910-000-0091	07/01/2030	10:00	10,000.00	15,910.91
	07/01/2050	910-000-0091	07/01/2040	10:00	10,000.00	21,469.44

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

30,000.00

49,171.85

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Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category	Date	Code	Service Date	Estimated Life	Current Cost	Expenditure
Security						
Intercom Entry						
	07/01/2032	910-000-0092	07/01/2020	12:00	\$ 1,250.00	\$ 1,564.96
	07/01/2044	910-000-0092	07/01/2032	12:00	1,250.00	2,242.10
					2,500.00	3,807.06
Surveillance Cameras-System						
	07/01/2030	910-000-0093	07/01/2010	20:00	\$ 10,000.00	\$ 11,791.50
	07/01/2050	910-000-0093	07/01/2030	20:00	10,000.00	21,469.44
					20,000.00	33,260.94

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Community Room Appliances-Stove/Range-Microwave-Re

Item Number 1
 Type Common Area
 Category Appliances
 Measurement Basis Allow
 Estimated Useful Life 10 Years
 Basis Cost \$ 2,250.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community Room		Average	07/01/2022	07/01/2032	7:06	10:00	1	2,250.00	2,816.94
								2,250.00	2,816.94

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Meeting Room Kitchen Appliances-Stove/Range-Dishwa

Item Number 2
 Type Common Area
 Category Appliances
 Measurement Basis Job
 Estimated Useful Life 20 Years
 Basis Cost \$ 4,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Meeting Room		Fair	07/01/2010	07/01/2030	5:06	20:00	1	4,500.00	5,306.18
								4,500.00	5,306.18

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Water Heater-Laundry-Utility-Pool

Item Number 3
 Type Common Area
 Category Appliances
 Measurement Basis Allow
 Estimated Useful Life 4 Years
 Basis Cost \$ 2,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Laundry Room/Uti		Average	07/01/2024	07/01/2028	3:06	4:00	2	5,000.00	5,552.83
								5,000.00	5,552.83

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Community Room Tables-Chairs

Item Number 4
 Type Common Area
 Category Art/Decorator Package
 Measurement Basis Allow
 Estimated Useful Life 10 Years
 Basis Cost \$ 2,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community Room		Average	07/01/2022	07/01/2032	7:06	10:00	1	2,500.00	3,129.93
								2,500.00	3,129.93

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt Crack Seal-Seal Coat-Striping

Item Number 5
Type Common Area
Category Asphalt
Measurement Basis SF
Estimated Useful Life 4 Years
Basis Cost \$ 0.24
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking-Roads		Fair	07/01/2022	07/01/2026	1:06	4:00	35,000	8,400.00	8,786.14
								8,400.00	8,786.14

Comments

Crack Seal folowed by Sealcoat and Striping

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt Mill-Overlay

Item Number 6
 Type Common Area
 Category Asphalt
 Measurement Basis SF
 Estimated Useful Life 30 Years
 Basis Cost \$ 2.75
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking-Roads		Fair	07/01/2010	07/01/2040	15:06	30:00	35,000	96,250.00	153,142.47
								96,250.00	153,142.47

Comments

Mill/Overlay one time

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt Slurry Seal

Item Number 7
 Type Common Area
 Category Asphalt
 Measurement Basis SF
 Estimated Useful Life 14 Years
 Basis Cost \$ 1.25
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking-Roads		Fair	07/01/2014	07/01/2028	3:06	14:00	35,000	43,750.00	48,587.22
								43,750.00	48,587.22

Comments

Apply 1/2 Slurry Aggregate as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Balcony Rails

Item Number 8
Type Common Area
Category Balconies-Decks
Measurement Basis Allow
Estimated Useful Life 10 Years
Basis Cost \$ 10,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Balconies		Fair	07/01/2020	07/01/2030	5:06	10:00	1	10,000.00	11,791.50
								10,000.00	11,791.50

Comments

Allowance to Repair or Replace



Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Draft 2

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Balcony Rails-Flashing

Item Number 9
 Type Common Area
 Category Balconies-Decks
 Measurement Basis Allow
 Estimated Useful Life 8 Years
 Basis Cost \$ 2,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Balconies		Fair	07/01/2017	07/01/2025	0:06	8:00	1	2,500.00	2,537.74
								2,500.00	2,537.74

Comments

Allowance to Repair and Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Awning Frame/Structure

Item Number 10
Type Common Area
Category Building Exterior
Measurement Basis Allow
Estimated Useful Life 7 Years
Basis Cost \$ 2,500.00
Tracking Logistical
Method Adjusted



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Entrance		Average	07/01/2024	07/01/2031	6:06	7:00	1	2,500.00	3,037.54
								2,500.00	3,037.54
Comments									

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Awnings Entrance

Item Number 11
 Type Common Area
 Category Building Exterior
 Measurement Basis Job
 Estimated Useful Life 20 Years
 Basis Cost \$ 10,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Entrance		Good	07/01/2024	07/01/2044	19:06	20:00	1	10,000.00	17,936.81
								10,000.00	17,936.81

Comments

Replace as Necessary

Horizon Towers Condominium Association

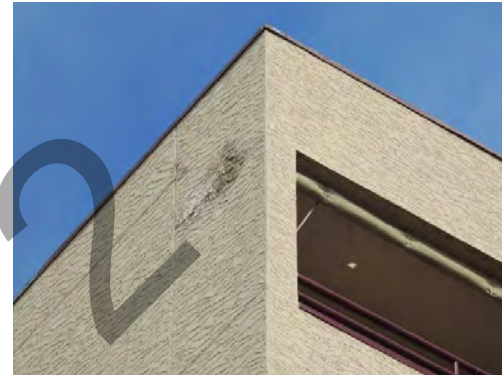
Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Stucco Exterior

Item Number 12
Type Common Area
Category Building Exterior
Measurement Basis Allow
Estimated Useful Life 7 Years
Basis Cost \$ 7,500.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Exterior		Fair	07/01/2019	07/01/2026	1:06	7:00	1	7,500.00	7,844.77
								7,500.00	7,844.77

Comments

Allowance to Repair and Resurface

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete Driveway-Gutters

Item Number 13
Type Common Area
Category Concrete
Measurement Basis Allow
Estimated Useful Life 5 Years
Basis Cost \$ 2,500.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Driveway		Poor	07/01/2020	07/01/2025	0:06	5:00	1	2,500.00	2,537.74
								2,500.00	2,537.74

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete Pad and Sidewalk

Item Number 14
Type Common Area
Category Concrete
Measurement Basis Allow
Estimated Useful Life 3 Years
Basis Cost \$ 4,500.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Poor	07/01/2023	07/01/2026	1:06	3:00	1	4,500.00	4,706.86
								4,500.00	4,706.86

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Garage Ceiling Structural Reconstruction

Item Number 15
Type Common Area
Category Concrete
Measurement Basis Job
Estimated Useful Life 30 Years
Basis Cost \$ 750,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage		Poor	07/01/1996	07/01/2026	1:06	30:00	1	750,000.00	784,476.84
								750,000.00	784,476.84

Comments

One time Renovation or Garage Structural System

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Garage Concrete Flooring-Repair/Seal

Item Number 16
Type Common Area
Category Concrete
Measurement Basis Allow
Estimated Useful Life 12 Years
Basis Cost \$ 10,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage		Fair	07/01/2015	07/01/2027	2:06	12:00	1	10,000.00	10,777.83
								10,000.00	10,777.83

Comments

Allowance to Repair and Re-seal Garage Concrete Floor

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Meeting Room Patio Resurfacing

Item Number 17
 Type Common Area
 Category Concrete
 Measurement Basis Job
 Estimated Useful Life 25 Years
 Basis Cost \$ 3,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Meeting Room Pat		Poor	07/01/2000	07/01/2025	0:06	25:00	1	3,500.00	3,552.83
								3,500.00	3,552.83

Comments

Resurface as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Patio Brick Repair

Item Number 18
Type Common Area
Category Concrete
Measurement Basis Allow
Estimated Useful Life 5 Years
Basis Cost \$ 2,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Poor	07/01/2022	07/01/2027	2:06	5:00	1	2,000.00	2,155.57
								2,000.00	2,155.57

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Stairwell Water Intrusion

Item Number 19
Type Common Area
Category Concrete
Measurement Basis Allow
Estimated Useful Life 5 Years
Basis Cost \$ 2,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Stairwells		Poor	07/01/2020	07/01/2025	0:06	5:00	1	2,000.00	2,030.19
								2,000.00	2,030.19

Comments

Re-seal or Repair

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Common Area Utiliy Doors-Dbl Raised Panel

Item Number 20
 Type Common Area
 Category Doors-Windows
 Measurement Basis Allow
 Estimated Useful Life 10 Years
 Basis Cost \$ 1,250.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Areas Int		Average	07/01/2022	07/01/2032	7:06	10:00	1	1,250.00	1,564.96
								1,250.00	1,564.96

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Common Area Windows

Item Number 21
 Type Common Area
 Category Doors-Windows
 Measurement Basis Allow
 Estimated Useful Life 10 Years
 Basis Cost \$ 2,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Int/Ext		Average	07/01/2020	07/01/2030	5:06	10:00	1	2,500.00	2,947.88
								2,500.00	2,947.88

Comments

Allowance to Glaze/Repair or Replacement

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Entrance Dbl Doors-Raised Panel/Glass-Red Doors

Item Number 22
 Type Common Area
 Category Doors-Windows
 Measurement Basis Each
 Estimated Useful Life 20 Years
 Basis Cost \$ 3,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Entrance		Average	07/01/2010	07/01/2030	5:06	20:00	1	3,000.00	3,537.45
								3,000.00	3,537.45

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Exterior Metal Doors

Item Number 23
 Type Common Area
 Category Doors-Windows
 Measurement Basis Each
 Estimated Useful Life 20 Years
 Basis Cost \$ 750.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Fair	07/01/2020	07/01/2040	15:06	20:00	6	4,500.00	7,159.91
								4,500.00	7,159.91

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Interior Automatic Glass Entry Doors

Item Number 24
Type Common Area
Category Doors-Windows
Measurement Basis Allow
Estimated Useful Life 20 Years
Basis Cost \$ 1,750.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Entrance		Average	07/01/2008	07/01/2028	3:06	20:00	1	1,750.00	1,943.49
								1,750.00	1,943.49

Comments

Replace as Necessary

Horizon Towers Condominium Association

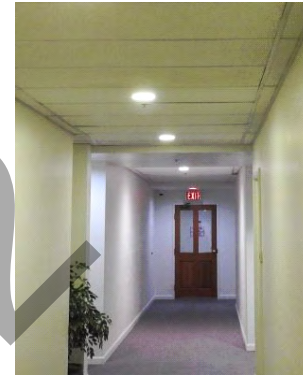
Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Interior Wood Glass Exit Doors

Item Number 25
 Type Common Area
 Category Doors-Windows
 Measurement Basis Each
 Estimated Useful Life 20 Years
 Basis Cost \$ 750.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Interior		Average	07/01/2010	07/01/2030	5:06	20:00	20	15,000.00	17,687.25
								15,000.00	17,687.25

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Lobby Dbl Fire Doors

Item Number 26
Type Common Area
Category Doors-Windows
Measurement Basis Allow
Estimated Useful Life 15 Years
Basis Cost \$ 3,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Interior		Average	07/01/2015	07/01/2030	5:06	15:00	1	3,000.00	3,537.45
								3,000.00	3,537.45

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Meeting Room Sliding Glass Doors

Item Number 27
Type Common Area
Category Doors-Windows
Measurement Basis Each
Estimated Useful Life 20 Years
Basis Cost \$ 3,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Meeting Room		Average	07/01/2018	07/01/2038	13:06	20:00	2	6,000.00	8,991.27
								6,000.00	8,991.27

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Trash Room Overhead Door

Item Number 28
 Type Common Area
 Category Doors-Windows
 Measurement Basis Each
 Estimated Useful Life 15 Years
 Basis Cost \$ 2,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Trash Room		Average	07/01/2021	07/01/2036	11:06	15:00	1	2,000.00	2,822.76
								2,000.00	2,822.76

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Elevator Cab Remodel-Signal Fixtures

Item Number 29
Type Common Area
Category Elevator
Measurement Basis Each
Estimated Useful Life 20 Years
Basis Cost \$ 5,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Elevator Cabs		Good	07/01/2020	07/01/2040	15:06	20:00	2	10,000.00	15,910.91
								10,000.00	15,910.91

Comments

Remodel as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Elevator Modernization System Update

Item Number 30
Type Common Area
Category Elevator
Measurement Basis Each
Estimated Useful Life 20 Years
Basis Cost \$ 150,000.00
Tracking Logistical
Method Adjusted



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Elevator Mechanic		Average	07/01/2024	07/01/2044	19:06	20:00	1	150,000.00	269,052.16
			07/01/2024	07/01/2045	20:06	21:00	1	150,000.00	277,235.64
								300,000.00	546,287.80

Comments

Replace as Necessary

Horizon Towers Condominium Association

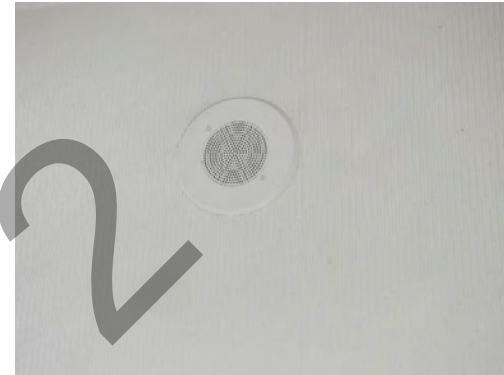
Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Interior Speaker Systems

Item Number 31
Type Common Area
Category Entertainment
Measurement Basis Allow
Estimated Useful Life 50 Years
Basis Cost \$ 750.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Interior		Average	07/01/1984	07/01/2034	9:06	50:00	1	750.00	996.97
								750.00	996.97

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Carbon Monoxide Detector-Fan Controller-Fans

Item Number 32
 Type Common Area
 Category Equipment
 Measurement Basis Set
 Estimated Useful Life 20 Years
 Basis Cost \$ 3,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage		Average	07/01/2010	07/01/2030	5:06	20:00	1	3,000.00	3,537.45
								3,000.00	3,537.45

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Cummins Power-Genset Diesel Generators

Item Number 33
 Type Common Area
 Category Equipment
 Measurement Basis Job
 Estimated Useful Life 25 Years
 Basis Cost \$ 50,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage		Average	07/01/2010	07/01/2035	10:06	25:00	1	50,000.00	68,486.04
			07/01/2021	07/01/2046	21:06	25:00	1	50,000.00	95,222.68

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Garage Ventilation Screens

Item Number 34
Type Common Area
Category Equipment
Measurement Basis Allow
Estimated Useful Life 25 Years
Basis Cost \$ 3,000.00
Tracking Logistical
Method Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage		Fair	07/01/2010	07/01/2035	10:06	25:00	1	3,000.00	4,109.16
								3,000.00	4,109.16

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Mailboxes Lobby

Item Number 35
 Type Common Area
 Category Equipment
 Measurement Basis Set
 Estimated Useful Life 25 Years
 Basis Cost \$ 2,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Lobby		Average	07/01/2010	07/01/2035	10:06	25:00	3	7,500.00	10,272.91
								7,500.00	10,272.91

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Trash Chutes

Item Number 36
Type Common Area
Category Equipment
Measurement Basis Each
Estimated Useful Life 15 Years
Basis Cost \$ 300.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Interior		Poor	07/01/2015	07/01/2030	5:06	15:00	8	2,400.00	2,829.96
								2,400.00	2,829.96

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Balcony Wall Flashing

Item Number 37
Type Common Area
Category Exterior Surfaces
Measurement Basis Allow
Estimated Useful Life 15 Years
Basis Cost \$ 10,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Balconies		Fair	07/01/2015	07/01/2030	5:06	15:00	1	10,000.00	11,791.50
								10,000.00	11,791.50

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Patio Gate-Fence

Item Number 38
 Type Common Area
 Category Fences-Walls-Gates
 Measurement Basis Allow
 Estimated Useful Life 12 Years
 Basis Cost \$ 2,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Meeting Room Pat		Average	07/01/2017	07/01/2029	4:06	12:00	1	2,000.00	2,288.69
								2,000.00	2,288.69

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Vinyl Fence Perimeter

Item Number 39
 Type Common Area
 Category Fences-Walls-Gates
 Measurement Basis Allow
 Estimated Useful Life 10 Years
 Basis Cost \$ 3,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Fair	07/01/2020	07/01/2030	5:06	10:00	1	3,000.00	3,537.45
								3,000.00	3,537.45

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Booster Pumps

Item Number 40
 Type Common Area
 Category Fire Safety
 Measurement Basis Each
 Estimated Useful Life 20 Years
 Basis Cost \$ 7,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Fire Riser Room		Fair	07/01/2010	07/01/2030	5:06	20:00	3	21,000.00	24,762.16
								21,000.00	24,762.16

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Cutler Hammer-Gould Circ Pump Safety Switch

Item Number 41
 Type Common Area
 Category Fire Safety
 Measurement Basis Each
 Estimated Useful Life 15 Years
 Basis Cost \$ 500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Fire Riser Room		Fair	07/01/2012	07/01/2027	2:06	15:00	2	1,000.00	1,077.78
								1,000.00	1,077.78

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fire Alarm (Pull Switches)

Item Number 42
Type Common Area
Category Fire Safety
Measurement Basis Allow
Estimated Useful Life 5 Years
Basis Cost \$ 1,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Interior		Average	07/01/2022	07/01/2027	2:06	5:00	1	1,000.00	1,077.78
								1,000.00	1,077.78

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fire Alarm Panel System

Item Number 43
Type Common Area
Category Fire Safety
Measurement Basis Each
Estimated Useful Life 20 Years
Basis Cost \$ 10,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Fire Riser Room		Average	07/01/2015	07/01/2035	10:06	20:00	1	10,000.00	13,697.21
								10,000.00	13,697.21

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fire Extinguishers

Item Number 44
Type Common Area
Category Fire Safety
Measurement Basis Each
Estimated Useful Life 10 Years
Basis Cost \$ 150.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Int/Garag		Average	07/01/2020	07/01/2030	5:06	10:00	43	6,450.00	7,605.52
								6,450.00	7,605.52

Comments

Allowance to Re-charge or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fire Riser Control Valves

Item Number 45
Type Common Area
Category Fire Safety
Measurement Basis Allow
Estimated Useful Life 10 Years
Basis Cost \$ 2,500.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Interior		Fair	07/01/2020	07/01/2030	5:06	10:00	1	2,500.00	2,947.88
								2,500.00	2,947.88

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fire Riser-Control Valves-Compressor

Item Number 46
 Type Common Area
 Category Fire Safety
 Measurement Basis Each
 Estimated Useful Life 20 Years
 Basis Cost \$ 6,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Fire Riser Room		Fair	07/01/2010	07/01/2030	5:06	20:00	3	19,500.00	22,993.43
								19,500.00	22,993.43

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fire Sprinklers

Item Number 47
 Type Common Area
 Category Fire Safety
 Measurement Basis Allow
 Estimated Useful Life 10 Years
 Basis Cost \$ 2,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Interior		Average	07/01/2020	07/01/2030	5:06	10:00	1	2,500.00	2,947.88
								2,500.00	2,947.88

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Honeywell Fire Alarm Panel-Office

Item Number 48
 Type Common Area
 Category Fire Safety
 Measurement Basis Each
 Estimated Useful Life 15 Years
 Basis Cost \$ 1,800.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Office		Average	04/01/2016	04/01/2031	6:03	15:00	1	1,800.00	2,170.71
			04/01/2010	04/01/2025	0:03	15:00	1	1,800.00	1,813.53

Comments

Replace as Necessary- office one is brand new

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

IEI Electronics Panels

Item Number 49
Type Common Area
Category Fire Safety
Measurement Basis Each
Estimated Useful Life 20 Years
Basis Cost \$ 800.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Fire Riser Room		Fair	07/01/2010	07/01/2030	5:06	20:00	8	6,400.00	7,546.56
								6,400.00	7,546.56

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Palmer Controller

Item Number 50
 Type Common Area
 Category Fire Safety
 Measurement Basis Each
 Estimated Useful Life 20 Years
 Basis Cost \$ 3,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Fire Riser Room		Fair	07/01/2010	07/01/2030	5:06	20:00	1	3,000.00	3,537.45
								3,000.00	3,537.45

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

TAS Smart Start

Item Number 51
 Type Common Area
 Category Fire Safety
 Measurement Basis Each
 Estimated Useful Life 20 Years
 Basis Cost \$ 2,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Fire Riser Room		Fair	07/01/2010	07/01/2030	5:06	20:00	1	2,000.00	2,358.30
								2,000.00	2,358.30

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fitness Room Rubber Flooring

Item Number 52
Type Common Area
Category Fitness
Measurement Basis SF
Estimated Useful Life 15 Years
Basis Cost \$ 12.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Fitness Center		Good	07/01/2019	07/01/2034	9:06	15:00	800	9,600.00	12,761.18
								9,600.00	12,761.18

Comments

Replace as Necessary

Horizon Towers Condominium Association

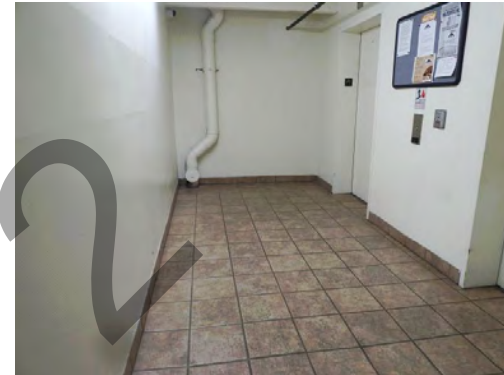
Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Elevator Lobby Tile

Item Number 53
 Type Common Area
 Category Flooring
 Measurement Basis Allow
 Estimated Useful Life 15 Years
 Basis Cost \$ 5,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Interior		Average	07/01/2020	07/01/2035	10:06	15:00	1	5,000.00	6,848.60
								5,000.00	6,848.60

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Meeting Room Floor Refinishing

Item Number 54
 Type Common Area
 Category Flooring
 Measurement Basis Job
 Estimated Useful Life 20 Years
 Basis Cost \$ 1,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community Room		Average	07/01/2010	07/01/2030	5:06	20:00	1	1,500.00	1,768.73
								1,500.00	1,768.73

Comments

Refinish as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Meeting room Tables/Chairs

Item Number 55
 Type Common Area
 Category Furniture Interior
 Measurement Basis Allow
 Estimated Useful Life 10 Years
 Basis Cost \$ 2,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Meeting Room		Average	07/01/2022	07/01/2032	7:06	10:00	1	2,500.00	3,129.93
								2,500.00	3,129.93

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Common Area Heat Pumps

Item Number 61
Type Common Area
Category HVAC
Measurement Basis Each
Estimated Useful Life 20 Years
Basis Cost \$ 5,000.00
Tracking Logistical
Method Adjusted



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Floors Elevator Lo		Good	07/01/2015	07/01/2035	10:06	20:00	7	35,000.00	47,940.23
								35,000.00	47,940.23

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Evapco Cooling Tower

Item Number 56
 Type Common Area
 Category HVAC
 Measurement Basis Job
 Estimated Useful Life 30 Years
 Basis Cost \$ 50,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage		Average	07/01/2000	07/01/2030	5:06	30:00	1	50,000.00	58,957.51
								50,000.00	58,957.51

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Garage Exhaust Fan-Controller

Item Number 57
 Type Common Area
 Category HVAC
 Measurement Basis Allow
 Estimated Useful Life 7 Years
 Basis Cost \$ 5,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage		Fair	07/01/2022	07/01/2029	4:06	7:00	1	5,000.00	5,721.72
								5,000.00	5,721.72

Comments

Allowance to Repair or Replace Fans and Controllers

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Lochinvar FTxI Fire Tube Boiler

Item Number 58
 Type Common Area
 Category HVAC
 Measurement Basis Each
 Estimated Useful Life 20 Years
 Basis Cost \$ 28,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Elevator Room		Average	07/01/2015	07/01/2035	10:06	20:00	2	56,000.00	76,704.36
								56,000.00	76,704.36

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

PK Thermific Velox Boiler

Item Number 59
 Type Common Area
 Category HVAC
 Measurement Basis Job
 Estimated Useful Life 20 Years
 Basis Cost \$ 7,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Mechanical R		Good	07/01/2015	07/01/2035	10:06	20:00	1	7,500.00	10,272.91
								7,500.00	10,272.91

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Roof Vents-Fans

Item Number 60
 Type Common Area
 Category HVAC
 Measurement Basis Allow
 Estimated Useful Life 10 Years
 Basis Cost \$ 7,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof		Fair	07/01/2020	07/01/2030	5:06	10:00	1	7,500.00	8,843.63
								7,500.00	8,843.63

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Ceiling Acoustic Tile Panels

Item Number 62
Type Common Area
Category Interior Surfaces
Measurement Basis Allow
Estimated Useful Life 5 Years
Basis Cost \$ 1,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Interior		Fair	07/01/2020	07/01/2025	0:06	5:00	1	1,000.00	1,015.09
								1,000.00	1,015.09

Comments

Allowance to Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscape Replenishment

Item Number 63
Type Common Area
Category Landscape
Measurement Basis Allow
Estimated Useful Life 4 Years
Basis Cost \$ 3,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2023	07/01/2027	2:06	4:00	1	3,000.00	3,233.35
								3,000.00	3,233.35

Comments

Allowance for Removal of dead or diseased plants and Replenishment

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscape Round River Rock

Item Number 64
Type Common Area
Category Landscape
Measurement Basis Allow
Estimated Useful Life 12 Years
Basis Cost \$ 1,500.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Fair	07/01/2020	07/01/2032	7:06	12:00	1	1,500.00	1,877.96
								1,500.00	1,877.96

Comments

Allowance to Replenish and Spread

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Lantern Pole Light-Sngl/DbI

Item Number 65
 Type Common Area
 Category Lighting
 Measurement Basis Allow
 Estimated Useful Life 15 Years
 Basis Cost \$ 1,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Fair	07/01/2015	07/01/2030	5:06	15:00	1	1,500.00	1,768.73
								1,500.00	1,768.73

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Street Pole Lights

Item Number 66
Type Common Area
Category Lighting
Measurement Basis Each
Estimated Useful Life 25 Years
Basis Cost \$ 2,500.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Fair	07/01/2005	07/01/2030	5:06	25:00	11	27,500.00	32,426.63
								27,500.00	32,426.63

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Balcony Railings Paint

Item Number 67
 Type Common Area
 Category Painting
 Measurement Basis Allow
 Estimated Useful Life 7 Years
 Basis Cost \$ 10,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Balconies		Fair	07/01/2020	07/01/2027	2:06	7:00	1	10,000.00	10,777.83
								10,000.00	10,777.83

Comments

Allowance to Re-paint

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Building Exterior-Stucco Painting/Caulking

Item Number 94
Type Common Area
Category Painting
Measurement Basis
Estimated Useful Life 15 Years
Basis Cost \$ 4.00
Tracking Logistical
Method Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Exterior		Fair	07/01/2013	07/01/2028	3:06	15:00	50,000	200,000.00	222,113.02
								200,000.00	222,113.02

Comments

Re-paint as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Patio Gate-Fence Painting

Item Number 68
Type Common Area
Category Painting
Measurement Basis Allow
Estimated Useful Life 12 Years
Basis Cost \$ 750.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Meeting Room Pat		Average	07/01/2022	07/01/2034	9:06	12:00	1	750.00	996.97
								750.00	996.97

Comments

Allowance to Re-paint as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Culverts-Storm Drains

Item Number 69
Type Common Area
Category Plumbing
Measurement Basis Allow
Estimated Useful Life 8 Years
Basis Cost \$ 5,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds/Parking		Fair	07/01/2024	07/01/2032	7:06	8:00	1	5,000.00	6,259.86
								5,000.00	6,259.86

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Misc Pumps-Pipes/Valves

Item Number 70
 Type Common Area
 Category Plumbing
 Measurement Basis Allow
 Estimated Useful Life 3 Years
 Basis Cost \$ 10,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Mechanical Room		Fair	07/01/2024	07/01/2027	2:06	3:00	1	10,000.00	10,777.83
								10,000.00	10,777.83

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Patio Drains

Item Number 71
Type Common Area
Category Plumbing
Measurement Basis Allow
Estimated Useful Life 3 Years
Basis Cost \$ 1,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2022	07/01/2025	0:06	3:00	1	1,000.00	1,015.09
								1,000.00	1,015.09

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Roof Drains

Item Number 72
 Type Common Area
 Category Plumbing
 Measurement Basis Allow
 Estimated Useful Life 7 Years
 Basis Cost \$ 1,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof		Fair	07/01/2020	07/01/2027	2:06	7:00	1	1,000.00	1,077.78
								1,000.00	1,077.78

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Sewer Lateral Lines

Item Number 73
 Type Common Area
 Category Plumbing
 Measurement Basis Allow
 Estimated Useful Life 3 Years
 Basis Cost \$ 10,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage-Grounds		Fair	07/01/2023	07/01/2026	1:06	3:00	1	10,000.00	10,459.69
								10,000.00	10,459.69

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Sewer Stack Replacement

Item Number 75
Type Common Area
Category Plumbing
Measurement Basis Allow
Estimated Useful Life 15 Years
Basis Cost \$ 5,400.00
Tracking Logistical
Method Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof-Building		Good	07/01/2016	07/01/2031	6:06	15:00	1	5,400.00	6,561.08
								5,400.00	6,561.08

Comments

Allowance to Repair or Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Taco VFD

Item Number 74
 Type Common Area
 Category Plumbing
 Measurement Basis Each
 Estimated Useful Life 20 Years
 Basis Cost \$ 6,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Fire Riser Room		Fair	07/01/2010	07/01/2030	5:06	20:00	2	12,000.00	14,149.80
								12,000.00	14,149.80

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fiberglass Pool

Item Number 76
 Type Common Area
 Category Pool
 Measurement Basis Job
 Estimated Useful Life 20 Years
 Basis Cost \$ 17,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		Fair	07/01/2010	07/01/2030	5:06	20:00	1	17,000.00	20,045.56
								17,000.00	20,045.56

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pentair Tagelus Pool Filter

Item Number 77
 Type Common Area
 Category Pool
 Measurement Basis Each
 Estimated Useful Life 15 Years
 Basis Cost \$ 750.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Mechanical R		Average	07/01/2015	07/01/2030	5:06	15:00	1	750.00	884.36
								750.00	884.36

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pentair WhisperFlo

Item Number 78
 Type Common Area
 Category Pool
 Measurement Basis Each
 Estimated Useful Life 15 Years
 Basis Cost \$ 750.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Mechanical R		Poor	07/01/2012	07/01/2027	2:06	15:00	1	750.00	808.34
								750.00	808.34

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Area Flourescent Lights-Changed to LED

Item Number 79
 Type Common Area
 Category Pool
 Measurement Basis Allow
 Estimated Useful Life 15 Years
 Basis Cost \$ 1,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		Fair	07/01/2024	07/01/2039	14:06	15:00	1	1,500.00	2,316.19
								1,500.00	2,316.19

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Area Windows

Item Number 80
 Type Common Area
 Category Pool
 Measurement Basis Job
 Estimated Useful Life 15 Years
 Basis Cost \$ 1,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		Poor	07/01/2010	07/01/2025	0:06	15:00	2	3,000.00	3,045.28
								3,000.00	3,045.28

Comments

Reseal/Glaze as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Deck Carpet-Replacement

Item Number 81
Type Common Area
Category Pool
Measurement Basis Job
Estimated Useful Life 15 Years
Basis Cost \$ 2,500.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		Poor	07/01/2010	07/01/2025	0:06	15:00	1	2,500.00	2,537.74
								2,500.00	2,537.74

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Sauna Heater

Item Number 82
 Type Common Area
 Category Pool
 Measurement Basis Job
 Estimated Useful Life 15 Years
 Basis Cost \$ 1,200.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		Fair	07/01/2015	07/01/2030	5:06	15:00	1	1,200.00	1,414.98
								1,200.00	1,414.98

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Sauna Renovation

Item Number 83
 Type Common Area
 Category Pool
 Measurement Basis Job
 Estimated Useful Life 20 Years
 Basis Cost \$ 4,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		Poor	07/01/2010	07/01/2030	5:06	20:00	1	4,500.00	5,306.18
								4,500.00	5,306.18

Comments

Remodel as Necessary

Horizon Towers Condominium Association

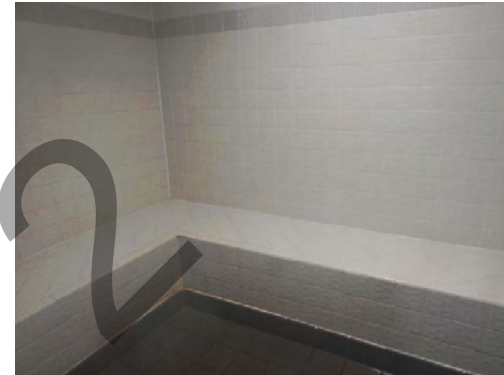
Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Steam Room Renovation

Item Number 84
Type Common Area
Category Pool
Measurement Basis Job
Estimated Useful Life 20 Years
Basis Cost \$ 4,500.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		Fair	07/01/2010	07/01/2030	5:06	20:00	1	4,500.00	5,306.18
								4,500.00	5,306.18

Comments

Remodel as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Steamist- Room-Steam Unit

Item Number 85
 Type Common Area
 Category Pool
 Measurement Basis Job
 Estimated Useful Life 15 Years
 Basis Cost \$ 1,400.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		Average	07/01/2015	07/01/2030	5:06	15:00	1	1,400.00	1,650.81
								1,400.00	1,650.81

Comments

Replace as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Common Area Half Bath Renovation

Item Number 86
 Type Common Area
 Category Renovation
 Measurement Basis Job
 Estimated Useful Life 15 Years
 Basis Cost \$ 875.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Interior		Good	07/01/2022	07/01/2037	12:06	15:00	1	875.00	1,272.52
								875.00	1,272.52

Comments

Renovate as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Community Room Remodel-Cabinets-Counters

Item Number 87
Type Common Area
Category Renovation
Measurement Basis Allow
Estimated Useful Life 20 Years
Basis Cost \$ 7,500.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community Room		Average	07/01/2022	07/01/2042	17:06	20:00	1	7,500.00	12,670.14
								7,500.00	12,670.14

Comments

Allowance to Remodel as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Laundry Room Remodel-Flooring-Cabinets-Paint

Item Number 88
Type Common Area
Category Renovation
Measurement Basis Allow
Estimated Useful Life 5 Years
Basis Cost \$ 2,250.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Laundry Room		Fair	07/01/2024	07/01/2029	4:06	5:00	1	2,250.00	2,574.77
								2,250.00	2,574.77

Comments

Renovate as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Meeting Room Kitchen Renovation-Cabinets

Item Number 89
 Type Common Area
 Category Renovation
 Measurement Basis Job
 Estimated Useful Life 20 Years
 Basis Cost \$ 4,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Meeting Room		Average	07/01/2010	07/01/2030	5:06	20:00	1	4,500.00	5,306.18
								4,500.00	5,306.18

Comments

Remodel as Necessary

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Flat Roof Membrane-Rock

Item Number 90
 Type Common Area
 Category Roofing
 Measurement Basis SF
 Estimated Useful Life 20 Years
 Basis Cost \$ 12.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof		Average	07/01/2024	07/01/2044	19:06	20:00	3,300	39,600.00	71,029.77
			07/01/2010	07/01/2030	5:06	20:00	17,168	206,016.00	242,923.83
								245,616.00	313,953.60

Comments

3300 st ft in 2016

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Roof Parapet Flashing

Item Number 91
Type Common Area
Category Roofing
Measurement Basis Allow
Estimated Useful Life 10 Years
Basis Cost \$ 10,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof		Fair	07/01/2020	07/01/2030	5:06	10:00	1	10,000.00	11,791.50
								10,000.00	11,791.50

Comments

Allowance to Repair or Replace

Horizon Towers Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Intercom Entry

Item Number 92
 Type Common Area
 Category Security
 Measurement Basis Job
 Estimated Useful Life 12 Years
 Basis Cost \$ 1,250.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Entrance		Fair	07/01/2020	07/01/2032	7:06	12:00	1	1,250.00	1,564.96
								1,250.00	1,564.96

Comments

Replace as Necessary

Horizon Towers Condominium Association

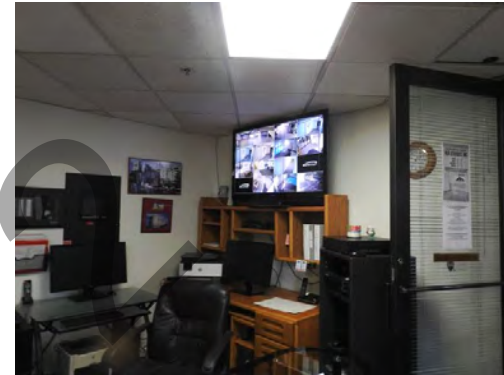
Analysis Date - January 1, 2025

Inflation:3.00% Investment:3.50% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Surveillance Cameras-System

Item Number 93
Type Common Area
Category Security
Measurement Basis Job
Estimated Useful Life 20 Years
Basis Cost \$ 10,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Int/Ext		Fair	07/01/2010	07/01/2030	5:06	20:00	1	10,000.00	11,791.50
								10,000.00	11,791.50

Comments

Replace as Necessary