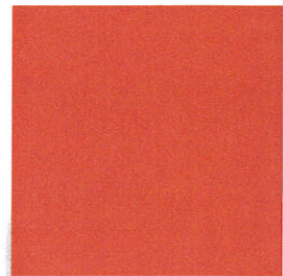


Capital Replacement Planning Workbook



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TABLE OF CONTENTS

INSTRUCTIONS 2

 DATA SHEET EXAMPLE 5

 CASHFLOW EXAMPLE 6

 INFLATION FACTORS TABLE 7

 LIFE EXPECTANCY GUIDELINES OF BUILDING ELEMENTS 8

WORKBOOK - YEAR 1 12

WORKBOOK - YEAR 2 23

WORKBOOK - YEAR 3 34

WORKBOOK - YEAR 4 45

WORKBOOK - YEAR 5 56



Capital Replacement Planning Workbook

This workbook:

- offers a simplified approach;
- does not require a computer;
- gives a quick overview of your capital needs;
- is easy to update regularly; and
- is set up to allow you to enter the information into CMHC's easy-to-use Excel tool, if desired.

NOTE: The workbook does not take into consideration interest earned on the funds being set aside for the replacement reserve and will result in a more conservative estimate for the required yearly contributions to the replacement reserve.

Information required to complete the workbook

The first step of capital replacement planning is to collect information on the current condition of your property. Some organizations with a simple property use their own staff or volunteers to do the planning work. Others with more complex properties hire consultants to do some or most of the work. A simple property has only a few unit types. Their mechanical and electrical systems are easy to understand. Large projects and projects with several buildings are usually complex. High-rise buildings are likely to have complex mechanical and electrical systems.

You do not need to be an engineer or a financial whiz to understand, prepare and use a capital replacement plan.

If there are previous reports available for your property, you may already have a lot of the information that you need. If this is your first capital replacement plan, you can get a head start if you locate construction documents such as building plans and specifications. You or your property management firm may have a staff person

who has detailed knowledge about your property and technical expertise in evaluating building conditions. Building science consultants and engineers can offer specialized knowledge and expertise in evaluating your property for fees. You could try hiring consultants for only the most technical parts of the work, such as inspecting the structure or mechanical systems. Consultants' fees vary, depending on how much you ask them to do and how complex your property is. With careful scheduling, you may be able to spread the cost of their work across more than one fiscal year.

A condition survey can help you assess the remaining life of building components. The condition survey contains information about immediate or possible problems with the condition of your property. A qualified engineer, an inspector or a building science specialist usually prepares the survey, inspects the property and prepares a report with observations and recommendations. A technical audit is a more detailed study than a condition survey. It is also more expensive than a condition survey and usually not necessary for capital replacement planning.

Instructions for completing the workbook

Examples of a completed data sheet and cashflow table are included at the end of these instructions.

Step 1 – Record the basic information

At the top of page 1 of the capital replacement plan workbook data sheet, enter into the appropriate boxes the project name, the file number, the current date and the beginning balance of your replacement reserve (that is, what you currently have in your replacement reserve). In the inflation rate box, enter an inflation rate that you feel is appropriate, such as 2 per cent (see the Inflation rate tips). Enter the same information at the top of the cashflow worksheet.

Inflation rate tips

As a reference point, the Bank of Canada states on its website that it aims to keep inflation at the 2-per-cent midpoint of an inflation-control target range of 1 to 3 per cent. Feel free to use whatever rate you feel would be most appropriate.

Social housing projects under agreement with CMHC can contact their CMHC representative to ask about the current inflation rate to be used for capital replacement planning purposes.

An Inflation Factors Table is included on page 7 and will be referred to in step 8.

Step 2 – Review the list of building components

The workbook lists the following major categories of capital replacement: exterior; windows and doors; interior; bathroom and kitchen; appliances; heating, ventilation and air conditioning (HVAC)/plumbing/electrical; security; grounds; and other. For each category, the building components are listed in the first column and described in the second column.

- Go through this list and add to it as needed (for instance, identify a particular "Miscellaneous" item).
- Ignore any building component that doesn't apply to your building.
- In addition, a section named "Other" has been added to the back of the workbook to include any building component that doesn't fit in any of the pre-existing categories.

Take your time and make sure that all your building components are included in the list. If an item is not included in the list, you will not be setting money aside to replace it in the future.

Step 3 – Determine the years left of the capital items to be replaced

- In the years left column, note how many years are left for each component. If you are unsure of the number of years remaining for an item, use the original total life of the component less its age.
- Use the number from the years left column to indicate the year of replacement; for example, if there are two years left in the roof, then you know you must replace the roof in year 2.
- Some items might be replaced more than once in a 15-year period. Feel free to include more than one year in the replacement year column for any item.

See the life expectancy guidelines at the end of the instructions as a reference when determining the life of the capital items.

NOTE: The life expectancy information listed is intended to be used as a guide only and is considered to be representative of the average useful life of building elements under normal operating conditions. It is not a substitute for informed decision making based on element-specific information. The actual life span of any building element may vary considerably depending on the service conditions it is subjected to, the design, the quality of the materials used, the quality of the installation, the environment and the level of applied maintenance.

Step 4 – Determine the cost of replacing the items

- For each component, write down in the total cost column what it would cost to replace the item today.

NOTE: It is advisable to increase the estimated cost of each item (by 10 per cent, for example) in order to create a contingency amount in the event that the replacement cost of each item is higher than anticipated.

There are three ways to get estimates of replacement costs:

- Develop your own estimates by talking to contractors and suppliers.
- Hire a consultant.
- Use publications in your local library such as:
 - *Hanscomb Yardstick for Costing*, published by Southam Business Publications, and
 - *Means Residential Cost Handbook*, published by R.S. Means Co.

Step 5 – Enter the total cost to replace each item in the appropriate year

- For each building component place the total cost of replacing that item under the appropriate replacement year.
- If the item will be replaced more than once in 15 years, place the cost under each of the appropriate years.

Example 1

In the sample data sheet, the roof (line 1) has “Year 2” as the replacement year and a total cost of \$10,000.

Therefore, \$10,000 has been entered in the row for the roof (line 1) under the year 2 column.

Example 2

In the sample data sheet, the exterior/interior paint and trim (line 9) has “Year 2, 7 & 12” as the replacement years and a total cost of \$1,000. (Painting for this particular project is done every five years and costs \$1,000 each time.)

Therefore, \$1,000 has been entered in the row for the exterior/interior paint and trim (line 9) under the year 2, year 7 and year 12 columns.

Step 6 – Calculate the totals for each main category

- For each year, and for each main category (exterior, windows and doors, interior, bathroom and kitchen, appliances, HVAC/plumbing/electrical, security, and grounds), sum up the columns under years 1 through 15 and enter the totals on the lines marked “Subtotals -” (see line 14 in the sample data sheet for the exterior category).

Step 7 – Fill in the cashflow table

- Transfer the amounts you calculated in step 6 to the related columns under current cost of replacements (by year and by main category) in the cashflow table.
- For each year, sum up the columns and enter the totals in the total current cost of replacements (line 152).

Step 8 – Fill in the inflation factor

- Please refer to the Inflation Factor Table found on page 7. Enter the appropriate inflation factor on line 153 for each year based on the inflation rate you selected in step 1.

Example

In the sample data sheet, the inflation rate is 2.30 per cent. If you refer to the inflation factor table under the inflation rate of 2.30 per cent, the inflation factors for years 1 to 5 are the following:

Year 1	1.0230
Year 2	1.0465
Year 3	1.0706
Year 4	1.0952
Year 5	1.1204

These are the amounts shown for years 1 to 5 on line 153 for the inflation factors.

Step 9 – Calculate the future cost of replacements for each year

- a) Calculate the future cost of replacements (line 154) for each year by multiplying the total current cost of replacements (line 152) for each year by the inflation factor (line 153) for that year.

Example

In the sample cashflow table, year 1 has the following data:

- Total current cost of replacements (line 152):	\$2,000
- Inflation factor (line 153):	1.0230

To calculate the future cost of replacements (line 154) for year 1, multiply the total current cost of replacements (line 152) by the inflation factor (line 153) as follows:
Future cost of replacements (line 154) for year 1 =
 $\$2,000 \times 1.0230 = \$2,046$.

- c) The ending balance in the replacement reserve (line 158) for each year is calculated by adding the total contributions (line 156) to the beginning balance in the replacement reserve (line 155) and removing from that the total future cost of replacements (line 157).
- d) The beginning balance for year 2 is the ending balance from year 1, and so on.

NOTE: The appropriate total contribution amounts (line 156) will have to be determined by you. If at any point the balance in the replacement reserve is negative, this indicates that the contributions are not large enough. It is also advisable to have a buffer in the replacement reserve for emergency repairs or in the event that some replacements cost more than anticipated.

Example

In the cashflow table, the beginning balance for year 1 (line 155) will be \$20,000 (this amount corresponds to the beginning balance in the replacement reserve from the data sheet); the total contributions (line 156) will be \$14,000; and the total future cost of replacements (line 157) will be \$2,046. The resulting ending balance in the replacement reserve at year 1 (line 158) will therefore be \$31,954. The ending balance from year 1 will be the beginning balance for year 2 (\$31,954).

Ending balance in replacement reserve for year 1 = beginning balance for year 1 + total contributions for year 1 – total future cost of replacements for year 1
 $= \$20,000 + \$14,000 - \$2,046 = \$31,954$

Therefore, by contributing \$14,000 each year to its replacement reserve fund, the sample housing project can address the capital replacements listed in the plan and have a reserve of funds for unplanned repairs.

Step 10 – Finalize the cashflow table

- a) In the cashflow section, the beginning balance in the replacement reserve (line 155) for year 1 is the beginning balance in the replacement reserve identified at the top of the page. Then, enter the amounts from line 154 in line 157 for each year.
- b) Choose an amount to enter into the total contributions (line 156) for each year. Completing this section might take a few attempts. Calculate the ending balance in the replacement reserve (line 158) as instructed below in steps 10 c) and d). The contributions for each year must be large enough to provide a balance in the replacement reserve that can meet the future cost of replacements. Adjust the yearly total contributions and recalculate the replacement reserve balance until the amounts for each year are appropriate.

Data Sheet Example

Capital Replacement Plan Workbook - Data Sheet

Project Name: ABC Housing
 Date: April 11 2013

Actual Year's FYE

File No/ Name: 12345678

Beginning Balance in Replacement Reserve: 20,000
 Inflation Rate: 2.30%



Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
------------	-------------	------------	--------------	------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------	---------	---------	---------	---------	---------

Exterior

1	Roof	Shingles/Concrete/Tar	2	Year 2	10,000		10,000												
2	Exterior Siding	Masonry/Stone/Stucco	3	Year 3	25,000			25,000											
3	Exterior Siding	Brick/Wood/Vinyl	25	Year 25	50,000														
4	Stairs/ Balconies/ Railings	Exterior Stairwell	15	Year 15	10,000														10,000
5	Stairs/ Balconies/ Railings	Balcony/Balcony Covers																	
6	Stairs/ Balconies/ Railings	Railings																	
7	Building Structures	Foundation	7	Year 7	30,000						30,000								
8	Building Structures	Garage	13	Year 13	5,000														5,000
9	Miscellaneous	Exterior/Interior Paint and Trim	2	Year 2, 7 & 12	1,000		1,000				1,000								1,000
10	Miscellaneous	Eavestrough	1	Year 1	2,000	2,000													
11	Miscellaneous																		
12	Miscellaneous																		
13	Miscellaneous																		
14	Subtotals - Exterior					2,000	11,000	25,000				31,000					1,000	5,000	10,000

For each building component place the total cost of replacing the item under the appropriate replacement year. **Steps 3, 4 & 5(a)**

For items that will be replaced more than once in the next 15 years, include more than 1 year in the replacement year and add the cost to each year. **Step 3 (c) and 5 (b)**

For each year, enter the totals on the line marked "Subtotal - ". **Step 6(a)**

Add items if not included in regular list. **Step 2(a)**

Cashflow Example

Capital Replacement Plan Workbook - Cashflow																													
Project Name:	ABC Housing					File No/ Name:	12345678					Beginning Balance in Replacement Reserve:	20,000					Inflation Rate:	2.30%										
Date:	April 11 2013																												
	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15														
Current Cost of Replacements																													
143	Subtotals - Exterior	2,000	11,000	25,000							31,000																		
144	Subtotals - Windows and Doors			10,000				15,000																					
145	Subtotals - Interior																												
146	Subtotals - Bathroom and Kitchen							5,000																					
147	Subtotals - Appliances			2,000																									
148	Subtotals - HVAC / Plumbing / Electrical																												
149	Subtotals - Security																												
150	Subtotals - Grounds																												
151	Subtotals - Other							900		2,000																			
152	Total Current Cost of Replacements	2,000	11,000	37,000	5,900	17,000	2,500	31,000		7,500	3,000	4,000	2,000	5,000	10,000														
153	Inflation Factor	1.0230	1.0465	1.0706	1.0952	1.1204	1.1462	1.1725	1.1995	1.2271	1.2553	1.2842	1.3137	1.3440	1.3749	1.4065													
154	Future Cost of Replacements	2,046	11,512	39,612	6,462	19,047	2,866	36,348	-	9,203	3,766	5,137	2,627	6,720	-	14,065													
Cashflow																													
155	Beginning Balance in Replacement Reserve	20,000	31,954	34,443	8,830	16,369	11,322	22,456																					
156	Add: Total Contributions	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000
157	Less: Total Future Cost of Replacements	2,046	11,512	39,612	6,462	19,047	2,866	36,348	-	9,203	3,766	5,137	2,627	6,720	-	14,065													
158	Ending Balance in Replacement Reserve	31,954	34,443	8,830	16,369	11,322	22,456	109	14,109	18,906	29,140	38,003	49,375	56,655	70,655	70,590													



Transfer the Subtotals for each Main Category. Step 7(a)

Insert the appropriate Inflation Factor for the inflation rate you have chosen and the year. Refer to the Inflation Factors Table on page 7. Step 8(a)

Future Cost of Replacements = Total Current Cost of Replacements x Inflation Factor. x 1.0230 = 2,046 Step 9 (a)

Sum up the columns for each year and put the sum on Total Current Cost of Replacements (line 152). Step 7(b)

Ending Balance in Replacement Reserve = Beginning Balance + Total Contributions - Total Future Cost of Replacements
Ending Balance in Year 1 = 20,000 + 14,000 - 2,046 = 31,954 Step 10(c)

Inflation Factors Table

# of Years	Inflation Rate															
	1.50%	1.60%	1.70%	1.80%	1.90%	2.00%	2.10%	2.20%	2.30%	2.40%	2.50%	2.60%	2.70%	2.80%	2.90%	3.00%
1	1.0150	1.0160	1.0170	1.0180	1.0190	1.0200	1.0210	1.0220	1.0230	1.0240	1.0250	1.0260	1.0270	1.0280	1.0290	1.0300
2	1.0302	1.0323	1.0343	1.0363	1.0384	1.0404	1.0424	1.0445	1.0465	1.0486	1.0506	1.0527	1.0547	1.0568	1.0588	1.0609
3	1.0457	1.0488	1.0519	1.0550	1.0581	1.0612	1.0643	1.0675	1.0706	1.0737	1.0769	1.0800	1.0832	1.0864	1.0895	1.0927
4	1.0614	1.0656	1.0698	1.0740	1.0782	1.0824	1.0867	1.0909	1.0952	1.0995	1.1038	1.1081	1.1125	1.1168	1.1211	1.1255
5	1.0773	1.0826	1.0879	1.0933	1.0987	1.1041	1.1095	1.1149	1.1204	1.1259	1.1314	1.1369	1.1425	1.1481	1.1537	1.1593
6	1.0934	1.0999	1.1064	1.1130	1.1196	1.1262	1.1328	1.1395	1.1462	1.1529	1.1597	1.1665	1.1733	1.1802	1.1871	1.1941
7	1.1098	1.1175	1.1252	1.1330	1.1408	1.1487	1.1566	1.1645	1.1725	1.1806	1.1887	1.1968	1.2050	1.2133	1.2215	1.2299
8	1.1265	1.1354	1.1444	1.1534	1.1625	1.1717	1.1809	1.1902	1.1995	1.2089	1.2184	1.2279	1.2376	1.2472	1.2570	1.2668
9	1.1434	1.1536	1.1638	1.1742	1.1846	1.1951	1.2057	1.2163	1.2271	1.2379	1.2489	1.2599	1.2710	1.2821	1.2934	1.3048
10	1.1605	1.1720	1.1836	1.1953	1.2071	1.2190	1.2310	1.2431	1.2553	1.2677	1.2801	1.2926	1.3053	1.3180	1.3309	1.3439
11	1.1779	1.1908	1.2037	1.2168	1.2300	1.2434	1.2568	1.2705	1.2842	1.2981	1.3121	1.3262	1.3405	1.3550	1.3695	1.3842
12	1.1956	1.2098	1.2242	1.2387	1.2534	1.2682	1.2832	1.2984	1.3137	1.3292	1.3449	1.3607	1.3767	1.3929	1.4092	1.4258
13	1.2136	1.2292	1.2450	1.2610	1.2772	1.2936	1.3102	1.3270	1.3440	1.3611	1.3785	1.3961	1.4139	1.4319	1.4501	1.4685
14	1.2318	1.2489	1.2662	1.2837	1.3015	1.3195	1.3377	1.3562	1.3749	1.3938	1.4130	1.4324	1.4521	1.4720	1.4922	1.5126
15	1.2502	1.2688	1.2877	1.3068	1.3262	1.3459	1.3658	1.3860	1.4065	1.4272	1.4483	1.4696	1.4913	1.5132	1.5354	1.5580

Life Expectancy Guidelines of Building Elements

The data comes from Service Life of Multi-unit Residential Building Elements and Equipment published by Canada Mortgage and Housing Corporation in May 2000. It is based on a survey of experienced building professionals across Canada from information dated February 29, 1996. This provided real life, non-theoretical estimates of service life (useful life) for over 230 building components.

NOTE: *The information below is dated February 29, 1996. It is accompanied by this note: "The following life expectancy information is intended to be used as a guide only and is considered to be representative of the average useful life of building elements under normal operating conditions. It is not a substitute for informed decision making based on element specific information; the actual life span of any building element may vary considerably depending on the service conditions it is subjected to, the design, the quality of materials used, the quality of installation, the environment and the level of applied maintenance".

Ref. No.	Building Element	Material or Equipment Type	Service Life Low End Average (Yrs.)	Service Life High End Average (Yrs.)	Median Service Life (L+H)/2 (Yrs.)	Ontario Housing Corporation Life Expectancy* (Yrs.)
BUILDING STRUCTURE						
1.1	Foundation Walls	Damp-proofing	23	32	28	n/a
1.2		Structural Concrete Failure	28	38	33	n/a
BUILDING EXTERIOR						
2.1	Exterior Walls	Precast Concrete Panels	34	49	42	n/a
2.2		Brick Veneer	27	42	35	20
2.3		Curtain Wall	26	44	35	25
2.4		Stucco	17	25	21	20
2.5	Balcony Decks	Concrete	21	29	25	n/a
2.6		Concrete Topping/Waterproofing	12	20	16	n/a
2.7	Balcony Railings	Painted Iron Railings	11	18	15	15
2.8		Aluminum Railings	20	30	25	15
2.9		Precast Concrete	23	32	28	n/a
2.10		Glass Panels with Steel/Metal	19	27	23	n/a
2.11	Windows	Metal Casement	19	28	24	15 (general)
2.12		Metal Double-Hung	18	26	22	15 (general)
2.13		Vinyl Casement	15	23	19	15 (general)
2.14		Vinyl Double-Hung	13	22	18	15 (general)
2.15		Metal Sliding	18	27	23	15 (general)
2.16	Doors (Exterior/Balcony)	Sliding Metal/Glass	18	24	21	20
2.17		Solid Wood/Composite	14	20	17	20
2.18			8	13	11	10
2.19	Exposed Flashing	Sheet Metal	18	29	24	10 to 25
2.20		Non-Metallic	13	22	18	15 to 25

Ref. No.	Building Element	Material or Equipment Type	Service Life Low End Average (Yrs.)	Service Life High End Average (Yrs.)	Median Service Life (L+H)/2 (Yrs.)	Ontario Housing Corporation Life Expectancy* (Yrs.)
BUILDING INTERIOR						
3.1	Ceilings: Common Area	Painted Concrete	23	36	30	n/a
3.2		Plastered Concrete	19	30	25	n/a
3.3		Drywall	18	27	23	20
3.4	Ceilings: Service Area	Painted Concrete	23	37	30	n/a
3.5		Plastered Concrete	20	31	26	n/a
3.6		Drywall	19	27	23	20
3.7	Walls: Common Area	Concrete Block Glazed	29	44	37	n/a
3.8		Concrete Block Painted	24	36	30	n/a
3.9		Drywall	18	29	24	15
3.10		Ceramic Tiles	16	27	22	n/a
3.11		Stone Veneer	25	41	33	n/a
3.12	Walls: Service Area	Concrete Block Glazed	29	43	36	n/a
3.13		Concrete Block Painted	24	37	31	n/a
3.14		Drywall	16	25	21	15
BUILDING INTERIOR						
3.15	Floors: Common Area	Ceramic Tiles	17	29	23	20
3.16		Carpeting	7	12	10	10
3.17		Terrazzo	28	47	38	n/a
3.18		Vinyl Tiles	10	16	13	10
3.19	Floors: Service Area	Concrete	25	38	32	n/a
3.20		Vinyl Tile/Linoleum	10	17	14	10
3.21	Stairway Treads	Concrete	25	38	32	n/a
3.22		Metal Pans with Poured Concrete	22	33	28	n/a
3.23	Stairway Handrails	Painted Iron	18	26	22	n/a
3.24	Doors: Common Area	Hollow Metal/Metal Clad	16	26	21	15
3.25		Wood/Wood Composite	12	20	16	15
3.26	Doors: Service Area	Hollow Metal/Metal Clad	15	25	20	15
3.27	Doors: Units	Wood/Wood Composite	14	23	19	15
3.28	Plumbing Fixtures	Common Laundry Facilities	12	19	16	10 to 20
3.29		Janitor's Room(s)	16	24	20	10 to 20
3.30	Panic Hardware		11	18	15	15

Ref. No.	Building Element	Material or Equipment Type	Service Life Low End Average (Yrs.)	Service Life High End Average (Yrs.)	Median Service Life (L+H)/2 (Yrs.)	Ontario Housing Corporation Life Expectancy* (Yrs.)
ELEVATORS						
4.1	Elevator	Hoisting Equipment	19	30	25	20
4.2		Motor	15	23	19	20
4.3		Electrical Controls/Equipment	16	24	20	15
4.4		Cab Structure	19	30	25	n/a
4.5		Interior Finishes of Cab	10	18	14	15
ROOFING						
5.1	Roofs (Conventional)	Modified Bitumen	17	27	22	15
5.2		Built-up Roofing (BUR)	16	24	20	15
5.3		Single-Ply	14	23	19	20
5.4	Roofs (Inverted)	Modified Bitumen	18	26	22	20
5.5		Built-up Roofing (BUR)	18	27	23	15 to 20
5.6		Single-Ply	16	24	20	20
5.7	Parapets	Concrete	21	33	27	n/a
5.8	Base & Cap Flashing	Sheet Metal	15	24	20	25
5.9		Non-Metallic	14	21	18	15 to 25
5.10	Landscaped Terrace	Wood Deck	12	18	15	10
5.11		Concrete on Raised Floor	19	28	24	15
PARKING GARAGE						
ATTACHED / OPEN Parking Garage						
6.1	Deck/Roof	Waterproofing	13	20	17	15
6.2	Walls	Structural Failure	26	39	33	n/a
6.3	Columns	Structural Failure	29	40	35	n/a
6.4	Drainage System		21	32	27	25
6.5	Ramps	Structural Failure	21	32	27	10 (repairs)
6.6		Snow Melting Electrical Cables	12	18	15	10
6.7		Glycol Ramp Heating System	12	17	15	n/a
6.8	Lighting Fixtures *	Fluorescent	10	20	15	15
6.9		Incandescent	10	21	16	15
6.10	Overhead Doors	Aluminum	9	14	12	10
6.11		Steel	10	18	14	10
6.12		Hoist System / Controls	7	14	11	10
6.13	Exterior Doors	Metal/Metal Clad	13	23	18	20
UNDERGROUND Parking Garage						
6.14	Walls	Waterproofing	17	30	24	15
6.15		Structural Failure	30	44	37	n/a
6.16	Columns	Structural Failure	28	45	37	n/a

Ref. No.	Building Element	Material or Equipment Type	Service Life Low End Average (Yrs.)	Service Life High End Average (Yrs.)	Median Service Life (L+H)/2 (Yrs.)	Ontario Housing Corporation Life Expectancy* (Yrs.)
6.17	Drainage System		20	35	28	25
6.18	Ramps	Structural Failure	23	37	30	10 (repairs)
6.19	Lighting Fixtures *	Fluorescent	10	19	15	15
6.20		Incandescent	10	18	14	15
6.21	Overhead Doors	Aluminum	10	16	13	10
6.22		Steel	12	20	16	10
6.23		Hoist System / Controls	8	14	11	10
6.24	Exterior Doors	Metal/Metal Clad	12	23	18	20
6.25	Ventilation/ Exhaust Fan(s)		12	21	17	n/a
6.26	Heating System		14	25	20	n/a
6.27	CO Control System		10	15	13	n/a
6.27	Sprinklers	Dry	17	30	24	n/a
6.29		Wet	18	30	24	n/a
6.30	Fire Extinguishers		7	17	12	n/a
6.31	Fire Hoses		8	16	12	n/a
ELECTRICAL SYSTEMS						
7.1	Transformer Vault		25	39	32	n/a
7.2	Main Panel	Circuit Breaker	20	31	26	15 (general)
7.3		Fused Switch	19	29	24	15 (general)
7.4	Intermediate Panel	Circuit Breaker	19	29	24	15 (general)
7.5		Fused Switch	18	28	23	15 (general)
7.6	Transformers	Delta Configuration	20	27	24	25
7.7		"Y" Configuration	20	27	24	25
7.8	Suite Panel	Plug Fuse	17	28	23	15 (general)
7.9		Circuit Breaker	18	30	24	15 (general)
7.10	Metering	Bulk	25	56	41	n/a
7.11		Individual	24	37	31	n/a
7.12	Distribution	Bus Duct	27	41	34	15 (general)
7.13		Cable	27	42	35	15 (general)
7.14	Wiring	Copper	24	39	32	25
7.15		Aluminum	19	41	30	25
7.16	Fire Alarm (Updated)	Control/Annunciator Panel	15	23	19	15
7.17		Pull Stations	16	27	22	15
7.18		Alarm Devices (Bells, Horns, Speakers)	15	26	21	15
7.19	Smoke Detector	Battery Powered	6	11	9	15
7.20		Hard Wired	10	18	14	15
7.21	Heat Detector		11	19	15	15
7.22	Emergency Power	Battery	6	10	8	15
7.23		Generator - Diesel	21	32	27	25

Ref. No.	Building Element	Material or Equipment Type	Service Life Low End Average (Yrs.)	Service Life High End Average (Yrs.)	Median Service Life (L+H)/2 (Yrs.)	Ontario Housing Corporation Life Expectancy* (Yrs.)
7.24		Generator - Gas	19	28	24	25
7.25	Building Entry System	Intercom System	13	21	17	15
7.26		Panel Connected to Telephone System	16	31	24	n/a
7.28	Entry Security System	Card Reader System	10	17	14	15
7.29		Closed Circuit Camera System	9	15	12	15
7.30	Television	Master Antenna	14	19	17	15
7.31		Cable	17	24	21	n/a
7.32		Satellite Dish	9	17	13	n/a
7.33	Lighting Fixtures		14	22	18	10
7.34	Common Area	24-Hr. Oper.: Fluorescent	10	16	13	10
7.35		24-Hr. Oper.: Incandescent	11	16	14	10
7.36		Non-24 Hr. Oper.: Fluorescent	10	16	13	10
7.37		Non-24 Hr. Oper.: Incandescent	11	16	14	10
7.38	Service Area	24-Hr. Oper.: Fluorescent	10	16	13	10
7.39		24-Hr. Oper.: Incandescent	12	17	15	10
7.40		Non-24 Hr. Oper.: Fluorescent	11	17	14	10
7.41		Non-24 Hr. Oper.: Incandescent	11	16	14	10
7.42	Exterior	Fluorescent	7	11	9	15
7.43		Incandescent	7	11	9	15
7.44		High Intensity Discharge (HID)	12	18	15	15
MECHANICAL SYSTEMS						
8.1	Heating System Using:	Oil	18	26	22	20
8.2		Gas	17	26	22	20
8.3		Electric	20	29	25	20
8.4	Central System	Hot Water	20	30	25	25
8.5		Water Heat Pump	11	18	15	15
8.6		Steam	21	32	27	20
8.7		Central Chiller	19	28	24	n/a
8.8	Heating in Suite	Radiation - Electric	18	28	23	20
8.9		Radiation - Hydronic	22	32	27	25
8.10		Fan Coil - Electric	14	21	18	20
8.11		Fan Coil - Hydronic	15	25	20	25
8.12		Air-to-Air Heat Pump	11	17	14	15
8.13		Incremental Unit	11	18	15	n/a
8.14		Individual Controls	11	19	15	15
8.15	Cooling	Centrifugal Chiller	19	27	23	15 to 20 (general)
8.16		Absorption Chiller	16	19	18	15 to 20 (general)
8.17		Open Loop Cooling Tower	20	28	24	15 to 20 (general)
8.18		Closed Loop Cooling Tower	20	28	24	15 to 20 (general)
8.19		Roof Mounted Air Cooled Water Chiller	15	20	18	15 to 20 (general)

Ref. No.	Building Element	Material or Equipment Type	Service Life Low End Average (Yrs.)	Service Life High End Average (Yrs.)	Median Service Life (L+H)/2 (Yrs.)	Ontario Housing Corporation Life Expectancy* (Yrs.)
8.20	Pipe Distribution	Pumps	8	17	13	25
8.21	(Heating/Cooling Syst.)	Chemical Treatment	8	14	11	15
8.22		Controls	11	19	15	15
8.23		Valves	11	19	15	20
8.24		Pipes	19	32	26	20
8.25		Insulation	18	30	24	20
8.26	Corridor Air Make Up	Fan Only	9	18	14	15 (general)
8.27		Built-Up Unit (BUU)- Heated: Gas-Fired Unit	14	22	18	15 (general)
8.28		BUU - Heated: Glycol Coil	15	22	19	15 (general)
8.29		BUU - Heated: Hot Water Coil	16	23	20	15 (general)
8.30		BUU - Cooled: Direct Expansion System	15	23	19	15 (general)
8.31		BUU - Cooled: Chilled Water Coil	15	22	19	15 (general)
8.32		BUU - Cooled: Other	16	23	20	15 (general)
8.33		Roof Top Combined Unit Heated:Gas-Fired Unit	15	22	19	15 (general)
8.34		RTCU - Heated: Glycol Coil	14	21	18	15 (general)
8.35		RTCU - Heated: Hot Water Coil	14	20	17	15 (general)
8.36		RTCU - Cooled: Direct Expansion System	14	20	17	15 (general)
8.37		RTCU - Cooled: Chilled Water Coil	14	21	18	15 (general)
8.38		RTCU - Cooled: Other	14	19	17	15 (general)
8.39	Roof Top Exhaust Fans	Central Duct System	16	24	20	20
8.40		In-Suite Bathroom Fan(s)	11	19	15	15
8.41		In-Suite Kitchen Fan(s)	11	18	15	15
8.42	Domestic Cold Water	Booster Pump	12	19	16	20
8.43		Meter	17	28	23	20
8.44		Copper Pipes	25	38	32	25
8.45		Galvanized Pipes	19	29	24	15
8.46		PVC Pipes	21	33	27	n/a
8.47		Suite Shut-Off	14	23	19	15
8.48		Riser Shut-Off	14	25	20	15
8.49	Domestic Hot Water	Central Oil	12	18	15	12 (general)
8.50		Central Gas	13	21	17	12 (general)
8.51		Central Electric	15	23	19	12 (general)
8.52		In-Suite Oil	10	15	13	12 (general)
8.53		In-Suite Gas	12	19	16	12 (general)
8.54		In-Suite Electric	10	15	13	12 (general)
8.55		Central Tank Lining	12	21	17	12 (general)
8.56		Central Tank Sterilization	5	9	7	n/a

Ref. No.	Building Element	Material or Equipment Type	Service Life Low End Average (Yrs.)	Service Life High End Average (Yrs.)	Median Service Life (L+H)/2 (Yrs.)	Ontario Housing Corporation Life Expectancy* (Yrs.)
8.57		Suite Shut-Off	14	22	18	20
8.58		Riser Shut-Off	14	22	18	20
8.59		Recirculating System	14	21	18	20
8.60	Sprinkler	Pumps	16	24	20	25 (general)
8.61		Dry Valves	18	32	25	25 (general)
8.62		Wet Valves	19	32	26	25 (general)
8.63		Valve Control Devices	14	21	18	25 (general)
8.64		Sprinkler Heads	20	34	27	25 (general)
8.65		Pipes	19	32	26	25 (general)
8.66	Fire Hose Cabinets	Access Doors	22	32	27	n/a
8.67		Hose	10	18	14	10
8.68		Fire Extinguishers	8	17	13	10
8.69		Valves/Hoses' Nozzles	13	22	18	n/a
8.70	Sanitary Sewer	Cast Iron	27	42	35	25 (general)
8.71		Copper	26	40	33	25 (general)
8.72		Aluminum	27	38	33	25 (general)
8.73		PVC	21	35	28	25 (general)
8.74	Storm Sewer	Concrete Transite Pipe	24	37	31	25 (general)
8.75		Cast Iron Pipe	28	45	37	25 (general)
8.76		Area/Roof Drains - Full Flow	24	36	30	25 (general)
8.77		Area/Roof Drains - Control Flow	24	35	30	25 (general)
8.78		Catch Basins	22	37	30	25 (general)
8.79	Garbage Chute	Aluminum	20	27	24	n/a
8.80	(UL Rated)	Stainless Steel	21	32	27	n/a
8.81		Welded	26	38	32	n/a
8.82		Riveted	19	48	34	n/a
8.83		Self Latching Doors	8	16	12	n/a
8.84		Self Closing Doors	8	15	12	n/a
8.85		Fire Rated Doors	12	20	16	n/a
8.86	Compactor		14	22	18	15
SWIMMING POOLS						
9.1	Swimming Pools	Filtration System	10	16	13	15
9.2		Pool Deterioration due to Moisture	8	12	10	15 to 20
9.3		Major Cracking/Leakage	11	16	14	15 to 20
9.4		Water Supply/Drainage System	14	22	18	15

Workbook - Year 1

Year 1 - Exterior

Project Name:

File No/
Name:

Beginning Balance in Replacement
Reserve:

Inflation Rate:



Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
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Exterior

1	Roof	Shingles/ Concrete/Tar																	
2	Exterior Siding	Masonry/ Stone/Stucco																	
3	Exterior Siding	Brick/Wood/ Vinyl																	
4	Stairs/ Balconies/ Railings	Exterior Stairwell																	
5	Stairs/ Balconies/ Railings	Balcony/Balcony Covers																	
6	Stairs/ Balconies/ Railings	Railings																	
7	Building Structures	Foundation																	
8	Building Structures	Garage																	
9	Miscellaneous	Exterior/Interior Paint and Trim																	
10	Miscellaneous																		
11	Miscellaneous																		
12	Miscellaneous																		
13	Miscellaneous																		
14	Subtotals - Exterior																		

Year 1 - Windows and Doors

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Windows and Doors																			
15	Windows	Windows																	
16	Windows	Frame/Sealing																	
17	Doors	Exterior																	
18	Doors	Frame/Sealing																	
19	Miscellaneous																		
20	Miscellaneous																		
21	Miscellaneous																		
22	Miscellaneous																		
23	Miscellaneous																		
24	Miscellaneous																		
25	Miscellaneous																		
26	Miscellaneous																		
27	Miscellaneous																		
28	Miscellaneous																		
29	Miscellaneous																		
30	Subtotals - Windows and Doors																		

Year 1 - Interior

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Interior																			
31	Doors	Interior doors (bed/bathroom)																	
32	Stairs/ Railings	Interior Stairwell																	
33	Stairs/ Railings	Railings																	
34	Walls/Flooring	Walls																	
35	Walls/Flooring	Ceilings																	
36	Walls/Flooring	Flooring																	
37	Miscellaneous	Insulation																	
38	Miscellaneous																		
39	Miscellaneous																		
40	Miscellaneous																		
41	Miscellaneous																		
42	Miscellaneous																		
43	Miscellaneous																		
44	Miscellaneous																		
45	Miscellaneous																		
46	Subtotals - Interior																		

Year 1 - Bathroom and Kitchen

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Bathroom and Kitchen																			
47	Bathroom	Toilets																	
48	Bathroom	Sinks																	
49	Bathroom	Vanities																	
50	Bathroom	Tub/Shower																	
51	Bathroom	Medicine Cabinets																	
52	Bathroom	Ceramic/Caulking																	
53	Kitchen	Kitchen Hoods																	
54	Kitchen	Counters																	
55	Kitchen	Cabinets																	
56	Kitchen	Sinks/Faucets																	
57	Miscellaneous																		
58	Miscellaneous																		
59	Miscellaneous																		
60	Miscellaneous																		
61	Miscellaneous																		
62	Subtotals - Bathroom and Kitchen																		

Year 1 - Appliances

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Appliances																			
63	Kitchen																		
	Stove 24"/ Stove Top																		
64	Kitchen																		
	Fridge																		
65	Kitchen																		
	Oven/ Wall Oven																		
66	Kitchen																		
	Dishwasher																		
67	Miscellaneous																		
	Washer																		
68	Miscellaneous																		
	Dryer																		
69	Miscellaneous																		
70	Miscellaneous																		
71	Miscellaneous																		
72	Miscellaneous																		
73	Miscellaneous																		
74	Miscellaneous																		
75	Miscellaneous																		
76	Miscellaneous																		
77	Miscellaneous																		
78	Subtotals - Appliances																		

Year 1 - HVAC/Plumbing/Electrical

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
HVAC / Plumbing / Electrical																			
79	Heating/Ventilation Systems	Furnace																	
80	Heating/Ventilation Systems	Air Conditioning/ Central AC																	
81	Plumbing	Hot Water Tanks																	
82	Miscellaneous	Electrical Supplies																	
83	Miscellaneous	Plumbing Supplies																	
84	Miscellaneous																		
85	Miscellaneous																		
86	Miscellaneous																		
87	Miscellaneous																		
88	Miscellaneous																		
89	Miscellaneous																		
90	Miscellaneous																		
91	Miscellaneous																		
92	Miscellaneous																		
93	Miscellaneous																		
94	Subtotals - HVAC / Plumbing / Electrical																		

Year 1 - Security

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Security																			
95	Emergency Equipment																		
	Security System																		
96	Emergency Equipment																		
	Emergency Exits																		
97	Emergency Equipment																		
	Emergency Lighting																		
98	Emergency Equipment																		
	Extinguishers/ Sprinkler System																		
99	Emergency Equipment																		
	Monoxide Detection																		
100	Stairs / Balconies / Railings																		
	Emergency Stairwell																		
101	Miscellaneous																		
102	Miscellaneous																		
103	Miscellaneous																		
104	Miscellaneous																		
105	Miscellaneous																		
106	Miscellaneous																		
107	Miscellaneous																		
108	Miscellaneous																		
109	Miscellaneous																		
110	Subtotals - Security																		

Year 1 - Grounds

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Grounds																			
111	Exterior Grounds/ Maintenance	Asphalt																	
112	Exterior Grounds/ Maintenance	Sidewalks																	
113	Exterior Grounds/ Maintenance	Closing																	
114	Exterior Grounds/ Maintenance	Decks/Deck covering																	
115	Exterior Grounds/ Maintenance	Fencing																	
116	Miscellaneous																		
117	Miscellaneous																		
118	Miscellaneous																		
119	Miscellaneous																		
120	Miscellaneous																		
121	Miscellaneous																		
122	Miscellaneous																		
123	Miscellaneous																		
124	Miscellaneous																		
125	Miscellaneous																		
126	Subtotals - Grounds																		

Year 1 - Other

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Other																			
127																			
128																			
129																			
130																			
131																			
132																			
133																			
134																			
135																			
136																			
137																			
138																			
139																			
140																			
141																			
142	Subtotals - Other																		

Year 1 - Cashflow

Capital Replacement Plan Workbook - Cashflow

Project Name:

Date:

File No/
Name:

Beginning Balance in
Replacement Reserve:

Inflation Rate:



Year 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Current Cost of Replacements

143	Subtotals - Exterior																	
144	Subtotals - Windows and Doors																	
145	Subtotals - Interior																	
146	Subtotals - Bathroom and Kitchen																	
147	Subtotals - Appliances																	
148	Subtotals - HVAC / Plumbing / Electrical																	
149	Subtotals - Security																	
150	Subtotals - Grounds																	
151	Subtotals - Other																	
152	Total Current Cost of Replacements																	

153	Inflation Factor																	
154	Future Cost of Replacements																	

Cashflow

155	Beginning Balance in Replacement Reserve																	
156	Add: Total Contributions																	
157	Less: Total Future Cost of Replacements																	
158	Ending Balance in Replacement Reserve																	

Workbook - Year 2

Year 2 - Exterior

Project Name:

File No/
Name:

Beginning Balance in Replacement
Reserve:

Inflation Rate:



Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Exterior																			
1	Roof	Shingles/ Concrete/Tar																	
2	Exterior Siding	Masonry/ Stone/Stucco																	
3	Exterior Siding	Brick/Wood/ Vinyl																	
4	Stairs/ Balconies/ Railings	Exterior Stairwell																	
5	Stairs/ Balconies/ Railings	Balcony/Balcony Covers																	
6	Stairs/ Balconies/ Railings	Railings																	
7	Building Structures	Foundation																	
8	Building Structures	Garage																	
9	Miscellaneous	Exterior/Interior Paint and Trim																	
10	Miscellaneous																		
11	Miscellaneous																		
12	Miscellaneous																		
13	Miscellaneous																		
14	Subtotals - Exterior																		

Year 2 - Windows and Doors

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Windows and Doors																			
15	Windows	Windows																	
16	Windows	Frame/Sealing																	
17	Doors	Exterior																	
18	Doors	Frame/Sealing																	
19	Miscellaneous																		
20	Miscellaneous																		
21	Miscellaneous																		
22	Miscellaneous																		
23	Miscellaneous																		
24	Miscellaneous																		
25	Miscellaneous																		
26	Miscellaneous																		
27	Miscellaneous																		
28	Miscellaneous																		
29	Miscellaneous																		
30	Subtotals - Windows and Doors																		

Year 2 - Interior

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Interior																			
31	Doors	Interior doors (bed/bathroom)																	
32	Stairs/ Railings	Interior Stairwell																	
33	Stairs/ Railings	Railings																	
34	Walls/Flooring	Walls																	
35	Walls/Flooring	Ceilings																	
36	Walls/Flooring	Flooring																	
37	Miscellaneous	Insulation																	
38	Miscellaneous																		
39	Miscellaneous																		
40	Miscellaneous																		
41	Miscellaneous																		
42	Miscellaneous																		
43	Miscellaneous																		
44	Miscellaneous																		
45	Miscellaneous																		
46	Subtotals - Interior																		

Year 2 - Bathroom and Kitchen

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Bathroom and Kitchen																			
47	Bathroom	Toilets																	
48	Bathroom	Sinks																	
49	Bathroom	Vanities																	
50	Bathroom	Tub/Shower																	
51	Bathroom	Medicine Cabinets																	
52	Bathroom	Ceramic/Caulking																	
53	Kitchen	Kitchen Hoods																	
54	Kitchen	Counters																	
55	Kitchen	Cabinets																	
56	Kitchen	Sinks/Faucets																	
57	Miscellaneous																		
58	Miscellaneous																		
59	Miscellaneous																		
60	Miscellaneous																		
61	Miscellaneous																		
62	Subtotals - Bathroom and Kitchen																		

Year 2 - Appliances

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Appliances																			
63	Kitchen	Stove 24"/ Stove Top																	
64	Kitchen	Fridge																	
65	Kitchen	Oven/ Wall Oven																	
66	Kitchen	Dishwasher																	
67	Miscellaneous	Washer																	
68	Miscellaneous	Dryer																	
69	Miscellaneous																		
70	Miscellaneous																		
71	Miscellaneous																		
72	Miscellaneous																		
73	Miscellaneous																		
74	Miscellaneous																		
75	Miscellaneous																		
76	Miscellaneous																		
77	Miscellaneous																		
78	Subtotals - Appliances																		

Year 2 - HVAC/Plumbing/Electrical

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
HVAC / Plumbing / Electrical																			
79	Heating/Ventilation Systems																		
	Furnace																		
80	Heating/Ventilation Systems																		
	Air Conditioning/Central AC																		
81	Plumbing																		
	Hot Water Tanks																		
82	Miscellaneous																		
	Electrical Supplies																		
83	Miscellaneous																		
	Plumbing Supplies																		
84	Miscellaneous																		
85	Miscellaneous																		
86	Miscellaneous																		
87	Miscellaneous																		
88	Miscellaneous																		
89	Miscellaneous																		
90	Miscellaneous																		
91	Miscellaneous																		
92	Miscellaneous																		
93	Miscellaneous																		
94	Subtotals - HVAC / Plumbing / Electrical																		

Year 2 - Security

Building Components	Description	Years Left	Replac. Year	Total Cost	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
					1	2	3	4	5	6	7	8	9	10	11	12	13	14
Security																		
95	Emergency Equipment																	
	Security System																	
96	Emergency Equipment																	
	Emergency Exits																	
97	Emergency Equipment																	
	Emergency Lighting																	
98	Emergency Equipment																	
	Extinguishers/ Sprinkler System																	
99	Emergency Equipment																	
	Monoxide Detection																	
100	Stairs / Balconies / Railings																	
	Emergency Stairwell																	
101	Miscellaneous																	
102	Miscellaneous																	
103	Miscellaneous																	
104	Miscellaneous																	
105	Miscellaneous																	
106	Miscellaneous																	
107	Miscellaneous																	
108	Miscellaneous																	
109	Miscellaneous																	
110	Subtotals - Security																	

Year 2 - Grounds

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Grounds																			
111	Exterior Grounds/ Maintenance	Asphalt																	
112	Exterior Grounds/ Maintenance	Sidewalks																	
113	Exterior Grounds/ Maintenance	Closing																	
114	Exterior Grounds/ Maintenance	Decks/Deck covering																	
115	Exterior Grounds/ Maintenance	Fencing																	
116	Miscellaneous																		
117	Miscellaneous																		
118	Miscellaneous																		
119	Miscellaneous																		
120	Miscellaneous																		
121	Miscellaneous																		
122	Miscellaneous																		
123	Miscellaneous																		
124	Miscellaneous																		
125	Miscellaneous																		
126	Subtotals - Grounds																		

Year 2 - Other

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Other																			
127																			
128																			
129																			
130																			
131																			
132																			
133																			
134																			
135																			
136																			
137																			
138																			
139																			
140																			
141																			
142	Subtotals - Other																		

Year 2 - Cashflow

Capital Replacement Plan Workbook - Cashflow

Project Name:

Date:

File No/
Name:

Beginning Balance in
Replacement Reserve:

Inflation Rate:



Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15

Current Cost of Replacements

143	Subtotals - Exterior																	
144	Subtotals - Windows and Doors																	
145	Subtotals - Interior																	
146	Subtotals - Bathroom and Kitchen																	
147	Subtotals - Appliances																	
148	Subtotals - HVAC / Plumbing / Electrical																	
149	Subtotals - Security																	
150	Subtotals - Grounds																	
151	Subtotals - Other																	
152	Total Current Cost of Replacements																	

153	Inflation Factor																	
154	Future Cost of Replacements																	

Cashflow

155	Beginning Balance in Replacement Reserve																	
156	Add: Total Contributions																	
157	Less: Total Future Cost of Replacements																	
158	Ending Balance in Replacement Reserve																	

Workbook - Year 3

Year 3 - Exterior

Project Name:

File No/
Name:

Beginning Balance in Replacement
Reserve:

Inflation Rate:



Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
---------------------	-------------	------------	--------------	------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------	---------	---------	---------	---------	---------

Exterior

1	Roof	Shingles/ Concrete/Tar																		
2	Exterior Siding	Masonry/ Stone/Stucco																		
3	Exterior Siding	Brick/Wood/ Vinyl																		
4	Stairs/ Balconies/ Railings	Exterior Stairwell																		
5	Stairs/ Balconies/ Railings	Balcony/Balcony Covers																		
6	Stairs/ Balconies/ Railings	Railings																		
7	Building Structures	Foundation																		
8	Building Structures	Garage																		
9	Miscellaneous	Exterior/Interior Paint and Trim																		
10	Miscellaneous																			
11	Miscellaneous																			
12	Miscellaneous																			
13	Miscellaneous																			
14	Subtotals - Exterior																			

Year 3 - Windows and Doors

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Windows and Doors																			
15	Windows	Windows																	
16	Windows	Frame/Sealing																	
17	Doors	Exterior																	
18	Doors	Frame/Sealing																	
19	Miscellaneous																		
20	Miscellaneous																		
21	Miscellaneous																		
22	Miscellaneous																		
23	Miscellaneous																		
24	Miscellaneous																		
25	Miscellaneous																		
26	Miscellaneous																		
27	Miscellaneous																		
28	Miscellaneous																		
29	Miscellaneous																		
30	Subtotals - Windows and Doors																		

Year 3 - Interior

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Interior																			
31	Doors	Interior doors (bed/bathroom)																	
32	Stairs/ Railings	Interior Stairwell																	
33	Stairs/ Railings	Railings																	
34	Walls/Flooring	Walls																	
35	Walls/Flooring	Ceilings																	
36	Walls/Flooring	Flooring																	
37	Miscellaneous	Insulation																	
38	Miscellaneous																		
39	Miscellaneous																		
40	Miscellaneous																		
41	Miscellaneous																		
42	Miscellaneous																		
43	Miscellaneous																		
44	Miscellaneous																		
45	Miscellaneous																		
46	Subtotals - Interior																		

Year 3 - Bathroom and Kitchen

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Bathroom and Kitchen																			
47	Bathroom	Toilets																	
48	Bathroom	Sinks																	
49	Bathroom	Vanities																	
50	Bathroom	Tub/Shower																	
51	Bathroom	Medicine Cabinets																	
52	Bathroom	Ceramic/Caulking																	
53	Kitchen	Kitchen Hoods																	
54	Kitchen	Counters																	
55	Kitchen	Cabinets																	
56	Kitchen	Sinks/Faucets																	
57	Miscellaneous																		
58	Miscellaneous																		
59	Miscellaneous																		
60	Miscellaneous																		
61	Miscellaneous																		
62	Subtotals - Bathroom and Kitchen																		

Year 3 - Appliances

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Appliances																			
63	Kitchen	Stove 24"/ Stove Top																	
64	Kitchen	Fridge																	
65	Kitchen	Oven/ Wall Oven																	
66	Kitchen	Dishwasher																	
67	Miscellaneous	Washer																	
68	Miscellaneous	Dryer																	
69	Miscellaneous																		
70	Miscellaneous																		
71	Miscellaneous																		
72	Miscellaneous																		
73	Miscellaneous																		
74	Miscellaneous																		
75	Miscellaneous																		
76	Miscellaneous																		
77	Miscellaneous																		
78	Subtotals - Appliances																		

Year 3 - HVAC/Plumbing/Electrical

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
HVAC / Plumbing / Electrical																			
79	Heating/Ventilation Systems																		
	Furnace																		
80	Heating/Ventilation Systems																		
	Air Conditioning/Central AC																		
81	Plumbing																		
	Hot Water Tanks																		
82	Miscellaneous																		
	Electrical Supplies																		
83	Miscellaneous																		
	Plumbing Supplies																		
84	Miscellaneous																		
85	Miscellaneous																		
86	Miscellaneous																		
87	Miscellaneous																		
88	Miscellaneous																		
89	Miscellaneous																		
90	Miscellaneous																		
91	Miscellaneous																		
92	Miscellaneous																		
93	Miscellaneous																		
94	Subtotals - HVAC / Plumbing / Electrical																		

Year 3 - Security

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Security																			
95	Emergency Equipment																		
	Security System																		
96	Emergency Equipment																		
	Emergency Exits																		
97	Emergency Equipment																		
	Emergency Lighting																		
98	Emergency Equipment																		
	Extinguishers/ Sprinkler System																		
99	Emergency Equipment																		
	Monoxide Detection																		
100	Stairs / Balconies / Railings																		
	Emergency Stairwell																		
101	Miscellaneous																		
102	Miscellaneous																		
103	Miscellaneous																		
104	Miscellaneous																		
105	Miscellaneous																		
106	Miscellaneous																		
107	Miscellaneous																		
108	Miscellaneous																		
109	Miscellaneous																		
110	Subtotals - Security																		

Year 3 - Grounds

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Grounds																			
111	Exterior Grounds/ Maintenance	Asphalt																	
112	Exterior Grounds/ Maintenance	Sidewalks																	
113	Exterior Grounds/ Maintenance	Closing																	
114	Exterior Grounds/ Maintenance	Decks/Deck covering																	
115	Exterior Grounds/ Maintenance	Fencing																	
116	Miscellaneous																		
117	Miscellaneous																		
118	Miscellaneous																		
119	Miscellaneous																		
120	Miscellaneous																		
121	Miscellaneous																		
122	Miscellaneous																		
123	Miscellaneous																		
124	Miscellaneous																		
125	Miscellaneous																		
126	Subtotals - Grounds																		

Year 3 - Other

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Other																			
127																			
128																			
129																			
130																			
131																			
132																			
133																			
134																			
135																			
136																			
137																			
138																			
139																			
140																			
141																			
142	Subtotals - Other																		

Year 3 - Cashflow

Capital Replacement Plan Workbook - Cashflow

Project Name:

Date:

File No/
Name:

Beginning Balance in
Replacement Reserve:

Inflation Rate:

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Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	

Current Cost of Replacements

143	Subtotals - Exterior														
144	Subtotals - Windows and Doors														
145	Subtotals - Interior														
146	Subtotals - Bathroom and Kitchen														
147	Subtotals - Appliances														
148	Subtotals - HVAC / Plumbing / Electrical														
149	Subtotals - Security														
150	Subtotals - Grounds														
151	Subtotals - Other														
152	Total Current Cost of Replacements														

153	Inflation Factor														
154	Future Cost of Replacements														

Cashflow

155	Beginning Balance in Replacement Reserve														
156	Add: Total Contributions														
157	Less: Total Future Cost of Replacements														
158	Ending Balance in Replacement Reserve														

Workbook - Year 4

Year 4 - Exterior

Project Name:

File No/
Name:

Beginning Balance in Replacement
Reserve:

Inflation Rate:



Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Exterior																			
1	Roof	Shingles/ Concrete/Tar																	
2	Exterior Siding	Masonry/ Stone/Stucco																	
3	Exterior Siding	Brick/Wood/ Vinyl																	
4	Stairs/ Balconies/ Railings	Exterior Stairwell																	
5	Stairs/ Balconies/ Railings	Balcony/Balcony Covers																	
6	Stairs/ Balconies/ Railings	Railings																	
7	Building Structures	Foundation																	
8	Building Structures	Garage																	
9	Miscellaneous	Exterior/Interior Paint and Trim																	
10	Miscellaneous																		
11	Miscellaneous																		
12	Miscellaneous																		
13	Miscellaneous																		
14	Subtotals - Exterior																		

Year 4 - Windows and Doors

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Windows and Doors																			
15	Windows	Windows																	
16	Windows	Frame/Sealing																	
17	Doors	Exterior																	
18	Doors	Frame/Sealing																	
19	Miscellaneous																		
20	Miscellaneous																		
21	Miscellaneous																		
22	Miscellaneous																		
23	Miscellaneous																		
24	Miscellaneous																		
25	Miscellaneous																		
26	Miscellaneous																		
27	Miscellaneous																		
28	Miscellaneous																		
29	Miscellaneous																		
30	Subtotals - Windows and Doors																		

Year 4 - Interior

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Interior																			
31	Doors	Interior doors (bed/bathroom)																	
32	Stairs/ Railings	Interior Stair-well																	
33	Stairs/ Railings	Railings																	
34	Walls/Flooring	Walls																	
35	Walls/Flooring	Ceilings																	
36	Walls/Flooring	Flooring																	
37	Miscellaneous	Insulation																	
38	Miscellaneous																		
39	Miscellaneous																		
40	Miscellaneous																		
41	Miscellaneous																		
42	Miscellaneous																		
43	Miscellaneous																		
44	Miscellaneous																		
45	Miscellaneous																		
46	Subtotals - Interior																		

Year 4 - Bathroom and Kitchen

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Bathroom and Kitchen																			
47	Bathroom	Toilets																	
48	Bathroom	Sinks																	
49	Bathroom	Vanities																	
50	Bathroom	Tub/Shower																	
51	Bathroom	Medicine Cabinets																	
52	Bathroom	Ceramic/Caulking																	
53	Kitchen	Kitchen Hoods																	
54	Kitchen	Counters																	
55	Kitchen	Cabinets																	
56	Kitchen	Sinks/Faucets																	
57	Miscellaneous																		
58	Miscellaneous																		
59	Miscellaneous																		
60	Miscellaneous																		
61	Miscellaneous																		
62	Subtotals - Bathroom and Kitchen																		

Year 4 - Appliances

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Appliances																			
63	Kitchen	Stove 24"/ Stove Top																	
64	Kitchen	Fridge																	
65	Kitchen	Oven/ Wall Oven																	
66	Kitchen	Dishwasher																	
67	Miscellaneous	Washer																	
68	Miscellaneous	Dryer																	
69	Miscellaneous																		
70	Miscellaneous																		
71	Miscellaneous																		
72	Miscellaneous																		
73	Miscellaneous																		
74	Miscellaneous																		
75	Miscellaneous																		
76	Miscellaneous																		
77	Miscellaneous																		
78	Subtotals - Appliances																		

Year 4 - HVAC/Plumbing/Electrical

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
HVAC / Plumbing / Electrical																			
79	Heating/Ventilation Systems																		
	Furnace																		
80	Heating/Ventilation Systems																		
	Air Conditioning/ Central AC																		
81	Plumbing																		
	Hot Water Tanks																		
82	Miscellaneous																		
	Electrical Supplies																		
83	Miscellaneous																		
	Plumbing Supplies																		
84	Miscellaneous																		
85	Miscellaneous																		
86	Miscellaneous																		
87	Miscellaneous																		
88	Miscellaneous																		
89	Miscellaneous																		
90	Miscellaneous																		
91	Miscellaneous																		
92	Miscellaneous																		
93	Miscellaneous																		
94	Subtotals - HVAC / Plumbing / Electrical																		

Year 4 - Security

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Security																			
95	Emergency Equipment																		
	Security System																		
96	Emergency Equipment																		
	Emergency Exits																		
97	Emergency Equipment																		
	Emergency Lighting																		
98	Emergency Equipment																		
	Extinguishers/ Sprinkler System																		
99	Emergency Equipment																		
	Monoxide Detection																		
100	Stairs / Balconies / Railings																		
	Emergency Stairwell																		
101	Miscellaneous																		
102	Miscellaneous																		
103	Miscellaneous																		
104	Miscellaneous																		
105	Miscellaneous																		
106	Miscellaneous																		
107	Miscellaneous																		
108	Miscellaneous																		
109	Miscellaneous																		
110	Subtotals - Security																		

Year 4 - Grounds

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Grounds																			
111	Exterior Grounds/ Maintenance	Asphalt																	
112	Exterior Grounds/ Maintenance	Sidewalks																	
113	Exterior Grounds/ Maintenance	Closing																	
114	Exterior Grounds/ Maintenance	Decks/Deck covering																	
115	Exterior Grounds/ Maintenance	Fencing																	
116	Miscellaneous																		
117	Miscellaneous																		
118	Miscellaneous																		
119	Miscellaneous																		
120	Miscellaneous																		
121	Miscellaneous																		
122	Miscellaneous																		
123	Miscellaneous																		
124	Miscellaneous																		
125	Miscellaneous																		
126	Subtotals - Grounds																		

Year 4 - Other

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Other																			
127																			
128																			
129																			
130																			
131																			
132																			
133																			
134																			
135																			
136																			
137																			
138																			
139																			
140																			
141																			
142	Subtotals - Other																		

Year 4 - Cashflow

Capital Replacement Plan Workbook - Cashflow

Project Name:

Date:

File No/
Name:

Beginning Balance in
Replacement Reserve:

Inflation Rate:



Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15

Current Cost of Replacements

143	Subtotals - Exterior																
144	Subtotals - Windows and Doors																
145	Subtotals - Interior																
146	Subtotals - Bathroom and Kitchen																
147	Subtotals - Appliances																
148	Subtotals - HVAC / Plumbing / Electrical																
149	Subtotals - Security																
150	Subtotals - Grounds																
151	Subtotals - Other																
152	Total Current Cost of Replacements																

153	Inflation Factor																
154	Future Cost of Replacements																

Cashflow

155	Beginning Balance in Replacement Reserve																
156	Add: Total Contributions																
157	Less: Total Future Cost of Replacements																
158	Ending Balance in Replacement Reserve																

Workbook - Year 5

Year 5 - Exterior

Project Name:

File No/
Name:

Beginning Balance in Replacement
Reserve:

Inflation Rate:



Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
---------------------	-------------	------------	--------------	------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------	---------	---------	---------	---------	---------

Exterior

1	Roof	Shingles/ Concrete/Tar																	
2	Exterior Siding	Masonry/ Stone/Stucco																	
3	Exterior Siding	Brick/Wood/ Vinyl																	
4	Stairs/ Balconies/ Railings	Exterior Stairwell																	
5	Stairs/ Balconies/ Railings	Balcony/Balcony Covers																	
6	Stairs/ Balconies/ Railings	Railings																	
7	Building Structures	Foundation																	
8	Building Structures	Garage																	
9	Miscellaneous	Exterior/Interior Paint and Trim																	
10	Miscellaneous																		
11	Miscellaneous																		
12	Miscellaneous																		
13	Miscellaneous																		
14	Subtotals - Exterior																		

Year 5 - Windows and Doors

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Windows and Doors																			
15	Windows	Windows																	
16	Windows	Frame/Sealing																	
17	Doors	Exterior																	
18	Doors	Frame/Sealing																	
19	Miscellaneous																		
20	Miscellaneous																		
21	Miscellaneous																		
22	Miscellaneous																		
23	Miscellaneous																		
24	Miscellaneous																		
25	Miscellaneous																		
26	Miscellaneous																		
27	Miscellaneous																		
28	Miscellaneous																		
29	Miscellaneous																		
30	Subtotals - Windows and Doors																		

Year 5 - Interior

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Interior																			
31	Doors	Interior doors (bed/bathroom)																	
32	Stairs/ Railings	Interior Stairwell																	
33	Stairs/ Railings	Railings																	
34	Walls/Flooring	Walls																	
35	Walls/Flooring	Ceilings																	
36	Walls/Flooring	Flooring																	
37	Miscellaneous	Insulation																	
38	Miscellaneous																		
39	Miscellaneous																		
40	Miscellaneous																		
41	Miscellaneous																		
42	Miscellaneous																		
43	Miscellaneous																		
44	Miscellaneous																		
45	Miscellaneous																		
46	Subtotals - Interior																		

Year 5 - Bathroom and Kitchen

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Bathroom and Kitchen																			
47	Bathroom	Toilets																	
48	Bathroom	Sinks																	
49	Bathroom	Vanities																	
50	Bathroom	Tub/Shower																	
51	Bathroom	Medicine Cabinets																	
52	Bathroom	Ceramic/Caulking																	
53	Kitchen	Kitchen Hoods																	
54	Kitchen	Counters																	
55	Kitchen	Cabinets																	
56	Kitchen	Sinks/Faucets																	
57	Miscellaneous																		
58	Miscellaneous																		
59	Miscellaneous																		
60	Miscellaneous																		
61	Miscellaneous																		
62	Subtotals - Bathroom and Kitchen																		

Year 5 - Appliances

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Appliances																			
63	Kitchen	Stove 24"/ Stove Top																	
64	Kitchen	Fridge																	
65	Kitchen	Oven/ Wall Oven																	
66	Kitchen	Dishwasher																	
67	Miscellaneous	Washer																	
68	Miscellaneous	Dryer																	
69	Miscellaneous																		
70	Miscellaneous																		
71	Miscellaneous																		
72	Miscellaneous																		
73	Miscellaneous																		
74	Miscellaneous																		
75	Miscellaneous																		
76	Miscellaneous																		
77	Miscellaneous																		
78	Subtotals - Appliances																		

Year 5 - HVAC/Plumbing/Electrical

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
HVAC / Plumbing / Electrical																			
79	Heating/Ventilation Systems																		
	Furnace																		
80	Heating/Ventilation Systems																		
	Air Conditioning/Central AC																		
81	Plumbing																		
	Hot Water Tanks																		
82	Miscellaneous																		
	Electrical Supplies																		
83	Miscellaneous																		
	Plumbing Supplies																		
84	Miscellaneous																		
85	Miscellaneous																		
86	Miscellaneous																		
87	Miscellaneous																		
88	Miscellaneous																		
89	Miscellaneous																		
90	Miscellaneous																		
91	Miscellaneous																		
92	Miscellaneous																		
93	Miscellaneous																		
94	Subtotals - HVAC / Plumbing / Electrical																		

Year 5 - Security

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Security																			
95	Emergency Equipment																		
	Security System																		
96	Emergency Equipment																		
	Emergency Exits																		
97	Emergency Equipment																		
	Emergency Lighting																		
98	Emergency Equipment																		
	Extinguishers/ Sprinkler System																		
99	Emergency Equipment																		
	Monoxide Detection																		
100	Stairs / Balconies / Railings																		
	Emergency Stairwell																		
101	Miscellaneous																		
102	Miscellaneous																		
103	Miscellaneous																		
104	Miscellaneous																		
105	Miscellaneous																		
106	Miscellaneous																		
107	Miscellaneous																		
108	Miscellaneous																		
109	Miscellaneous																		
110	Subtotals - Security																		

Year 5 - Grounds

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Grounds																			
111	Exterior Grounds/ Maintenance	Asphalt																	
112	Exterior Grounds/ Maintenance	Sidewalks																	
113	Exterior Grounds/ Maintenance	Closing																	
114	Exterior Grounds/ Maintenance	Decks/Deck covering																	
115	Exterior Grounds/ Maintenance	Fencing																	
116	Miscellaneous																		
117	Miscellaneous																		
118	Miscellaneous																		
119	Miscellaneous																		
120	Miscellaneous																		
121	Miscellaneous																		
122	Miscellaneous																		
123	Miscellaneous																		
124	Miscellaneous																		
125	Miscellaneous																		
126	Subtotals - Grounds																		

Year 5 - Other

Building Components	Description	Years Left	Replac. Year	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Other																			
127																			
128																			
129																			
130																			
131																			
132																			
133																			
134																			
135																			
136																			
137																			
138																			
139																			
140																			
141																			
142	Subtotals - Other																		

Year 5 - Cashflow

Capital Replacement Plan Workbook - Cashflow

Project Name:

File No/
Name:

Beginning Balance in
Replacement Reserve:

Inflation Rate:



Date:

Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15

Current Cost of Replacements

143	Subtotals - Exterior																
144	Subtotals - Windows and Doors																
145	Subtotals - Interior																
146	Subtotals - Bathroom and Kitchen																
147	Subtotals - Appliances																
148	Subtotals - HVAC / Plumbing / Electrical																
149	Subtotals - Security																
150	Subtotals - Grounds																
151	Subtotals - Other																
152	Total Current Cost of Replacements																

153	Inflation Factor																
154	Future Cost of Replacements																

Cashflow

155	Beginning Balance in Replacement Reserve																
156	Add: Total Contributions																
157	Less: Total Future Cost of Replacements																
158	Ending Balance in Replacement Reserve																