

SCHEDULE S-2 **ROOF COVER & DECKS:** *(At Constant Dollars - Current Value)* **CAPITAL COMPONENT REPLACEMENT**

West Queen Anne Condominium Association
1401 5th Avenue West (a.k.a. 515 West Galer Street)
Seattle, WA 98119



ITEM NBR	A. REPLACEMENT COMPONENT	B. REPLACE- MENT COST (\$1000)	C. ESTIMATED LIFE (YEARS)						D. COST PER YEAR [1] (\$1000)	E. SCHEDULE OF YEARS, REPLACEMENT																														F. RESIDUALS [2]																																		
			EXISTING COMPONENT				NEW INST- ALLATION			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTALS	BEGIN/2013 RESIDUAL (\$1000)	% USED AT YEAR 30	RESIDUAL BALANCE (\$1000)																															
			AS INSTL'D	REMAIN'G	YEAR INSTAL'D	USE (Years)	RANGE (Years)	USE (Years)																																				RANGE (Years)	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
			RANGE (Years)	RANGE (Years)	USE (Years)	RANGE (Years)	USE (Years)	RANGE (Years)																																				USE (Years)																														
S-2																																																																										
2.0	ROOF COVER & DECKS:																																																																									
.01	ROOF COVER, ASPHALT SHINGLES:	588.8	2002	25to35	30	14to24	19	25to35	30																																																																	
.02	ROOF GUTTERS, BUILT IN MEMBRANE:	6.6	2002	10to20	15	5to10	7	10to20	15																																																																	
.03	ROOF, GUTTERS & DOWNSPOUTS [Metal]:	23.9	2002	20to30	25	9to29	19	20to30	25																																																																	
.04	ROOF DRAINLINES [4]:	47.3	1984	30to60	45	0to30	15	30to60	45																																																																	
.05	SKYLIGHTS, Fixed [E]:	4.5	1950	40to60	50	0to10	5	40to60	50																																																																	
.06	SKYLIGHTS, Operable:	156.9	1984	30to50	40	10to20	19	30to50	40																																																																	
.07	SKYLIGHTS, Metal, Custom)#110/210:	22.5	1984	40to60	50	10to20	19	40to60	50																																																																	
.08	DECKS, MEMBRANE, Recoat & Rehab [E]:	27.6	2005	8to12	12	0to4	2	8to12	10																																																																	
.09	DECKS, MEMBRANE [E]:	177.5	1984	35to45	40	10to15	12	35to45	40																																																																	
.10	DECKS, MEMBRANE, Unit 110 & 210:	93.8	2006	20to30	25	13to23	16	20to30	25																																																																	
TOTALS:		1149.3							30.7	37.48		28						205		47				94	792																	1211	530		443																													

FOOTNOTES:
 [1]: COST PER YEAR = REPLACEMENT COST / ESTIMATED LIFE (NEW INSTALLATION)
 [2]: RESIDUAL = RESERVE AMOUNT FOR COMPONENT VALUE USED.
 [3]: RESIDUALS: USING ESTIMATED LIFE (NEW INSTALLATION)

[4]: Relatively new technology
 [5]: See Capital Component Reserve Analysis Report
 [6]: Replacement = Operating Expense
 [7]: Replacement = Operating Expense, less than \$5 K

[E]: Estimated Year Installed or Effective Replacement Year

NOT INCLUDING:
 Awning, East Entry: Due to Size/replacement cost < \$5k; treat as operating expense.
 Deck Wood Decking/Floor, Pallets (Unit Owner Responsibility)

SCHEDULE S-4

West Queen Anne Condominium Association
 1401 5th Avenue West (a.k.a. 515 West Galer Street)
 Seattle, WA 98119



MECHANICAL:
 (At Constant Dollars - Current Value)
CAPITAL COMPONENT REPLACEMENT

ITEM NBR	A. REPLACEMENT COMPONENT	B. REPLACEMENT COST (\$1000)	C. ESTIMATED LIFE (YEARS)				D. COST PER YEAR [1] (\$1000)	E. SCHEDULE OF YEARS, REPLACEMENT																														F. RESIDUALS [2]				
			EXISTING COMPONENT		NEW INST.			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTALS	BEGIN (2013) RESIDUAL (\$1000)	@ YEAR 30 [3]		
			AS INST'D	REMAINING	RANGE (Years)	USE (Years)																																		ALLIGATION	RANGE (Years)	USE (Years)
					YEAR INST'LD	RANGE (Years)		USE (Years)	RANGE (Years)	USE (Years)																																
S-4																																										
4.0	MECHANICAL:																																									
.01	ELECTRICAL, DISTRIBUTION:	143.4	1984	40to60	50	10to30	20	40to60	50	2.87																																
.02	PLUMBING, DISTRIBUTION [4]:		1984	60to100	80	30to70	50	60to100	80																																	
.03	PLUMBING, Service Pipe, Underground:	21.0	1984	40to60	50	10to30	20	40to60	50	0.42																																
.04	FIRE SPRINKLER SYSTEM, REHAB [E]:	71.2	1984	30to40	35	0to10	5	30to40	35	2.04																																
.05	FIRE SPRINKLER SYSTEM, REPLACE [4]:		1984	60to80	70	30to40	35	60to80	70																																	
.06	FIRE Detection & Alarm (Units+Common):	67.5	1984	30to50	40	10to20	20	30to50	40	1.69																																
.07	FIRE Detection & Alarm (Lgt, exit, common):	52.2	1984	30to50	40	10to20	20	30to50	40	1.31																																
.08	ELEVATOR, CAB & FIRE DOORS [E]:	5.3	2004	10to20	15	1to11	5	10to20	15	0.35																																
.09	ELEVATOR, REHAB [E]:	41.3	1984	30to40	35	5to10	5	30to40	35	1.18																																
.10	ELEVATOR, REPLACEMENT:		1984	60to80	70	30to50	40	60to80	70																																	
TOTALS:		401.9					40.8	9.85																																		

FOOTNOTES:
 [1]: COST PER YEAR = REPLACEMENT COST / ESTIMATED LIFE (NEW INSTALLATION)
 [2]: RESIDUAL = RESERVE AMOUNT FOR COMPONENT VALUE USED.
 [3]: RESIDUALS: USING ESTIMATED LIFE (NEW INSTALLATION)

[4]: Relatively new technology
 [5]: See Capital Component Reserve Analysis Report
 [6]: Replacement = Operating Expense
 [7]: Replacement = Operating Expense, less than \$5 K

AUGUST 3, 2012 PICKUPS:
 1) FIRE SPRINKLER REHAB / REPLACEMENT: Extend Seviceable Lives
 2) ELEVATOR REHAB / REPLACEMENT: Extend Seviceable Lives

[E]: Estimated Year Installed or Effective Replacement Year

NOT INCLUDING:
 Garage Transformer Vault, or equipment including Exhaust Fan
 Domestic Water Booster Pumps

**THIS SCHEDULE ONLY SHOWS REPLACEMENT COSTS FOR LINE ITEMS THAT NEED REPLACING IN THE NEXT 30 YEARS.
 NOT INCLUDED ARE REPLACEMENT COSTS FOR LINE ITEMS WITH REMAINING LIVES OF OVER 30 YEARS**

West Queen Anne Condominium Association
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 Seattle, WA 98119



SCHEDULE S-6
MECHANICAL, OTHER:
 (At Constant Dollars - Current Value)
CAPITAL COMPONENT REPLACEMENT

ITEM NBR	A. REPLACEMENT COMPONENT ITEM	B. REPLACEMENT COST (\$1000)	C. ESTIMATED LIFE (YEARS)				D. NEW INST- ALLATION COST PER YEAR [1] (\$1000)	E. SCHEDULE OF YEARS, REPLACEMENT																														F. RESIDUALS [2]																																								
			EXISTING COMPONENT		REMAING			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTALS	RESIDUAL (\$1000)	% USED AT YEAR 30	RESIDUAL BALANCE (\$1000)																																					
			AS INSTL'D	RANGE (Years)	USE (Years)	RANGE (Years)																																				USE (Years)	AS INSTL'D	RANGE (Years)	USE (Years)																																	
S-6																																																																														
6.0	MECHANICAL, OTHER:																																																																													
.01	HEATING, Electric Wall/Baseboard:	5.1	1984	30to40	35	0to10	5	30to40	35	0.15																											5	4	71%	4																																						
.02	GARAGE, Vent Fan:	10.7	1984	40to60	50	10to30	20	40to60	50	0.21																														11	6	20%	2																																			
.03	INTERCOM:	28.7	1984	30to40	35	0to10	5	30to40	35	0.82																																29	25	71%	20																																	
.04	EXTERIOR LIGHTING, Wall:	5.0	1984	30to40	35	0to10	5	30to40	35	0.14																																	5	4	71%	4																																
.05	EXTERIOR LIGHTING, 10' Pole:	27.0	1984	30to50	40	0to20	10	30to50	40	0.68																																	27	20	50%	14																																
.06	INTERIOR LIGHTS, Wall:	11.2	1984	30to40	35	0to10	5	30to40	35	0.32					27																											11	10	71%	8																																	
.07	INTERIOR LIGHTS, Ceiling, Large:	57.3	1984	30to50	40	0to20	10	30to50	40	1.43																																		57	43	50%	29																															
.08	INTERIOR LIGHTS, Ceiling, Recessed:	14.4	1984	40to60	50	10to30	20	40to60	50	0.29																																		14	9	20%	3																															
.09	INTERIOR LIGHTS, Basic Bulb&Florescent:	9.2	1984	50to60	55	20to30	25	50to60	55	0.17																																				9	5	9%	1																													
.10	INTERIOR WIRE & HOUSE PANEL:	12.3	1984	40to60	50	10to30	20	40to60	50	0.25																																					12	7	20%	2																												
TOTALS:			180.9							40.6	4.45																																									84										37								9						181	134	86

FOOTNOTES:
 [1]: COST PER YEAR = REPLACEMENT COST / ESTIMATED LIFE (NEW INSTALLATION)
 [2]: RESIDUAL = RESERVE AMOUNT FOR COMPONENT VALUE USED.
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[4]: Relatively new technology
 [5]: See Capital Component Reserve Analysis Report
 [6]: Replacement = Operating Expense
 [7]: Replacement = Operating Expense, less than \$5 K

[E]: Estimated Year Installed or Effective Replacement Year

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TABLE CR-1
TABLE 1: 0-30 YEAR REPLACEMENT SUMMARY
(At Constant Dollars - Current Value)
CAPITAL COMPONENT REPLACEMENT

A. REPLACEMENT COMPONENT		B.	C.	D.	E.
ITEM NBR	ITEM	REPLACE- MENT COST (\$1000)	ESTIMATED LIFE - (Average Years)	COST PER YEAR [1] (\$1000)	ANNUAL RESERVE
CR-1					
S-1	SITE/YARD IMPROVEMENTS:	274	33	8	8.33
S-2	ROOF COVER & DECKS:	1149	31	37	37.48
S-3	EXTERIOR WALLS:	1135	38	30	29.67
S-4	MECHANICAL:	402	41	10	9.85
S-5	INTERIOR COMMON ITEMS:	114	16	7	7.00
S-6	MECHANICAL, OTHER:	181	41	4	4.45
SUBTOTALS:		3255	34	97	96.78
MISCELLANEOUS @ 0% OF SUBTOTALS [2]:					
CONTINGENCIES @ 0% OF SUBTOTALS [2]:					
TOTALS:		3255	34	97	96.78

FOOTNOTES:

[1]: COST PER YEAR = REPLACEMENT COST / ESTIMATED LIFE (NEW INSTALLATION)

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TABLE CR-2
TABLE 2: CONSTANT 2013 DOLLARS
(At Constant Dollars - Current Value)
CAPITAL COMPONENT REPLACEMENT

Main replacement schedule table with columns for item number, replacement component, cost, estimated life, schedule of years, and residuals. Includes a subtotal row.

Miscellaneous and Contingency rows showing 0% of subtotals.

TOTALS row for the main table.

CASH FLOW:

Cash flow table with columns for item number, year, and various financial metrics.

FOOTNOTES:

- [1] COST PER YEAR = REPLACEMENT COST / ESTIMATED LIFE (NEW INSTALLATION)
[2] RESIDUAL = RESERVE AMOUNT FOR COMPONENT VALUE USED.
[3] RESIDUALS: USING ESTIMATED LIFE (NEW INSTALLATION)

RESIDUAL BALANCE, SHORT (-) OR SURPLUS (+) table showing values at year end, during 30 year planning period, beginning reserve balance, and cumulative reserve.

FUNDING LEVELS:
CURRENT FUNDED LEVEL: 9% (BEGINNING RESERVE BALANCE Divided by Total Depleted Component Cost (Column F RESIDUALS, BEGINNING))

FUTURE FUNDING LEVEL table with 10 year and 30 year period metrics.

FUTURE FUNDING LEVEL: BEGINNING RESERVE BALANCE + Total ANNUAL ASSESSMENTS (Over the Specified Period) Divided By Total REPLACEMENT COST (Over the Specified Period)

SPECIAL ASSESSMENT:

Special assessment table with columns for beginning reserve balance, reserve balance for the year, cumulative reserve, and special assessment per unit average.

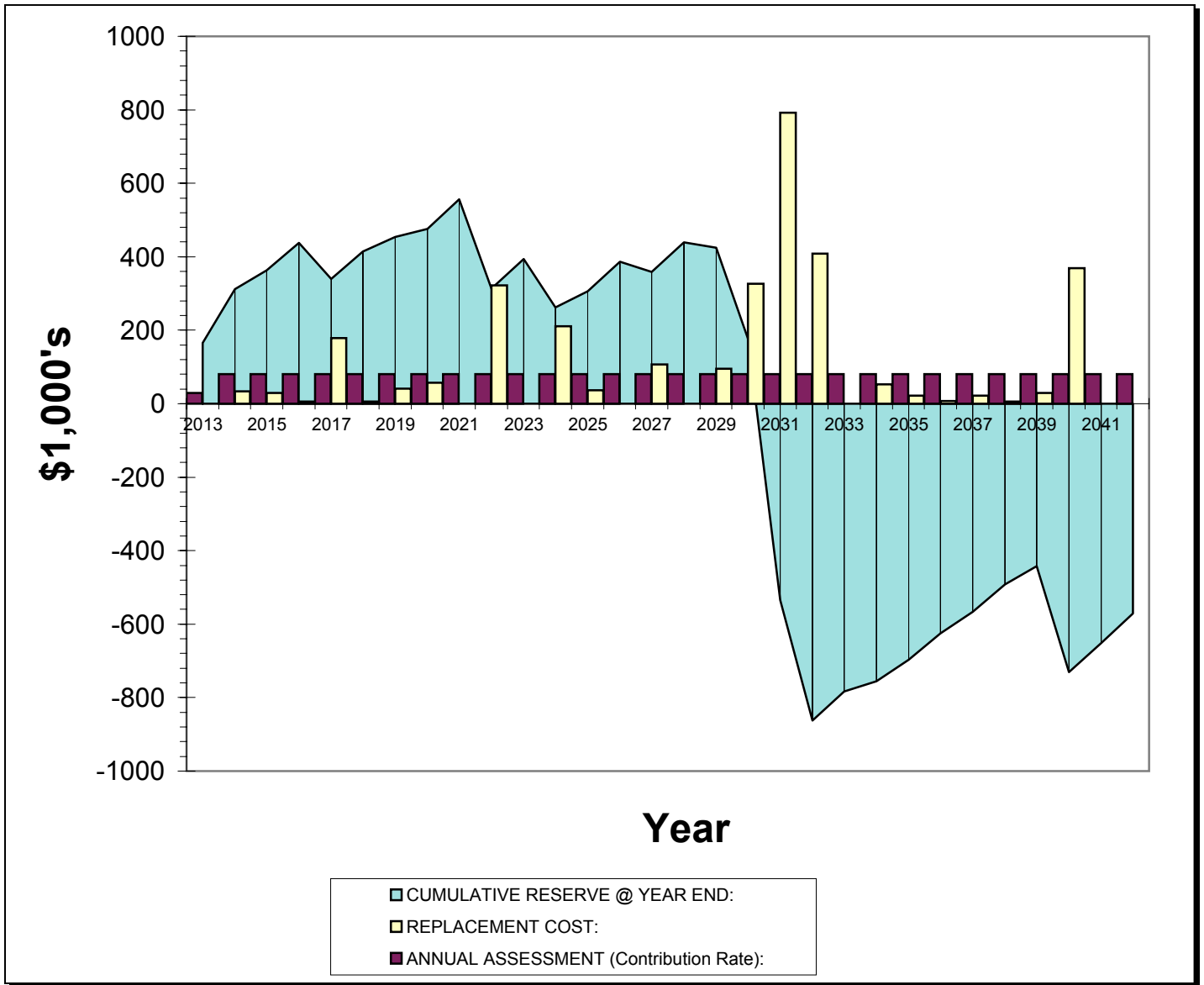
THIS TABLE IS WITH:
1) 5% Miscellaneous and Contingency Not Included
2) Replacement Costs for items over 30 years Not Included

NOTE: CD (\$100k) deposited in reserve account 2014.

NOTE: Annual assessment starting 2014 \$30k plus continuing \$67k.

CAPITAL COMPONENT REPLACEMENT ANALYSIS

TABLE 2: CONSTANT 2013 DOLLARS



PARAMETERS

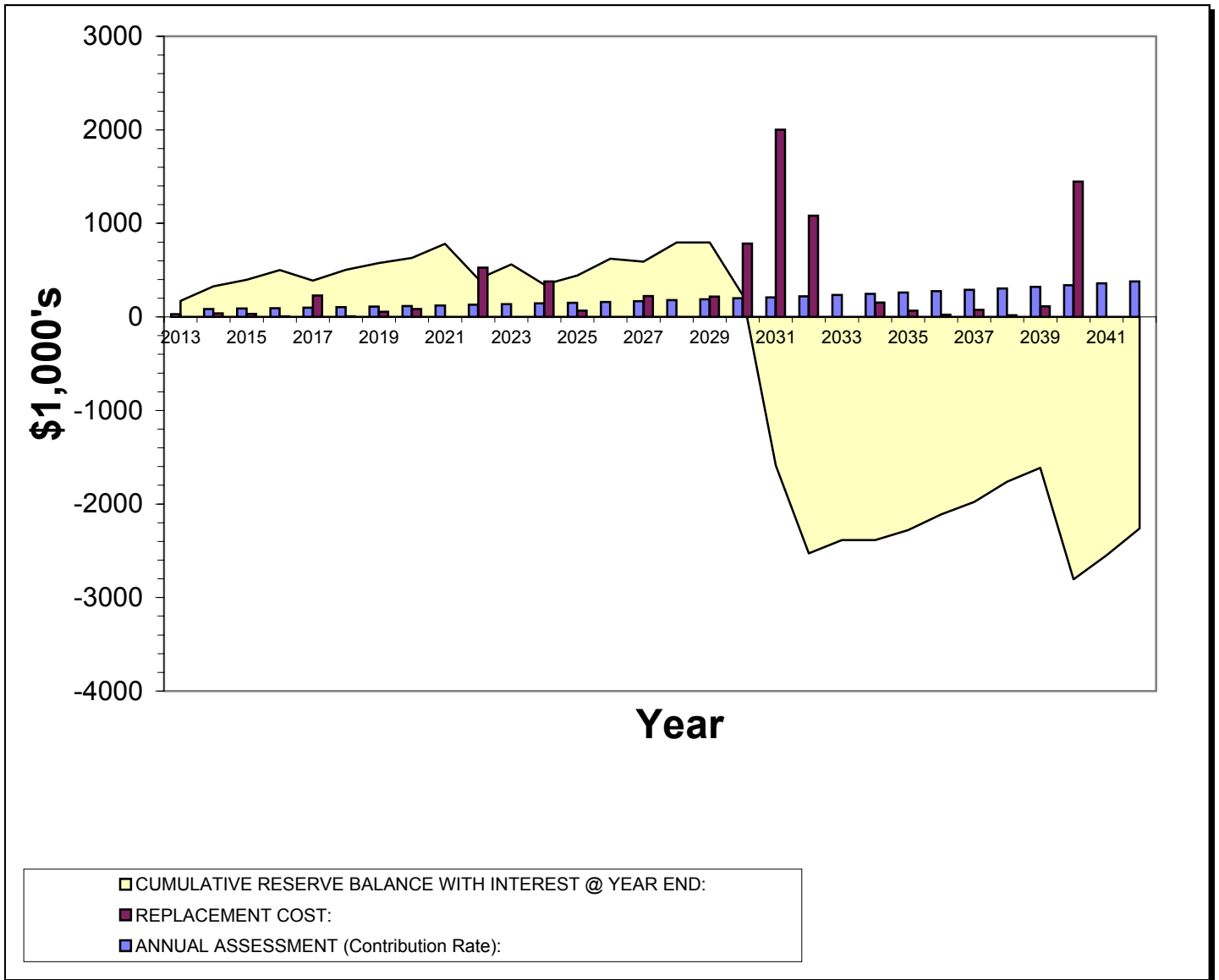
Beg. Res. Balance:	\$ 136	Thousand
Annual Assessment:	\$ 30	Thousand
Miscellaneous Items:	0%	
Contingencies:	0%	
Assessment Increase:	5.5	Percent / Year
Construction Inflation:	5.0	Percent / Year
Income Tax Rate:	30%	

NOTE: CD (\$100k) deposited in reserve account 2014.

NOTE: Annual assessment starting 2014 \$30k plus continuing \$50k.

CAPITAL COMPONENT REPLACEMENT ANALYSIS

TABLE 3: INFLATION ADJUSTED \$ AMOUNT



■ CUMULATIVE RESERVE BALANCE WITH INTEREST @ YEAR END:
■ REPLACEMENT COST:
■ ANNUAL ASSESSMENT (Contribution Rate):

PARAMETERS

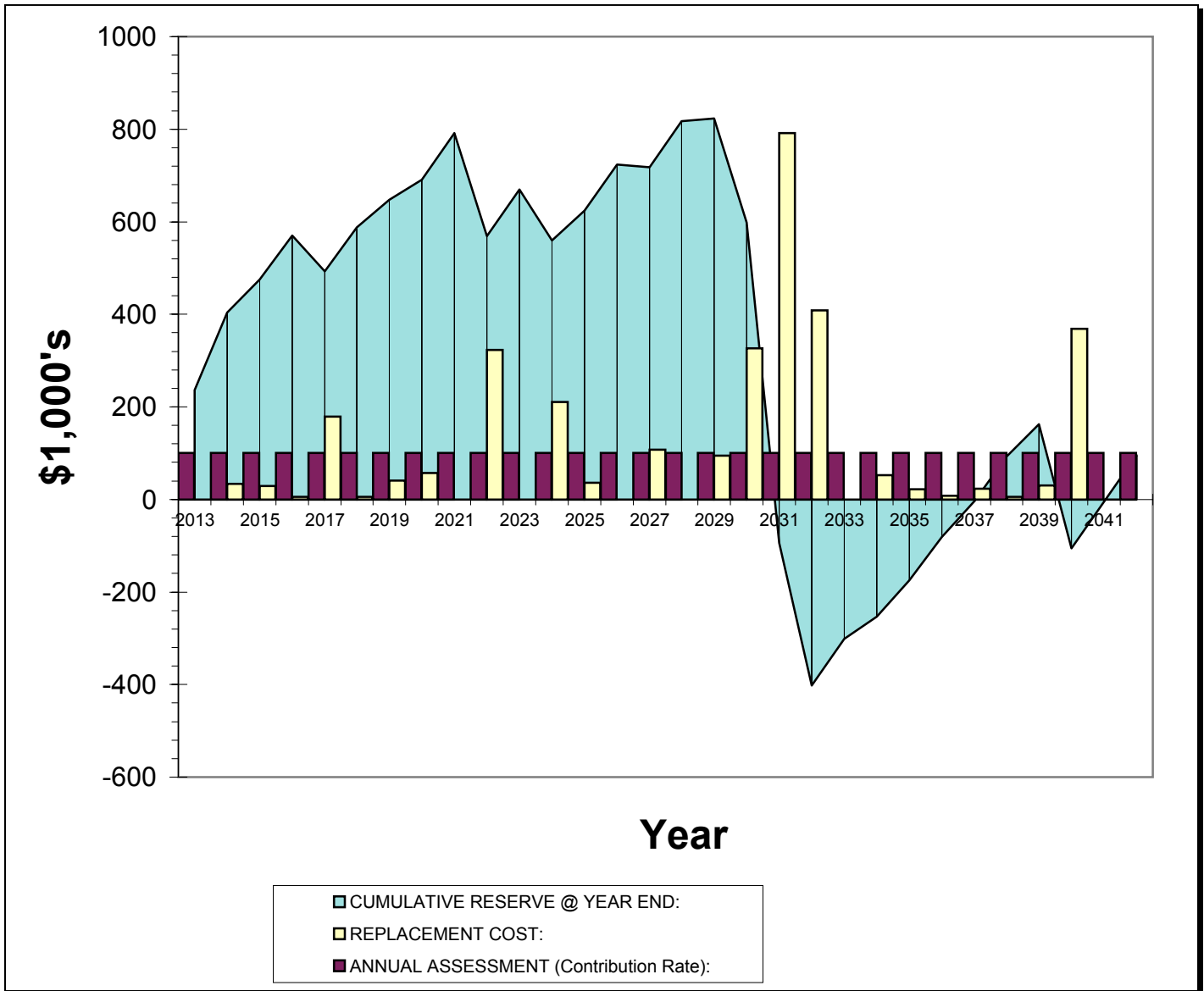
Beg. Res. Balance:	\$ 136	Thousand
Annual Assessment:	\$ 30	Thousand
Miscellaneous Items:	0%	
Contingencies:	0%	
Assessment Increase:	5.5	Percent / Year
Construction Inflation:	5.0	Percent / Year
Income Tax Rate:	30%	

NOTE: CD (\$100k) deposited in reserve account 2014.

NOTE: Annual assessment starting 2014 \$30k plus continuing \$50k.

CAPITAL COMPONENT REPLACEMENT ANALYSIS

Alternative 1 @ Full Funding: 171 DOLLARS PER UNIT PER MONTH

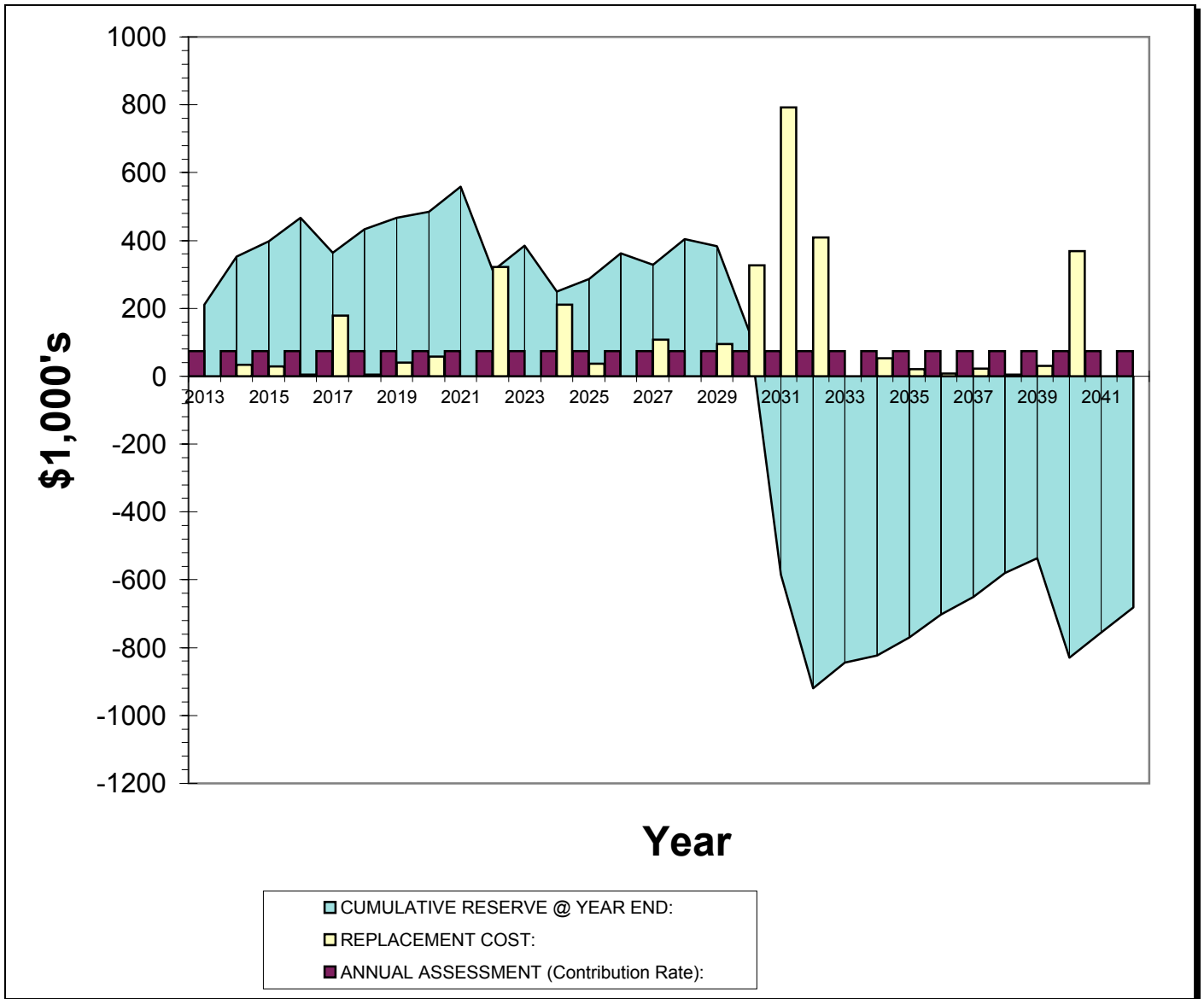


PARAMETERS

Beg. Res. Balance:	\$ 136	Thousand
Annual Assessment:	\$ 30	Thousand
Miscellaneous Items:	0%	
Contingencies:	0%	
Assessment Increase:	5.5	Percent / Year
Construction Inflation:	5	Percent / Year
Income Tax Rate:	30%	

CAPITAL COMPONENT REPLACEMENT ANALYSIS

Alternative 2 @ 3/4 Funding: 127 DOLLARS PER UNIT PER MONTH



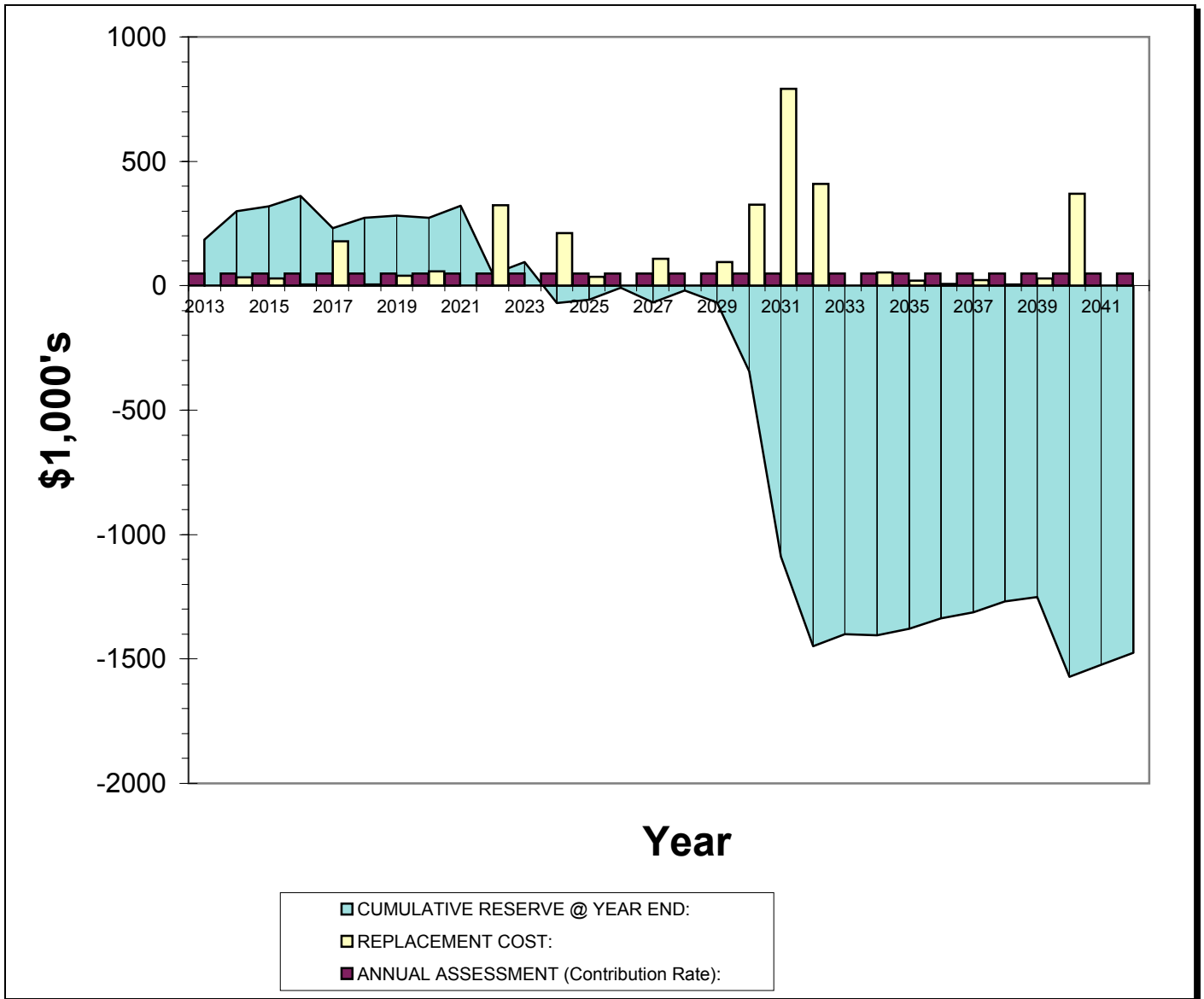
PARAMETERS

Beg. Res. Balance:	\$ 136	Thousand
Annual Assessment:	\$ 30	Thousand
Miscellaneous Items:	0%	
Contingencies:	0%	
Assessment Increase:	5.5	Percent / Year
Construction Inflation:	5	Percent / Year
Income Tax Rate:	30%	

CAPITAL COMPONENT REPLACEMENT ANALYSIS



Alternative 3 @ 1/2 Funding: 82 DOLLARS PER UNIT PER MONTH



PARAMETERS

Beg. Res. Balance:	\$ 136	Thousand
Annual Assessment:	\$ 30	Thousand
Miscellaneous Items:	0%	
Contingencies:	0%	
Assessment Increase:	5.5	Percent / Year
Construction Inflation:	5	Percent / Year
Income Tax Rate:	30%	