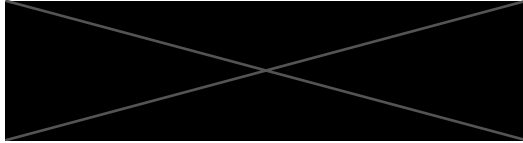


Real Property Management Paramount
5900 Wilshire Blvd, suite 710
Los Angeles, CA 90036



—

Date: 11/28/2024

Dear :



ANNUAL DISCLOSURES AND POLICY STATEMENT

Dear



GOVERNING DOCUMENTS - Please remember that you are obligated to abide by the governing documents of the association, which includes the CCRs, Bylaws, Rules and Regulations, Schedule of Fines, Collection Policy, and others. Please also remember that you have an unpaid volunteer Board of Directors, the members of which are homeowners with other personal and work related obligations. We therefore request that you make all inquiries and requests to the management company at the contact information indicated below.

ARCHITECTURAL CHANGES - All changes to the common area, to the exterior of the unit including exclusive use areas, or to the interior of any unit require the prior written approval of the Board of Directors. Interior changes requiring approval include any changes to the plumbing, electrical, flooring, or other structural changes to the unit. Homeowners must submit the attached written application identifying the proposed change or changes to the management company along with the job scope and the vendor qualifications, including license and insurance documentation. The turnaround for a Board decision on the proposed modification may take up to six weeks, unless specified otherwise in your governing documents - but is typically done quicker, depending on the complexity of the requested modification and the timing of Board of Directors meetings.

ASSESSMENT PAYMENTS - You may pay your regular assessments (and if applicable special assessments and other charges) via personal or certified check, bill

pay through your financial institution, or via our online payment system. The online payment service is free of charge when using the electronic check option, but there is a fee associated with credit card payments. We prefer online payments and by using the autopay feature of the online payment system, you can take full advantage of the 15 day grace period and you will never receive a late notice or be billed a late fee. All other payments should be made payable to the homeowners association and mailed to our address at Real Property Management Paramount, 5900 Wilshire Blvd, suite 710, Los Angeles, CA 90036.

COLLECTION POLICY - The collection policy for the Association is attached, which includes information on the policies of enforcing lien rights and other legal remedies for default in payment of assessments. The policy of the Association is to enforce lien and foreclosure requirements according to the collection policy, governing documents, as well as California Civil Code.

MEETING MINUTES - In compliance with California Civil Code, homeowners have the right to obtain meeting minutes within thirty days of a Board of Directors meeting. Since meeting minutes are not approved and published until the next Board of Directors meeting, homeowners may request an unapproved draft of the meeting minutes after 30 days of the meeting date.

NOTICE TO MEMBERS - All general notices addressed to the members shall either be included in a billing statement or shall be posted in the common areas, in a minimum of two locations including either the entrance lobby, the garage or elevator lobby, the mailboxes, the bulletin board, and/or inside the elevator (if applicable). All notices requiring individual delivery shall be delivered via first class mail or better to the last updated addresses.

SECONDARY ADDRESS - Homeowners are advised of their right to submit a secondary address to the Association for purposes of collection and other notices. Upon receipt of a written request by a homeowner identifying a secondary address, the association will send copies of any notices required by California Civil Code to the secondary address provided. The secondary address may be changed at any time provided the request is received in writing, and in a manner which will indicate receipt, and the association is only required to send notices to the requested secondary address from the point that the management company confirms receipt of the secondary address.

NOTICE TO ASSOCIATION - All notices addressed to the association shall be hand delivered or certified mailed to Real Property Management Paramount located at 5900 Wilshire Blvd, suite 710, Los Angeles, CA 90036.

BUDGET - Enclosed is a pro forma operating budget for the next fiscal year, which starts January 1, 2025 and ends December 31st, 2025. The budget reflects estimated monthly revenues and expenditures for the 2025 fiscal year.

RESERVE STUDY - Also enclosed is a copy of the most recent reserve study summary. The purpose of the reserve study is to analyze all the components of the common areas and to assess their condition based upon normal wear and tear. This information is then used to develop an organized approach for funding replacements based upon industry standards, for the next thirty years. It is one of the tools used by the Board of Directors to determine whether to increase regular assessments, or whether special assessments may be necessary.

MASTER INSURANCE DISCLOSURES - Please see attached insurance coverage information and disclosures, including information on the master hazard, general liability, directors and officers, and fidelity bond coverage. Your association may or may not provide for optional insurance coverages (such as earthquake, flood, umbrella, and/or walls-in coverage) so it is important that you review the disclosures and consult with your individual insurance broker or agent to ensure proper and adequate coverage.

OTHER CIVIL CODE DISCLOSURES - Also enclosed are all available disclosures required by the Davis Stirling Act and California Civil Code. Please call us at 424-292-2311 or email us at voguehoa@rpmparamount.com with any questions, or if you require any additional information. You may also mail us at our principal location of business located at 5900 Wilshire Blvd, suite 710, Los Angeles, CA 90036.

We welcome member input and we encourage homeowner participation, we look forward to seeing you at the next Board of Directors meeting. In the meantime. Please do not hesitate to contact us with any questions or concerns.

Sincerely,
Real Property Management Paramount
On Behalf of your board of Directors at Vogue HOA

ANNUAL POLICY STATEMENT

Fiscal Year Ending Dec 31st, 2025

This Annual Policy Statement or a summary of it shall be distributed to the members within 30 to 90 days before the end of its fiscal year. (Civil Code §§ 5310, 5320)

1. The name and address of the person designated to receive official communications to the Association is:

Real Property Management Paramount
5900 Wilshire Blvd Suite 710, Los Angeles, CA 90036
<https://www.rmpparamount.com>
voguehoa@rmpparamount.com
424-292-2311

If, and only if, no person is designated above, communications shall be delivered to the president or secretary of the Association. (Civil Code § 4035)

2. A member may submit a request to have notices sent to up to two different specified addresses. The notices that owners may request be sent to two addresses are:

- Annual disclosures (the annual budget report, the review of the annual financial statement, and this annual policy statement)
- Assessment and collection notices (notices of special assessments or assessment increases, pre-lien notice, copy of recorded lien, copy of recorded lien release or recorded notice of rescission, notice of default, and related records)

(Civil Code § 4040(b))

3. The location, if any, designated for posting of a general notice is:
General Notices will be mailed and emailed to members

(Civil Code § 4045(a)(3))

4. Members have the option to receive general notices by individual delivery.

- General notices are delivered by inclusion in a billing statement, newsletter, or other document that is delivered by one of the methods listed in this paragraph 4; posting the printed document at the location listed above; if the Association broadcasts television programming for the purpose of distributing information on association business to its members, by inclusion in the programming; or by individual delivery.

- Individual delivery includes first-class mail, postage prepaid; registered or certified mail; express mail; or overnight delivery by an express service carrier. It also includes e-mail, facsimile, or other electronic means if the recipient has consented in writing.

(Civil Code § 4045(b))

5. Members have the right to receive copies of minutes of board meetings other than executive session meetings.

How to obtain copies: Submit request in writing with dates of meetings requested to:

Real Property Management Paramount
5900 Wilshire Blvd Suite 710, Los Angeles, CA 90036
<https://www.rmpparamount.com>
voguehoa@rmpparamount.com
424-292-2311

Where to obtain copies: Copies may be mailed to you or, if you are set up to receive emails from the Association and if the minutes are scanned, they will be emailed to you. If you request to pick them up in person, you can do so at:

Real Property Management Paramount
5900 Wilshire Blvd Suite 710, Los Angeles, CA 90036
<https://www.rmpparamount.com/>
voguehoa@rmpparamount.com
424-292-2311

(Civil Code § 4950(b))

6. The “Notice Assessments and Foreclosure” required by Civil Code Section 5730 is attached.
7. The Association's collection policy is attached.
8. The Association's discipline policy, if any, including any schedule of penalties for violations of the governing documents, is attached.
(Civil Code § 5850)
9. A summary of the Association’s internal dispute resolution procedure (“IDR” or “meet and confer”) is attached.
(Civil Code § 5920)
10. A summary of the Association’s alternative dispute resolution procedure (“ADR”) is attached.
(Civil Code § 5965)
11. A summary of any requirements for Association approval of a physical change to property is attached.
(Civil Code § 4765)
12. A copy of the completed “Charges For Documents Provided” disclosure is attached. The “Fee for Document” section of this form individually identifies the costs associated with providing each document listed on the form.

(Civil Code § 4528)

13. The mailing address for overnight payment of assessments is:

Name: Real Property Management Paramount
5900 Wilshire Blvd Suite 710, Los Angeles, CA 90036
<https://www.rmpparamount.com/>
voguehoa@rmpparamount.com
424-292-2311

(Civil Code § 5655)

14. The annual budget report is attached.
(Civil Code § 5300)

Vogue HOA

FHA AND VA CERTIFICATION DISCLOSURE

DISCLOSURE INFORMATION

This disclosure is provided as of November 30, 2018 and the certification status is subject to change. Please visit the FHA and VA websites listed below to obtain additional information and to check on the current status of the FHA and VA certifications for the association.

FHA CERTIFICATION

Certification by the Federal Housing Administration may provide benefits to members of an association, including an improvement in an owner's ability to refinance a mortgage or obtain secondary financing and an increase in the pool of potential buyers of the separate interest. This common interest development is a condominium project. The association of this common interest development is not certified by the Federal Housing Administration.

FHA Website: <https://entp.hud.gov/lidapplhtmUcondlook.cfm>

VA CERTIFICATION

Certification by the Veterans Administration may provide benefits to members of an association, including an improvement in an owner's ability to refinance a mortgage or obtain secondary financing and an increase in the pool of potential buyers of the separate interest.

This common interest development is a condominium project. The association of this common interest development is not certified by the Veterans Administration.

VA Website: <https://vip.vba.va.gov/portalNBAHNBAHomeIcondopudsearch>

Vogue HOA COLLECTION POLICY

ADOPTED JULY 1, 2013

We, the Board of Directors for Vogue HOA, hereby resolve to accept the following policy for the collection of assessments. The authority for this procedure is provided in the Covenants, Conditions and Restrictions of this Association and California Civil Code and shall be consistently implemented by the managing agent, Real Property Management Paramount.

Prompt payment of Assessments by all owners is critical to the financial health of the Association and to the enhancement of the property values of our homes. Your Board of Directors takes very seriously its obligation under the Declaration of Covenants, Conditions and Restrictions (CC&R's) and the California Civil Code to enforce the members' obligation to pay assessments. The policies and practices outlined shall remain in effect until such time as they may be changed, modified, or amended by a duly adopted resolution of the Board of Directors. Therefore, pursuant to the CC&R's and Civil Code, the following are the Association's assessment practices and policies:

1. Assessments, late charges, interest and collection costs, including any attorneys' fees, are the personal obligation of the owner of the property at the time the assessment or other sums are levied.
2. Regular monthly assessments are due and payable on the first day of each month. Resident billing statements are available online 24/7 or can be mailed upon request. It is the owner of record's responsibility to pay each assessment in full each month regardless of whether a statement is received. All other assessments, including special assessments, are due and payable on the date specified by the Board on the Notice of Assessment, which date will not be less than thirty (30) days after the date of notice of the special assessment.
3. Any payments made shall be first applied to assessments owed, and only after the assessments owed are paid in full, shall such payments be applied to late charges, interest, and collection expenses, including attorneys' fees, unless the owner and the Association enter into an agreement providing for payments to be applied in a different manner.
4. Assessments not received within fifteen (15) days of the stated due date are delinquent and shall be subject to a late charge of ten (10) percent for each delinquent assessment per unit.
5. An interest charge at the rate of twelve (12) percent per annum will be assessed against any outstanding balance, including delinquent assessments, late charges, and cost of collection, which may include attorneys' fees. Such interest charges shall accrue thirty

(30) days after the assessment becomes due and shall continue to be assessed each month until the account is brought current.

6. If a special assessment is payable in installments and an installment payment of that special assessment is delinquent for more than thirty (30) days, all installments will be accelerated and the entire unpaid balance of the special assessment shall become immediately due and payable. The remaining balance shall be subject to a late charge and interest as provided above.
7. If an assessment is not received within thirty (30) days after the assessment becomes delinquent, the Association or its designee, in the event the account is turned over to a collection agent, will send a pre-lien letter to the owner as required by Civil Code, by certified and first class mail, to the owner's mailing address of record advising of the delinquent status of the account and impending collection action. The owner will be charged a fee for the pre-lien letter.
8. If an owner fails to pay the amounts set forth in the pre-lien letter within thirty (30) days of the date of that letter, the Association will authorize the service for collection to record a lien for the amount of any delinquent assessments, late charges, interest and/or costs of collection, including attorneys' fees against the owner's property. The owner will be charged for the fees and costs of preparing and recording the lien. Thirty (30) days following recordation of the lien, the lien may be enforced in any manner permitted by law, including, without limitation, judicial or non-judicial foreclosure.
9. Prior to the release of any lien, or dismissal of any legal action, all assessments, late charges, interest, and costs of collection, including attorneys' fees, must be paid in full to the Association.
10. The mailing address for payments of assessments by USPS is: Real Property Management Paramount located at 5900 Wilshire Blvd, suite 710, Los Angeles, CA 90036, Please note that should an account be referred to a collection service, the collection service will provide the new address for overnight payments.

IMPORTANT NOTICE: IF YOUR SEPARATE INTEREST IS PLACED IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR ASSESSMENTS, IT MAY BE SOLD WITHOUT COURT ACTION.

1. An owner is entitled to inspect the Association's accounting books and records to verify the amounts owed pursuant to Corporations Code Section 8333.
2. In the event it is determined that the owner has paid the assessments on time, the owner will not be liable to pay the charges, interest and costs of collection associated with collection of those assessments.
3. Any owner who is unable to pay assessments will be entitled to make a written request for a payment plan to be considered by the Board of Directors. An owner may also make a written request to meet with the Board in executive session to discuss a payment plan. If the owner requests to meet with the Board to discuss a payment plan within fifteen (15) days of receiving the pre-lien letter, then the Board shall meet with the owner within forty-five days of the postmark on the owner's request, unless there is no regularly scheduled board meeting within that period, in which case the board may designate a committee of one or more members to meet with the owner. The Board will consider payment plan requests on a case-by-case basis and is under no obligation to grant payment plan requests.
4. An owner is entitled to dispute the assessment debt by submitting a written request for dispute resolution to the association pursuant to California Civil Code (commencing with Section 1363.810)
5. Prior to initiating foreclosure against the owner's separate interest, the owner is entitled to submit a written request for alternative dispute resolution with a neutral third Section 1369.510), except that binding arbitration shall not be available if the association intends to initiate a judicial foreclosure.
6. Statements may be mailed from Management as a courtesy AND MAY NOT REFLECT the collection costs, attorneys' fees or other charges, or payments received by the collection service.
7. Nothing herein limits or otherwise affects the Association's right to proceed in any lawful manner to collect any delinquent sums owed to the Association.
8. All charges listed herein are subject to change upon thirty (30) days' prior written notice.
9. The mailing address for payments of assessments by overnight delivery is: Real Property Management Paramount located at 5900 Wilshire Blvd, suite 710, Los Angeles, CA 90036. Please note that should an account be referred to a collection service, the collection service will provide the new address for overnight payments.

EXHIBIT “A”

NOTICE ASSESSMENTS AND FORECLOSURE

This notice outlines some of the rights and responsibilities of owners of property in common interest developments and the associations that manage them. Please refer to the sections of the Civil Code indicated for further information. A portion of the information in this notice applies only to liens recorded on or after January 1, 2003. You may wish to consult a lawyer if you dispute an assessment.

ASSESSMENTS AND FORECLOSURE

Assessments become delinquent 15 days after they are due, unless the governing documents provide for a longer time. The failure to pay association assessments may result in the loss of an owner's property through foreclosure. Foreclosure may occur either as a result of a court action, known as judicial foreclosure or without court action, often referred to as nonjudicial foreclosure. For liens recorded on and after January 1, 2006, an association may not use judicial or nonjudicial foreclosure to enforce that lien if the amount of the delinquent assessments or dues, exclusive of any accelerated assessments, late charges, fees, attorney's fees, interest, and costs of collection, is less than one thousand eight hundred dollars (\$1,800). For delinquent assessments or dues in excess of one thousand eight hundred dollars (\$1 800) or more than 12 months delinquent, an association may use judicial or nonjudicial foreclosure subject to the conditions set forth in Section 1367.4 of the Civil Code. When using judicial or nonjudicial foreclosure, the association records a lien on the owner's property. The owner's property may be sold to satisfy the lien if the amounts secured by the lien are not paid. (Sections 1366, 1367.1, and 1367.4 of the Civil Code)

In a judicial or nonjudicial foreclosure, the association may recover assessments, reasonable costs of collection, reasonable attorney's fees, late charges, and interest. The association may not use nonjudicial foreclosure to collect fines or penalties, except for costs to repair common areas damaged by a member or a member's guests, if the governing documents provide for this. (Sections 1366 and 1367.1 of the Civil Code).

The association must comply with the requirements of Section 1367.1 of the Civil Code when collecting delinquent assessments. If the association fails to follow these requirements, it may not record a lien on the owner's property until it has satisfied those requirements. Any additional costs that result from satisfying the requirements are the responsibility of the association (Section 1367.1 of the Civil Code).

At least 30 days prior to recording a lien on an owner's separate interest, the association must provide the owner of record with certain documents by certified mail, including a description of

its collection and lien enforcement procedures and the method of calculating the amount. It must also provide an itemized statement of the charges owed by the owner. An owner has a right to review the association's records to verify the debt (Section 1367.1 of the Civil Code).

If a lien is recorded against an owner's property in error, the person who recorded the lien is required to record a lien release within 21 days, and to provide an owner certain documents in this regard (Section 1367.1 of the Civil Code).

The collection practices of the association may be governed by state and federal laws regarding fair debt collection. Penalties can be imposed for debt collection practices that violate these laws.

PAYMENTS

When an owner makes a payment, he or she may request a receipt, and the association is required to provide it. On the receipt, the association must indicate the date of payment and the person who received it. The association must inform owners of a mailing address for overnight payments. (Section 1367.1 of the Civil Code).

An owner may dispute an assessment debt by submitting a written request for dispute resolution to the association as set forth in Article 5 (commencing with Section 1368.810) of Chapter 4 of Title 6 of Division 2 of the Civil Code. In addition, an association may not initiate a foreclosure without participating in alternative dispute resolution with a neutral third party as set forth in Article 2 (commencing with Section 1369.510) of Chapter 7 of Title 6 of Division 2 of the Civil Code, if so requested by the owner. Binding arbitration shall not be available if the association intends to initiate a judicial foreclosure.

An owner is not liable for charges, interest, and costs of collection, if it is established that the assessment was paid properly on time. (Section 1367.1 of the Civil Code).

MEETINGS AND PAYMENT PLANS

An owner of a separate interest that is not a timeshare may request the association to consider a payment plan to satisfy a delinquent assessment. The association must inform owners of the standards for payment plans, if any exist. (Section 1367.1 of the Civil Code).

The board of directors must meet with an owner who makes a proper written request for a meeting to discuss a payment plan when the owner has received a notice of a delinquent assessment. These payment plans must conform to the payment plan standards of the association, if they exist. (Section 1367.1 of the Civil Code)*

*Citations to Code Sections are verbatim from Civil Code effective as of 1/1/2006.

ENFORCEMENT

All owners and residents are encouraged to request clarification from the Board regarding any Rules & Regulation. The Board does not relish a punitive role, but wishes only to maintain a

community atmosphere of cooperation and respect for mutual rights. The Association By Laws specify procedural safeguards to protect the rights of accused members.

PARKING: *for the first two (2) violations, warning notices will be placed on improperly parked vehicles and license NUMBERS recorded. Subsequent violations will result in fines or vehicles being towed away at the owner's expense.*

OTHER: *When the Board must act to enforce a Rule or Regulation, a Special Assessment will be levied against the owner, as authorized by the Association By Laws.*

- o The first violation of an Association Rule or Regulation will result in a warning letter*
- o The second violation of the same rule will result in a \$50.00 assessment.*
- o Each subsequent violation of the rules will result in a \$75.00 assessment.*

- *Ultimate responsibility for payment of an assessment rests with the owner of a unit.*
- *Non-payment will result in appropriate legal actions.*
- *All Homeowners are responsible for the actions of their tenants and will be subject to fines levied as a result of tenant irregularities.*

DISPUTE RESOLUTION PROCEDURES

SUMMARY OF CALIFORNIA CIVIL CODE SECTIONS 5900-5920 AND SECTIONS 5925-5945 RELATING TO ENFORCEMENT OF GOVERNING DOCUMENTS THROUGH INTERNAL DISPUTE RESOLUTION AND/OR ALTERNATIVE DISPUTE RESOLUTION

California Civil Code Section 5975 addresses the right of an association or a member of the association to enforce the governing documents of the Association. Other areas of the Civil Code address other dispute resolution processes, both “internal” (commonly called IDR or meet and confer) and “external” (commonly called ADR which stands for Alternative Dispute Resolution).

1. The Association must adopt procedures that allow the Board or any Owner to request a meeting with a director or directors to attempt to resolve a dispute between them. This document contains the policy adopted by the Board for Internal Dispute Resolution Procedures per Civil Code Sections 5900-5920; and/or
2. The Association and/or any Owner must attempt to resolve matters by means alternative to litigation (ADR) prior to filing a lawsuit. This document summarizes the provisions of Civil Code Sections 5925-5945, as originally introduced in 2005 and reiterated in the reorganized Davis Stirling Act as of 1/1/2014.

These statutes encourage parties to a dispute involving enforcement of an association's governing documents to first have an informal meeting with directors and the owner(s) involved, and then, if not settled and litigation is considered, submit the dispute to a form of alternative dispute resolution (ADR) such as mediation or arbitration, prior to filing a lawsuit. The intent of the statute is to promote efficient, speedy and cost-effective resolution of disputes, to better preserve community cohesiveness, and to channel disputes between the Associations and Owners away from the state's court system.

INTERNAL DISPUTE RESOLUTION REQUIREMENTS

Pursuant to Civil Code, Sections 5900-5920, this Association has adopted procedures for InternalDispute Resolution (also known as Meet and Confer). The procedure provided below is considered fair, reasonable, and expeditious, within the meaning of the aforesaid statutes. Either party to a dispute within the scope of this article (described below) may invoke the following procedure:

1. 1. The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be in writing.
2. A member of an association may refuse a request to meet and confer. The association may not refuse a request to meet and confer.
3. The board shall designate a director to meet and confer.
4. The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute. The member and association has the right to be assisted by an attorney or another person to help them explain their positions, at their own cost.
5. A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by all parties, including the board designee on behalf of the association, and any such signed agreement is legally enforceable including any court proceeding.
 - a. An agreement reached under this section binds the parties and is judicially enforceable if both of the following conditions are satisfied:
 - i. The agreement is not in conflict with law or the governing documents of the common interest development or association.
 - ii. The agreement is either consistent with the authority granted by the board to its designee or the agreement is ratified by the board.
 - iii. A member may not be charged a fee to participate in the process.

These procedures apply to a dispute between an association and a member involving their rights, duties, or liabilities under this title, under the Nonprofit Mutual Benefit Corporation Law (Part 3 (commencing with Section 7110) of Division 2 of Title 1 of the Corporations Code), or under the governing documents of the common interest development or association. These provisions do not replace the ADR option allowed by Sections 5925-5945 below relating to alternative dispute resolution as a prerequisite to an enforcement action (which means filing of litigation).

ALTERNATIVE DISPUTE RESOLUTION PROCEDURES

‘Alternative Dispute Resolution’ means mediation, arbitration, conciliation, or other nonjudicial procedure that involves a neutral party in the decision-making process. The form of alternative dispute resolution chosen pursuant to this article may be binding or nonbinding, with the voluntary consent of the parties. The parties shall share the cost of these proceedings.

Neither an association nor an owner or a member is entitled to file an enforcement action in the superior court unless the parties have first endeavored to submit their dispute to alternative dispute resolution pursuant to the referenced statutes.

The requirements apply only to an enforcement action that is solely for declaratory, injunctive, or writ relief (meaning asking the court to interpret, determine or order something), or for that relief in conjunction with a claim for monetary damages that does not exceed five thousand dollars (\$5,000). These requirements do not apply to a small claims action. Except as otherwise provided by law, this section does not apply to an assessment dispute.

Any party to a dispute may initiate the process required by serving on all other parties to the dispute a Request for Resolution. The Request for Resolution shall include all of the following:

5925. DEFINITIONS

- A. “Alternative dispute resolution” means mediation, arbitration, conciliation, or other nonjudicial procedure that involves a neutral party in the decision-making process. The form of alternative dispute resolution chosen pursuant to this article may be binding or nonbinding, with the voluntary consent of the parties.
- B. “Enforcement action” means a civil action or proceeding, other than a cross-complaint, for any of the following purposes:
 - a. Enforcement of this act.
 - b. Enforcement of the Nonprofit Mutual Benefit Corporation Law (Part 3 (commencing with Section 7110) of Division 2 of Title 1 of the Corporations Code).
 - c. Enforcement of the governing documents.

5930. ADR PREREQUISITE TO ENFORCEMENT ACTION

- A. An association or a member may not file an enforcement action in the superior court unless the parties have endeavored to submit their dispute to alternative dispute resolution pursuant to this article.
- B. This section applies only to an enforcement action that is solely for declaratory, injunctive, or writ relief, or for that relief in conjunction with a claim for monetary damages not in excess of the jurisdictional limits stated in Sections 116.220 and 116.221 of the Code of Civil Procedure.
- C. This section does not apply to a small claims action.
- D. Except as otherwise provided by law, this section does not apply to an assessment dispute.

5935. REQUEST FOR RESOLUTION

The Request for Resolution shall include:

- 1. A brief description of the dispute between the parties.
- 2. A request for alternative dispute resolution.
- 3. A notice that the party receiving the Request for Resolution is required to respond within 30 days of receipt or the request will be deemed rejected.
- 4. If the party on whom the request is served is the member, a copy of this summary or Civil Code sections 5925-5945. Service of the Request for Resolution shall be by personal delivery, first-class mail, express mail, facsimile transmission, or other means reasonably calculated to provide the party on whom the request is served actual notice of the request. A party on whom a Request for Resolution is served has 30 days following service to accept or reject the request. If a party does not accept the request within that period, the request is deemed rejected by the party.

If the Request is accepted, the ADR must be completed within 90 days of receipt of the acceptance, unless the time is extended by agreement of the parties.

FAILURE BY ANY MEMBER OF THE ASSOCIATION TO COMPLY WITH THE PRE FILING REQUIREMENTS OF SECTION 5930 OF THE CIVIL CODE MAY RESULT IN THE LOSS OF YOUR RIGHTS TO SUE THE ASSOCIATION OR ANOTHER MEMBER OF THE ASSOCIATION REGARDING ENFORCEMENT OF THE GOVERNING DOCUMENTS.

Should the association or an individual member wish to file a lawsuit for enforcement of the associations governing documents, the law requires the association or the individual to file a certificate with the court stating that ADR has been completed prior to the filing of the suit. Failure to file this certificate may be grounds for dismissing the lawsuit. There are limited exceptions to the filing of this required certification of the attempts made to seek resolution. If one or the other of the parties to the dispute refused ADR prior to the filing of the complaint, the certificate should so state. If immediate action is needed by seeking preliminary or temporary injunctive relief or the statute of limitations period for filing the suit will expire within 120 days of the lawsuit being filed, the certificate should state the necessity of immediacy. Without the certification, a court may dismiss the action.

Furthermore, in any lawsuit to enforce the governing documents, the prevailing party may be awarded attorney's fees and costs under Civil Code Section 5975. The court may consider any party's refusal to participate in ADR prior to the lawsuit being filed when it determines the amount of the award.

HOMEOWNER ASSOCIATIONS

ARCHITECTURAL DISCLOSURE AND APPLICATION FORM

Please send this completed form to one of the following:

Email: voguehoa@rpmparamount.com

Mail: Real Property Management Paramount located at 5900 Wilshire Blvd, suite 710, Los Angeles, CA 90036

Prior to completing, please check with us to see if your Association has a property specific form on file.

According to the governing documents of the Association, all changes to the common area and/or to the exterior of any unit or lot by a homeowner require the prior written approval of the Board of Directors. Interior changes may also be subject to the aforementioned architectural approval requirements, including any changes to the plumbing, electrical, flooring, walls, or other structural modifications to the unit. Homeowners must submit this written application identifying the proposed modification(s) to the Board of Directors. The Board of Directors will approve or disapprove of the owner's application in writing within the required amount of days, typically within one week but may require up to six weeks from the time a complete file is received. Any approval is subject to the appropriate conditions and documentation required by the Board of Directors, and pursuant to the requirements as set forth in the governing documents of the Association.

HOMEOWNER INFORMATION

Date:

Name:

Unit Number:

Unit Address:

Phone Number:

Email Address:

VENDOR INFORMATION

Contractor:

License Number:

Insurance Carrier:

PROPOSED ARCHITECTURAL MODIFICATION

Type:

Location:

Detail:

DOCUMENTS REQUIRED

1. Signed Architectural Form
2. Vendor Proposal including Complete Job Scope
3. Insurance Certificate with Additional Insured Endorsement
4. Sample Photos or Architectural Renderings of Proposed Modification

WAIVER OF LIABILITY -

The undersigned hereby agrees to waive all rights against the Homeowners Association, its management company, or their representatives arising out of this architectural modification. The undersigned also agrees that any and all liability caused by or arising from this architectural modification shall not be held against the Homeowners Association, its management company, or their representatives. The undersigned further agrees to indemnify the Homeowners Association, its management company, or their representatives from all losses, costs, expenses, and attorney's fees in connection with any such request described above to the property.

As a condition precedent to granting approval of any request, the applicant and the heirs and assigns thereto, hereby assume sole responsibility and all costs for any damage resulting in the undersigned's request.

HARD SURFACE FLOOR RIDER

The installation of hardwood or other hard surface floors, if done improperly may lead to disturbance, nuisance, and inhabitability issues with neighboring units. In the event that an architectural modification involves installation of hard surface floors and such installation results in disturbance, nuisance, and/or inhabitability issues with neighboring units, the installing unit agrees to undergo acoustic diagnostics and sound testing of the subject architectural modification. In the event that architectural approval is not obtained prior to the installation of hard surface flooring, the installing unit shall be responsible for the cost of sound testing regardless of the outcome of the testing. If architectural approval is obtained via this architectural application form, the undersigned shall be responsible for the cost of the sound test if the test fails, and the unit requesting the sound test shall be responsible for the cost of the sound test if the test passes.

In the event that sound testing results in noise levels above the sound standard set forth in the governing documents of the Association, or in the absence thereof, the industry standard of 55 dB FIIC (or 60 dB IIC), the undersigned shall cover all the costs to repair/modify the floor to meet the standards. These costs may include but are not limited to: demolition of improperly installed flooring, installation of appropriate soundproofing, and reinstallation of flooring.

AT ALL TIMES, THE UNDERSIGNED WILL ABIDE BY THE FOREGOING TERMS IN ADDITION TO THE CONDITIONS, COVENANTS, RESTRICTIONS, AND OTHER AGREEMENTS FOUND IN THE GOVERNING DOCUMENTS OF THE HOMEOWNERS ASSOCIATION.

HOMEOWNER SIGNATURES

Date: _____ Date: _____

By: _____ By: _____

Homeowner 1: _____ Homeowner 1: _____

APPROVAL BY THE BOARD OF DIRECTORS

APPROVED _____ NOT APPROVED _____

Date: _____

Comments: _____

Authorized Representative: _____

Signature: _____

HOMEOWNER ASSOCIATIONS
CONTACT INFORMATION UPDATE FORM

Please send this completed form to one of the following:

Email: voguehoa@rpmparamount.com

Mail: Real Property Management Paramount located at 5900 Wilshire Blvd, suite 710, Los Angeles, CA 90036

Unit Number: _____

Association Name: _____

FIRST OWNER'S NAME: _____

Cell, Home, and Work Phones: _____

Email Address: _____

Mailing Address: _____

SECOND OWNER'S NAME: _____

Cell, Home, and Work Phones: _____

Email Address: _____

Mailing Address: _____

TENANT'S NAME: _____

Tenant's Phone and Email: _____

Emergency Contact Name and Relation: _____

Emergency Contact Phone and Email: _____

Vehicle 1 - Year, Make, Model, and License: _____

Vehicle 2 - Year, Make, Model, and License: _____

HOMEOWNER ASSOCIATIONS
ELECTRONIC TRANSMISSION CONSENT FORM

Please send this completed form to one of the following:

Email: voguehoa@rpmparamount.com.com

Mail: Real Property Management Paramount located at 5900 Wilshire Blvd, suite 710, Los Angeles, CA 90036

CONSENT TO RECEIVE DISCLOSURES AND NOTICES ELECTRONICALLY

California law allows homeowner associations to send certain disclosures and notices electronically. This helps to keep costs down and allows us to remain environmentally friendly by saving on paper and other natural resources. Your email address and other contact information will only be used for association purposes and will never be distributed or sold to outside parties. Also, you may revoke your consent at any time by providing such a request in writing.

NOTICE TO THE ASSOCIATION

I consent to receiving all association disclosures, notices, and other documents as allowable by California law.

Date:

Print Name:

Email Address:

Alternative Email Address:

Unit Number and Address:

Signature:

HOMEOWNER ASSOCIATIONS

MEMBERSHIP LIST OPT OUT NOTICE

Please send this completed form to one of the following:

Email: voguehoa@rpmparamount.com

Mail: Real Property Management Paramount located at 5900 Wilshire Blvd, suite 710, Los Angeles, CA 90036

DISCLOSURE REGARDING ABILITY TO OPT OUT OF HAVING NAME ON MEMBERSHIP LIST

Homeowners may request that the Association provide them with a copy of the membership list, including the names, property address, and mailing address of each homeowner. The request must be in writing and must set forth the purpose for which the list is requested, and the purpose must be reasonably related to the requester's interests as a member of the Association. The association will be obligated to provide a copy of the membership list unless it reasonably believes that the homeowner will use the information for another purpose.

A homeowner can however opt out of having his or her name and address included on a membership list that must be distributed to owners upon request. If you would like to opt out of having your name included on a membership list that may be distributed to another owner upon request, please complete the following form and return it to the Association. The opt-out request will remain in effect until further notice from you.

NOTICE TO THE ASSOCIATION

Please remove my name and addresses from the membership list until further notice from me.

Date:

Print Name:

Unit Number and Address:

Signature:

HOMEOWNER ASSOCIATIONS

SECONDARY ADDRESS NOTICE

Please send this completed form to one of the following:

Email: voguehoa@rpmparamount.com

Mail: Real Property Management Paramount located at 5900 Wilshire Blvd, suite 710, Los Angeles, CA 90036

SECONDARY ADDRESS DISCLOSURE

Homeowners have the right to submit to the Association with a secondary address for the purposes of sending collection notices. A homeowner's request must be in writing and mailed in a manner indicating that the association has received it (such as by certified mail with return receipt requested, overnight delivery, or the like). Upon receipt of such notice, the Association will mail any collection notices to both the primary and secondary address. If you would like to provide the Association with an secondary address for purposes of sending collection notices, please complete the following form and return it to the Association via a manner indicating that the association has received it.

NOTICE TO THE ASSOCIATION

Please send an additional copy of all collection notices to me at the following secondary address listed below:

Date:

Print Name:

Unit Number and Address:

Signature:

SECONDARY ADDRESS:

Street Address:

City, State, Zip Code

Account Name	Total
Operating Income & Expense	
Income	
Rent Income	24,313.00
Vending & Laundry Revenue	7,024.80
CIC Assessments	377,784.00
CIC Special Assessment Reserve	18,889.20
Interest Income (Trust)	8.88
Other Income	780.00
Rekey & Code Work Revenue	-150.00
Management Fees	-26,016.00
Service Fees - Other	-10.00
Licensing Fees	0.00
Annual accounting	-500.00
Inspector of Elections	-698.00
Building repairs	0.00
Gate repairs	-545.00
Waterproofing	0.00
Appliance Maintenance	-5,040.00
Cleaning	-15,900.00
Rekey & Code Work	-1,440.00
Electrical Maintenance	-2,400.00
Elevator Maintenance	-15,000.00
HVAC Maintenance	-600.00
Pest Control	-2,256.00
Plumbing Maintenance	-12,000.00
Water Heater Maintenance	-6,000.00
Alarm & Security	-3,600.00
Fire and Safety	-12,000.00
Garage	-600.00
Landscaping Yard Care	-11,400.00
Pool Care	-3,000.00
Roof & Gutter Repair	-600.00
Maint. - Other	-42,000.00
Cleaning*	0.00
Maint. - Other*	-72,000.00
Owner Utility Charges	-6,000.00
Utilities - Water	-20,400.00
Utilities - Sewer	-12,120.00
Utilities - Gas	-21,600.00
Utilities - Electricity	-16,800.00
Utilities - Trash	-21,600.00
Utilities - Internet	-1,260.00
Legal & Professional	-15,600.00
Office Supplies	0.00
Postage	-780.00
Insurance	-55,556.04
Workers Comp.	-657.00
Tax - State	-67.00
Tax - Local or Other	-7,000.00
 Total Income	 428,799.88
Total Expense	-413,195.04
 Net Income	 15,604.84



RESERVE STUDY UPDATE WITHOUT SITE VISIT - NOVEMBER 7, 2022
(BASED ON PREVIOUS YEAR NON-RSI RESERVE STUDY)

Vogue Condominiums Association, Inc.
 6151 Orange Street
 Los Angeles, California

REVIEWED BY:

Les Weinberg, MBA, RS
DATE:
 NOVEMBER 7, 2022




TABLE OF CONTENTS

I.	OVERVIEW	1
II.	ASSUMPTIONS	2
III.	SUMMARY	3
IV.	FINANCIAL ANALYSIS	4
	Component Inventory	5
	Comparison of Funding Plans	9
	Graphs	10
	Funding Plans	12
	Reserve Expenditures by Year	16
	Component Depreciation Analysis	20
V.	GLOSSARY OF TERMS AND ABBREVIATIONS	34

OVERVIEW

This "Reserve Study Update Without Site Visit (based on previous year non-RSI Reserve Study)" has been prepared for "Vogue Condominiums Association, Inc." in Los Angeles, California. The Update has been prepared **without** an onsite visual inspection and is based upon the information contained in the previous year **non-RSI** Reserve Study as well as that provided to us from the association. Therefore, a new Condition Assessment has not been included herewith, only a Financial Analysis.

The Update entails the application of anticipated inflation factors to the current estimated replacement costs combined with interest rate assumptions and contingency reserve allowances. The results are then illustrated in four scenarios of which "Funding Plan #3" contains our suggested recommendation for a minimum funding scenario. However, it is ultimately the decision of the association to decide what the monthly reserve contribution should be with respect to the anticipated major repairs or replacements, as well as the desired "Percent Funded".

Information contained in this report will assist in compliance with the provisions of California Civil Code, Sections 5300, 5570, and 5550 which require, among other items, that a pro forma operating budget (which should include a summary of the Reserve Study) be distributed between 30 and 90 days prior to the beginning of the association's fiscal year. The code requires that the association perform a Reserve Study at least every 3 years, which must be updated annually. The summary of the Reserve Study must include:

- 1) An estimation of remaining life expectancy of those components.
- 2) A statement of annual contributions necessary to defray such costs.
- 3) Identification of common area components with less than a 30-year life.
- 4) A statement showing the current reserves available to defray such costs.
- 5) "Percent Funded" (i.e. item #4 above divided by item #3).
- 6) A statement as to whether the board has determined or anticipates any special assessments.
- 7) A statement regarding the procedures used for calculation and establishment of the reserves.

DOCUMENTS TO BE DISTRIBUTED (within 30 – 90 days prior to the fiscal year the study is for):

- 1) **Summary**
- 2) **Component Inventory**
- 3) **ARFDS (Assessment and Reserve Funding Disclosure Summary)**
- 4) **Copies of the full Reserve Study should be made available upon request.**

In addition to the legal objectives, the information contained in the study will provide a perpetual inventory of all common area components which can be expanded should the project undergo any future physical changes. Also, the detailed schedules will serve as an advance warning system with respect to major repair or replacement of the components. This will allow time for obtaining competitive bids, ultimately resulting in cost savings to the individual homeowners. As a planning tool, the study can be utilized as a "maintenance monitor", thus obtaining maximum life potential from the components and avoiding the "quick-fix" option that can occur due to a lack of funds.

One of the most important aspects of this report is that it will provide an educated estimate as to what the monthly reserve contribution realistically needs to be. This will ensure the physical well being of the project and ultimately enhance each owner's investment while helping to avoid unexpected and costly special assessments.

It is important to note that the information contained herein includes estimates and assumptions based on various sources of information. While every effort has been made to ensure accurate results, this report reflects the judgment of Reserve Studies Inc. based on conditions present at the time of the study and should not be construed as a guarantee or assurance of future events. This study has been undertaken by an independent third party. RSI (Reserve Studies Inc.) is not involved with the client (association) outside of the scope of the services provided herein.

ASSUMPTIONS

Certain assumptions were necessary in the preparation of the Vogue Condominiums Association, Inc. Reserve Study Update. They are as follows:

1. Changes included in this report allow for the most current rate of inflation, component price information and financial information provided by the association (i.e., interest rate, cash balance, reserve contribution). Unless additional information has been received from the association, no adjustments have been made for unanticipated events occurring during the previous year (i.e. weather, earthquakes, termite destruction, vandalism, etc.) and it is assumed that the components are depreciating at the rates identified in the previous Reserve Study.
2. **This update is based upon a previous year Reserve Study performed by a company other than RSI. Therefore, the information in this report relies upon the measurements contained in said previous year Reserve Study, and accordingly RSI assumes no liability with respect to inaccuracies in such measurements and observations. This report includes all components contained in the previous year Reserve Study for which reserve funding has been provided for.**
3. We were informed of the following changes:
 - a. None.

SUMMARY
VOGUE CONDOMINIUMS ASSOCIATION, INC.

ASSUMPTIONS:

(A) FISCAL (12 MONTH) PERIOD RESERVE STUDY IS TO COVER:	1/1/2023	through	12/31/2023
(B) INFLATION FACTOR (30 year average CPI per Bureau of Labor Statistics):			2.32%
(C) INTEREST % ON RESERVE FUNDS (informed interest goes to operating fund):			0.0000%
(D) BEGINNING RESERVE BALANCE PER ASSOCIATION AS OF:	1/1/2023		\$200,019
(E) NUMBER OF UNITS:			66

ANALYSIS OF MONTHLY <u>RESERVE</u> CONTRIBUTION	PERIOD			TOTAL	PER UNIT ¹
(F) CURRENTLY BUDGETED PER ASSOCIATION:	1/1/2022	through	12/31/2022	\$4,247.00	\$64.35
(G) RECOMMENDED TO BUDGET (see Funding Plan #3²):	1/1/2023	through	12/31/2023	\$5,589.05	\$84.68
(H) <u>DOLLAR</u> INCREASE / (DECREASE) ("G" less "F"):	1/1/2023	through	12/31/2023	\$1,342.05	\$20.33
(I) <u>%</u> INCREASE / (DECREASE) ("H" divided by "F"):	1/1/2023	through	12/31/2023	31.60%	31.60%
(J) SPECIAL ASSESSMENT (ANNUAL) - IN ADDITION TO "G":	1/1/2023	through	12/31/2023	\$0.00	\$0.00
(K) FUTURE <u>ANNUAL</u> % INCREASES / (DECREASES):	1/1/2024	through	12/31/2025	31.60%	31.60%

ANALYSIS OF MONTHLY <u>ASSESSMENT</u> ("DUES"):	PERIOD			TOTAL	PER UNIT ¹
(L) CURRENTLY BUDGETED PER ASSOCIATION:	1/1/2022	through	12/31/2022	\$23,845.00	\$361.29
(M) RESERVE CONTRIBUTION <u>%</u> (item "F" divided by "L"):	1/1/2022	through	12/31/2022	17.81%	17.81%
(N) % CHANGE IN ASSESSMENT ("H" divided by "L") (if recommended reserve contribution implemented)	1/1/2023	through	12/31/2023	5.63%	5.63%

ACCUMULATED DEPRECIATION:	PERIOD			TOTAL	PER UNIT ¹
("ideal reserve balance" / funds in reserve accounts necessary to achieve 100% funding for the current year)	1/1/2023	through	12/31/2023	\$453,918	\$6,878

OVERAGE / (DEFICIT):	PERIOD			TOTAL	PER UNIT ¹
(between "actual" and "ideal" reserve balance)	1/1/2022	through	12/31/2022	(\$253,899)	(\$3,847)

PERCENT FUNDED³

as of 1/1/2023	44.07%
as of 12/31/2023 (if Funding Plan #3 ² recommended above is followed)	47.71%

FOOTNOTES:

1. Per Unit amounts reflect "Total" amounts divided by units - no adjustments made for variable rate assessments.
2. Funding Plan #3 reflects minimum funding and may only marginally cover total annual expenditures in some years.
3. Actual reserve balance (item "D") divided by accumulated depreciation (per schedule).

FINANCIAL ANALYSIS

This **Financial Analysis** reveals the financial ramifications over a 30-year projection resulting from the Condition Assessment, and consists of the following schedules:

- 1) **COMPONENT INVENTORY** - Lists all the components compiled from the Condition Assessment, including their quantity, typical useful lives, estimated remaining lives and average costs. Also provided for each component is an allocation of the beginning reserve balance, annual depreciation, accumulated depreciation, and monthly contributions.
- 1) **FUNDING PLANS / ILLUSTRATIONS** - Four funding plans / illustrations are provided to illustrate the effects of various levels of reserve contributions versus anticipated reserve expenditures. They include 30 years of activity, are detailed on an **annual** basis, and include interest income earned on reserve funds (net of taxes), which can offset the amount of contributions required.
- 2) **FUNDING ILLUSTRATION #1** - This illustration assumes that the current reserve contribution will remain the same throughout the 30-year projection. In most cases this will not be sufficient to cover future reserve expenditures over the 30-year period. **This is not a recommended funding plan.**
- 3) **FUNDING ILLUSTRATION #2** - This illustration also assumes that the current reserve contribution will remain the same throughout the 30-year projection. However, special assessments are generated for any year that the reserve balance would otherwise drop below \$0.00. **This is not a recommended funding plan**
- 4) **FUNDING PLAN #3** - This plan increases (or sometimes decreases) current reserve contributions as necessary to cover all future expenditures and achieve 100% funding at least by the end of the 30-year projection. It most fairly matches the depreciation of the common components and the enjoyment of the benefits. **This is a recommended funding plan** and fulfills the requirement of the California Civil Code with respect to distribution of a full funding plan.
- 5) **FUNDING ILLUSTRATION #4** - This illustration dictates what the reserve contribution would need to be to achieve annual 100% funding.
- 6) **COMPARISON OF FUNDING PLANS / ILLUSTRATIONS** - Details comparison of the 4 funding plans / illustrations on an annual basis, including the **monthly** reserve contributions and the percent funded for each year.
- 7) **GRAPH: FUNDING PLANS / ILLUSTRATIONS 1-4 vs. RESERVE EXPENDITURES** - Shows the cash receipts (reserve contributions plus interest income) in each of the 4 funding plans / illustrations versus the total reserve expenditures on an annual basis.
- 8) **GRAPH: FUNDING PLANS / ILLUSTRATIONS 1-4 vs. ACCUMULATED DEPRECIATION** - Shows the cash receipts versus the accumulated depreciation on an annual basis.
- 9) **RESERVE EXPENDITURES BY YEAR** – Details the component expenditures for each year they come due.
- 10) **COMPONENT ACCUMULATED DEPRECIATION ANALYSIS** – Calculates the accumulated depreciation for each component at year-end. The total accumulated depreciation per year is ideally the amount that should be in reserves and represents 100% funded. For example, if a component cost is \$1,000, has a useful life of 10 years and is 6 years old, then \$600 should be in reserves: \$1,000 divided by 10 years = \$100 per year x 6 years of depreciation.

COMPONENT INVENTORY**threshold = \$500****VOGUE CONDOMINIUMS ASSOCIATION, INC.****AS OF: 1/1/2023**

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEP RE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEP RE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND
ROOF/DECKS											
composition shingle roof	0101	17,600 sq ft	19	9	106,050 ⁶	5,582	24,595	55,816	(31,221)	522.23	687.26
roof maintenance	0102	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
roof deck-resurface	0103	1,867 sq ft	12	9	17,300 ⁶	1,442	1,906	4,325	(2,419)	40.47	53.25
roof deck-coating	0104	1,867 sq ft	5	3	5,750 ⁶	1,150	1,013	2,300	(1,287)	21.52	28.32
balcony maintenance	0105	unit owner	n/a	n/a	0	0	0	0	0	0.00	0.00
exterior elevated elements inspection	0106	1 inspection	9	1	34,000 ¹	3,778	13,317	30,222	(16,905)	282.77	372.12
gutters & downspouts-30%	0107	240 lin ft	30	14	2,700 ⁶	90	635	1,440	(805)	13.47	17.73
gutters & downspouts-70%	0108	480 lin ft	30	4	5,200 ⁶	173	1,986	4,507	(2,521)	42.17	55.49
STRUCTURE											
structural pest control	0201	1 building	10	3	8,250 ⁶	825	2,545	5,775	(3,230)	54.03	71.11
fire door	0202	1 door	10	5	5,150 ⁶	515	1,135	2,575	(1,440)	24.09	31.71
utility doors	0203	2 sets @ 288 sq ft	15	4	2,950 ⁶	197	953	2,163	(1,210)	20.24	26.63
PAINT											
stucco	0301	33,200 sq ft	15	11	68,400 ⁶	4,560	8,037	18,240	(10,203)	170.66	224.59
trim-wood & metal	0302	66 units	7	0	15,300 ⁶	2,186	6,742	15,300	(8,558)	143.15	188.39
garage walls	0303	14,000 sq ft	15	9	19,450 ⁶	1,297	3,428	7,780	(4,352)	72.79	95.79
lobby & hallways	0304	19,600 sq ft	7	1	27,250 ⁶	3,893	10,292	23,357	(13,065)	218.54	287.59
stairwells	0305	9,500 sq ft	7	1	13,200 ⁶	1,886	4,986	11,314	(6,328)	105.86	139.31
laundry room	0306	1,400 sq ft	7	1	1,950 ⁶	279	736	1,671	(935)	15.63	20.57
gazebo	0307	300 sq ft	6	4	1,250 ⁶	208	184	417	(233)	3.90	5.13
wallpaper	0308	allowance	17	1	1,100 ⁶	65	456	1,035	(579)	9.68	12.74
MECHANICAL											
elevator-controller	0401	1 @ 2,000 lbs	25	16	25,750 ⁶	1,030	4,085	9,270	(5,185)	86.73	114.14
elevator-door assembly equipment	0402	1 door assembly	25	16	30,900 ⁶	1,236	4,902	11,124	(6,222)	104.08	136.97
elevator-hydraulic cylinder	0403	1 cylinder	30	21	30,900 ⁶	1,030	4,085	9,270	(5,185)	86.73	114.14
elevator-cab remodel	0404	1 cab	30	21	7,200 ⁶	240	952	2,160	(1,208)	20.21	26.60
elevator-pump/motor	0405	1 pump/motor	30	21	30,900 ⁶	1,030	4,085	9,270	(5,185)	86.73	114.14
elevator-load test	0406	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
gate operators	0407	3 operators	14	0	9,750 ⁶	696	4,296	9,750	(5,454)	91.22	120.05
gate moving parts	0408	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
trash chute doors	0409	1 door	15	6	4,650 ⁶	310	1,229	2,790	(1,561)	26.10	34.35
exhaust fan	0410	1 fan	8	1	5,150 ⁶	644	1,986	4,506	(2,520)	42.16	55.48

COMPONENT INVENTORY**threshold = \$500****VOGUE CONDOMINIUMS ASSOCIATION, INC.****AS OF: 1/1/2023**

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND
PLUMBING											
sump pumps	0501	2 sump pumps	12	3	4,750 ⁶	396	1,570	3,563	(1,993)	33.34	43.87
drainage/sewer piping	0502	allowance	10	4	41,200 ⁶	4,120	10,893	24,720	(13,827)	231.29	304.38
boiler	0503	1 boiler	15	14	23,550 ⁶	1,570	692	1,570	(878)	14.69	19.33
storage tank	0504	1 @ 115 gallons	14	2	6,200 ⁶	443	2,342	5,314	(2,972)	49.72	65.43
fire sprinkler system	0505	1 system	8	5	3,600 ⁶	450	595	1,350	(755)	12.63	16.62
fire riser stand pipe	0506	1 stand pipe	8	4	3,600 ⁶	450	793	1,800	(1,007)	16.84	22.16
fire certification test	0507	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
ELECTRICAL											
intercom	0601	1 intercom	16	5	4,900 ⁶	306	1,485	3,369	(1,884)	31.52	41.48
fire alarm panel & annunciator	0602	1 panel	18	11	13,900 ⁶	772	2,382	5,406	(3,024)	50.58	66.56
light fixtures-staircase & hallways	0603	allowance	20	5	3,500 ⁶	175	1,157	2,625	(1,468)	24.56	32.32
light fixtures-garage	0604	allowance	20	3	12,750 ⁶	638	4,776	10,838	(6,062)	101.40	133.45
light fixtures-landscape	0605	allowance	10	4	3,100 ⁶	310	820	1,860	(1,040)	17.40	22.90
light fixtures-exterior	0606	allowance	15	5	3,950 ⁶	263	1,160	2,633	(1,473)	24.64	32.42
surveillance system	0607	1 system	14	10	21,650 ⁶	1,546	2,726	6,186	(3,460)	57.88	76.17
electrical contingency	0608	allowance	10	4	9,800 ⁶	980	2,591	5,880	(3,289)	55.02	72.40
FLOORING											
carpeting	0701	575 sq yds	16	1	23,700 ⁶	1,481	9,791	22,219	(12,428)	207.89	273.58
tile-hallways,lobby, laundry	0702	1,740 sq ft	28	6	28,700 ⁶	1,025	9,937	22,550	(12,613)	210.99	277.66
slate tile-replace	0703	300 sq ft	20	7	6,200 ⁶	310	1,776	4,030	(2,254)	37.71	49.62
slate tile-seal	0704	300 sq ft	5	2	1,250 ⁶	250	330	750	(420)	7.02	9.23
POOL											
pool-fiberglass	0801	1 pool	30	24	36,050 ⁶	1,202	3,177	7,210	(4,033)	67.46	88.78
pool-repairs	0802	allowance	10	5	5,150 ⁶	515	1,135	2,575	(1,440)	24.09	31.71
heater	0803	1 heater	15	2	4,400 ⁶	293	1,680	3,813	(2,133)	35.68	46.95
pump	0804	1 pump	7	3	950 ⁶	136	239	543	(304)	5.08	6.69
filter	0805	1 filter	10	4	1,200 ⁶	120	317	720	(403)	6.74	8.87
furniture	0806	allowance	10	3	3,600 ⁶	360	1,110	2,520	(1,410)	23.58	31.03

COMPONENT INVENTORY**threshold = \$500****VOGUE CONDOMINIUMS ASSOCIATION, INC.****AS OF: 1/1/2023**

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEP'RE	RESERVES			MONTHLY CONTRIBUTION		
			USEFUL	REMAIN			ACTUAL	ACCUM DEP'RE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND	
LANDSCAPE/ HARDSCAPE												
metal gates/railing-1st floor	0901	784 sq ft	30	5	8,900 ⁶	297	3,268	7,417	(4,149)	69.40	91.32	
metal railings-pool deck	0902	320 sq ft	30	4	3,650 ⁶	122	1,394	3,163	(1,769)	29.59	38.95	
metal railings-balconies	0903	65 units	30	11	30,150 ⁶	1,005	8,414	19,095	(10,681)	178.66	235.12	
metal railings-garage	0904	360 sq ft	30	14	4,800 ⁶	160	1,128	2,560	(1,432)	23.95	31.52	
irrigation system	0905	repair allowance	12	4	5,150 ⁶	429	1,513	3,433	(1,920)	32.12	42.27	
landscape refurbishment	0906	allowance	12	5	7,750 ⁶	646	1,992	4,521	(2,529)	42.30	55.67	
tree trimming	0907	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00	
concrete	0908	repair allowance	5	2	5,150 ⁶	1,030	1,362	3,090	(1,728)	28.91	38.05	
masonry walls	0909	repair allowance	10	4	5,150 ⁶	515	1,362	3,090	(1,728)	28.91	38.05	
RECREATION FACILITIES												
furniture-lobby/hallways	1001	allowance	12	4	5,150 ⁶	429	1,513	3,433	(1,920)	32.12	42.27	
MISCELLANEOUS												
mailboxes	1101	66 mailboxes	18	10	6,450 ⁶	358	1,263	2,867	(1,604)	26.82	35.30	
washers	1102	6 washers	6	3	7,250 ⁶	1,208	1,597	3,625	(2,028)	33.92	44.63	
dryers	1103	6 dryers	6	4	7,250 ⁶	1,208	1,065	2,417	(1,352)	22.61	29.76	
fire hoses	1104	18 fire hoses	12	4	5,300 ⁶	442	1,557	3,533	(1,976)	33.06	43.50	
fire certification test, service	1105	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00	
CONTINGENCY RESERVE	1201	5% of total annual expenditures - see "Reserve Expenditures by Year" schedule for details				1,253	1,253	552	1,253	(701)	11.72	15.42
TOTALS					851,453	61,553	200,019	453,918	(253,899)	4,247.00	5,589.05	

COST SOURCES

- 1) In-house database. Developed from experience of costs for recent repairs, replacements, or restoration of components in similar properties.
- 2) Based on contractor proposal provided by association and/or information from association's vendors.
- 3) Based on actual cost of recent repair, replacement, or restoration of component - information provided by association.
- 4) National cost guide (National Construction Estimator, R.S. Means, LSI, etc.)
- 5) Per Mechanical Engineering Evaluation
- 6) Per information in previous non-RSI study

Percent Funded: ratio of the actual reserve balance to the component accumulated depreciation**44.07%**

COMPONENT INVENTORY ADDENDUM
VOGUE CONDOMINIUMS ASSOCIATION, INC.

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST
			USEFUL	REMAIN	
COMPONENTS WITH 0 YEARS REMAINING LIFE:					
trim-wood & metal	0302	66 units	7	0	15,300
gate operators	0407	3 operators	14	0	9,750
TOTAL					25,050
COMPONENTS WITH 1 YEAR REMAINING LIFE:					
exterior elevated elements inspection	0106	1 inspection	9	1	34,000
lobby & hallways	0304	19,600 sq ft	7	1	27,250
stairwells	0305	9,500 sq ft	7	1	13,200
laundry room	0306	1,400 sq ft	7	1	1,950
wallpaper	0308	allowance	17	1	1,100
exhaust fan	0410	1 fan	8	1	5,150
carpeting	0701	575 sq yds	16	1	23,700
TOTAL					106,350
COMPONENTS WITH 2 YEARS REMAINING LIFE:					
storage tank	0504	1 @ 115 gallons	14	2	6,200
slate tile-seal	0704	300 sq ft	5	2	1,250
heater	0803	1 heater	15	2	4,400
concrete	0908	repair allowance	5	2	5,150
TOTAL					17,000

COMPARISON OF FUNDING PLANS / ILLUSTRATIONS
VOGUE CONDOMINIUMS ASSOCIATION, INC.

FUNDING ILLUSTRATION #1			FUNDING ILLUSTRATION #2			FUNDING PLAN #3			FUNDING ILLUSTRATION #4		
YEAR	Monthly Contribution	Percent Funded	Monthly Contribution	Annual % Change	Percent Funded	Monthly Contribution	Annual % Change	Percent Funded	Monthly Contribution	Annual % Change	Percent Funded
1/1/2023	4,247	44.07%	4,247	0.00%	44.07%	5,589	31.60%	44.07%	27,580	549.40%	44.07%
1/1/2024	4,247	44.52%	4,247	0.00%	44.52%	7,355	31.60%	47.71%	6,090	-77.92%	100.00%
1/1/2025	4,247	34.82%	4,247	0.00%	34.82%	9,679	31.60%	46.34%	6,436	5.68%	100.00%
1/1/2026	4,247	37.10%	4,247	0.00%	37.10%	9,679	0.00%	59.81%	6,879	6.89%	100.00%
1/1/2027	4,247	35.25%	4,247	0.00%	35.25%	9,679	0.00%	68.31%	6,689	-2.77%	100.00%
1/1/2028	4,247	25.30%	4,247	0.00%	25.30%	9,679	0.00%	73.08%	6,836	2.20%	100.00%
1/1/2029	4,247	23.94%	4,247	0.00%	23.94%	9,679	0.00%	80.79%	7,028	2.81%	100.00%
1/1/2030	4,247	23.98%	4,247	0.00%	23.98%	9,679	0.00%	87.54%	7,365	4.80%	100.00%
1/1/2031	4,247	24.53%	4,247	0.00%	24.53%	9,679	0.00%	92.84%	8,112	10.14%	100.00%
1/1/2032	4,247	21.81%	4,247	0.00%	21.81%	9,679	0.00%	95.96%	7,637	-5.86%	100.00%
1/1/2033	4,247	0.09%	7,839	84.57%	0.09%	9,679	0.00%	99.44%	8,006	4.83%	100.00%
1/1/2034	4,247	-7.41%	12,655	61.45%	0.02%	9,679	0.00%	102.90%	7,500	-6.31%	100.00%
1/1/2035	4,247	-27.78%	4,247	-66.44%	0.00%	9,679	0.00%	108.29%	7,865	4.86%	100.00%
1/1/2036	4,247	-17.84%	4,247	0.00%	6.20%	9,679	0.00%	110.81%	8,696	10.57%	100.00%
1/1/2037	4,247	-12.76%	9,222	117.14%	8.63%	9,679	0.00%	111.37%	8,444	-2.90%	100.00%
1/1/2038	4,247	-33.61%	7,980	-13.46%	0.01%	9,679	0.00%	115.08%	8,762	3.76%	100.00%
1/1/2039	4,247	-40.39%	10,980	37.59%	0.00%	9,679	0.00%	116.64%	8,653	-1.24%	100.00%
1/1/2040	4,247	-56.07%	6,255	-43.03%	0.00%	9,679	0.00%	119.53%	8,627	-0.30%	100.00%
1/1/2041	4,247	-57.37%	4,247	-32.11%	0.01%	9,679	0.00%	120.68%	9,177	6.38%	100.00%
1/1/2042	4,247	-43.80%	4,247	0.00%	5.62%	9,679	0.00%	118.65%	9,266	0.96%	100.00%
1/1/2043	4,247	-42.05%	4,247	0.00%	4.07%	9,679	0.00%	118.05%	10,414	12.39%	100.00%
1/1/2044	4,247	-32.30%	11,489	170.51%	7.92%	9,679	0.00%	114.74%	10,016	-3.82%	100.00%
1/1/2045	4,247	-55.62%	8,297	-27.78%	0.01%	9,679	0.00%	115.85%	10,067	0.51%	100.00%
1/1/2046	4,247	-60.16%	4,505	-45.70%	0.00%	9,679	0.00%	114.87%	11,181	11.06%	100.00%
1/1/2047	4,247	-55.10%	21,022	366.60%	0.01%	9,679	0.00%	111.51%	10,294	-7.93%	100.00%
1/1/2048	4,247	-90.72%	4,247	-79.80%	0.01%	9,679	0.00%	112.49%	11,048	7.33%	100.00%
1/1/2049	4,247	-78.66%	9,555	124.99%	1.83%	9,679	0.00%	109.17%	10,938	-1.00%	100.00%
1/1/2050	4,247	-87.79%	4,247	-55.55%	0.00%	9,679	0.00%	107.41%	12,748	16.55%	100.00%
1/1/2051	4,247	-77.95%	33,847	696.96%	0.31%	9,679	0.00%	102.80%	11,590	-9.08%	100.00%
1/1/2052	4,247	-159.51%	15,514	-54.17%	0.01%	9,679	0.00%	100.59%	11,743	1.31%	100.00%

AVERAGE:

-26.40%

10.55%

99.42%

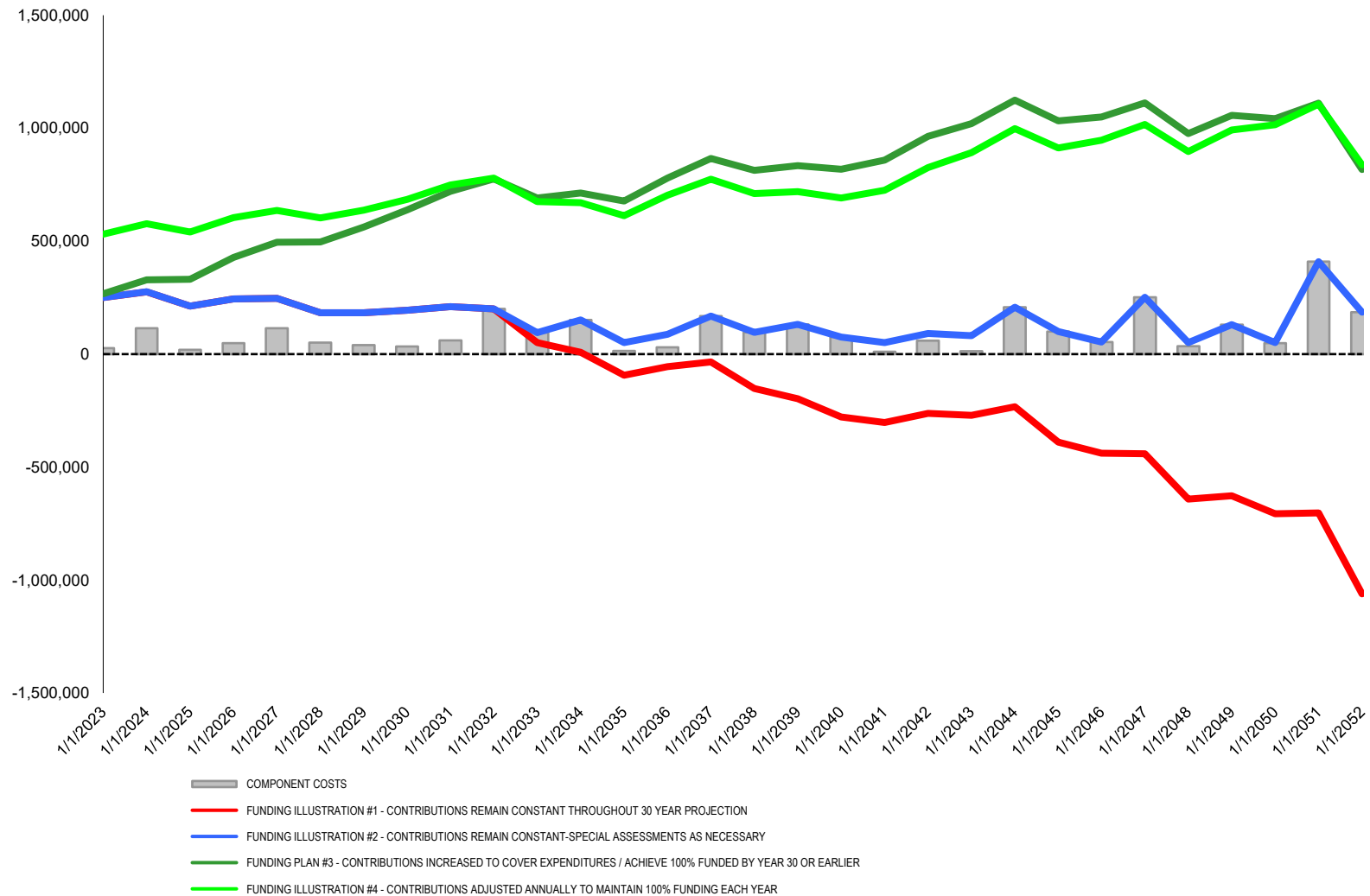
100.00%

FOOTNOTES:

(1) If there are special assessments, they are prorated on a monthly basis

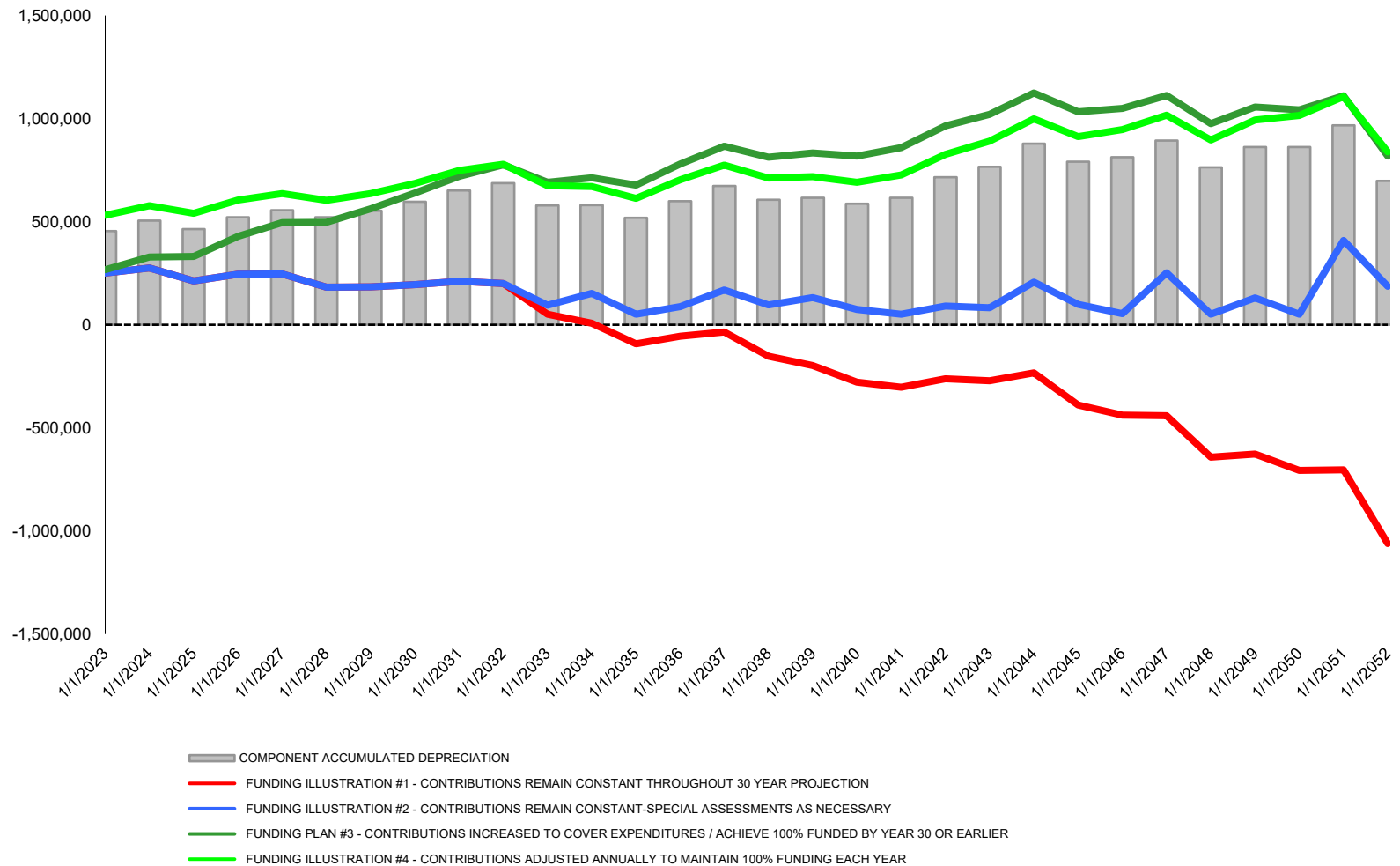
VOGUE CONDOMINIUMS ASSOCIATION, INC.

GRAPH 1: FUNDING PLAN / ILLUSTRATIONS 1-4 vs COMPONENT COSTS



VOGUE CONDOMINIUMS ASSOCIATION, INC.

GRAPH 2: FUNDING PLAN / ILLUSTRATIONS 1-4 vs COMPONENT DEPRECIATION



FUNDING ILLUSTRATION #1 (assumption: current contribution remains constant throughout 30 year projection) **ILLUSTRATION ONLY / NOT RECOMMENDED**
VOGUE CONDOMINIUMS ASSOCIATION, INC. **ANNUAL BASIS**

DESCRIPTION	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037
RESERVE CONTRIBUTION	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(26,303)	(114,258)	(18,687)	(48,702)	(115,029)	(50,516)	(40,184)	(34,396)	(60,737)	(200,318)	(94,496)	(151,953)	(13,825)	(29,992)	(168,714)
NET RECEIPTS/(DISBURSE)	24,662	(63,294)	32,277	2,262	(64,065)	449	10,781	16,568	(9,773)	(149,354)	(43,532)	(100,989)	37,139	20,972	(117,750)
CASH BALANCE: begin year	200,019	224,680	161,386	193,664	195,925	131,861	132,309	143,090	159,658	149,885	531	(43,001)	(143,990)	(106,851)	(85,879)
CASH BALANCE: end year	224,680	161,386	193,664	195,925	131,861	132,309	143,090	159,658	149,885	531	(43,001)	(143,990)	(106,851)	(85,879)	(203,629)
COMPONENT ACCUMULATED DEPRECIATION (c)	453,918	504,675	463,496	522,037	555,885	521,119	552,632	596,781	650,769	687,382	578,707	580,280	518,330	598,884	673,249
less: beginning cash balance	200,019	224,680	161,386	193,664	195,925	131,861	132,309	143,090	159,658	149,885	531	(43,001)	(143,990)	(106,851)	(85,879)
over/(under) funded-total	(253,899)	(279,995)	(302,109)	(328,374)	(359,959)	(389,258)	(420,322)	(453,691)	(491,111)	(537,497)	(578,176)	(623,281)	(662,320)	(705,735)	(759,128)
" " " per unit	(3,847)	(4,242)	(4,577)	(4,975)	(5,454)	(5,898)	(6,369)	(6,874)	(7,441)	(8,144)	(8,760)	(9,444)	(10,035)	(10,693)	(11,502)

DESCRIPTION	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052
RESERVE CONTRIBUTION	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(95,823)	(131,775)	(74,975)	(10,871)	(59,989)	(12,540)	(207,358)	(99,643)	(54,009)	(252,258)	(35,298)	(130,383)	(47,971)	(409,113)	(186,218)
NET RECEIPTS/(DISBURSE)	(44,859)	(80,811)	(24,011)	40,093	(9,025)	38,424	(156,394)	(48,679)	(3,045)	(201,294)	15,666	(79,419)	2,993	(358,149)	(135,254)
CASH BALANCE: begin year	(203,629)	(248,488)	(329,299)	(353,311)	(313,217)	(322,242)	(283,818)	(440,212)	(488,891)	(491,936)	(693,230)	(677,564)	(756,983)	(753,990)	(1,112,139)
CASH BALANCE: end year	(248,488)	(329,299)	(353,311)	(313,217)	(322,242)	(283,818)	(440,212)	(488,891)	(491,936)	(693,230)	(677,564)	(756,983)	(753,990)	(1,112,139)	(1,247,392)
COMPONENT ACCUMULATED DEPRECIATION (c)	605,868	615,189	587,250	615,795	715,049	766,247	878,673	791,508	812,675	892,835	764,106	861,387	862,256	967,263	697,236
less: beginning cash balance	(203,629)	(248,488)	(329,299)	(353,311)	(313,217)	(322,242)	(283,818)	(440,212)	(488,891)	(491,936)	(693,230)	(677,564)	(756,983)	(753,990)	(1,112,139)
over/(under) funded-total	(809,497)	(863,677)	(916,550)	(969,105)	(1,028,266)	(1,088,489)	(1,162,491)	(1,231,720)	(1,301,566)	(1,384,771)	(1,457,336)	(1,538,951)	(1,619,239)	(1,721,253)	(1,809,374)
" " " per unit	(12,265)	(13,086)	(13,887)	(14,683)	(15,580)	(16,492)	(17,614)	(18,662)	(19,721)	(20,981)	(22,081)	(23,317)	(24,534)	(26,080)	(27,415)

FOOTNOTES: (a) Interest income calculated on average balance less Federal & State income taxes of 39.3%
(b) See "Reserve Expenditures By Year Schedule"
(c) See "Component Accumulated Depreciation Analysis"

Rate: 0.0000%

FUNDING ILLUSTRATION #2 (assumption: current contribution constant - special assess as necessary) **ILLUSTRATION ONLY / NOT RECOMMENDED**
VOGUE CONDOMINIUMS ASSOCIATION, INC. **ANNUAL BASIS**

DESCRIPTION	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037
RESERVE CONTRIBUTION	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	43,100	100,900	0	0	59,700
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(26,303)	(114,258)	(18,687)	(48,702)	(115,029)	(50,516)	(40,184)	(34,396)	(60,737)	(200,318)	(94,496)	(151,953)	(13,825)	(29,992)	(168,714)
NET RECEIPTS/(DISBURSE)	24,662	(63,294)	32,277	2,262	(64,065)	449	10,781	16,568	(9,773)	(149,354)	(432)	(89)	37,139	20,972	(58,050)
CASH BALANCE: begin year	200,019	224,680	161,386	193,664	195,925	131,861	132,309	143,090	159,658	149,885	531	99	10	37,149	58,121
CASH BALANCE: end year	224,680	161,386	193,664	195,925	131,861	132,309	143,090	159,658	149,885	531	99	10	37,149	58,121	71
COMPONENT ACCUMULATED DEPRECIATION (c)	453,918	504,675	463,496	522,037	555,885	521,119	552,632	596,781	650,769	687,382	578,707	580,280	518,330	598,884	673,249
less: beginning cash balance	200,019	224,680	161,386	193,664	195,925	131,861	132,309	143,090	159,658	149,885	531	99	10	37,149	58,121
over/(under) funded-total	(253,899)	(279,995)	(302,109)	(328,374)	(359,959)	(389,258)	(420,322)	(453,691)	(491,111)	(537,497)	(578,176)	(580,181)	(518,320)	(561,735)	(615,128)
" " " per unit	(3,847)	(4,242)	(4,577)	(4,975)	(5,454)	(5,898)	(6,369)	(6,874)	(7,441)	(8,144)	(8,760)	(8,791)	(7,853)	(8,511)	(9,320)

DESCRIPTION	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052
RESERVE CONTRIBUTION	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964	50,964
SPECIAL ASSESSMENT	44,800	80,800	24,100	0	0	0	86,900	48,600	3,100	201,300	0	63,700	0	355,200	135,200
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(95,823)	(131,775)	(74,975)	(10,871)	(59,989)	(12,540)	(207,358)	(99,643)	(54,009)	(252,258)	(35,298)	(130,383)	(47,971)	(409,113)	(186,218)
NET RECEIPTS/(DISBURSE)	(59)	(11)	89	40,093	(9,025)	38,424	(69,494)	(79)	55	6	15,666	(15,719)	2,993	(2,949)	(54)
CASH BALANCE: begin year	71	12	1	89	40,183	31,158	69,582	88	9	64	70	15,736	17	3,010	61
CASH BALANCE: end year	12	1	89	40,183	31,158	69,582	88	9	64	70	15,736	17	3,010	61	8
COMPONENT ACCUMULATED DEPRECIATION (c)	605,868	615,189	587,250	615,795	715,049	766,247	878,673	791,508	812,675	892,835	764,106	861,387	862,256	967,263	697,236
less: beginning cash balance	71	12	1	89	40,183	31,158	69,582	88	9	64	70	15,736	17	3,010	61
over/(under) funded-total	(605,797)	(615,177)	(587,250)	(615,705)	(674,866)	(735,089)	(809,091)	(791,420)	(812,666)	(892,771)	(764,036)	(845,651)	(862,239)	(964,253)	(697,174)
" " " per unit	(9,179)	(9,321)	(8,898)	(9,329)	(10,225)	(11,138)	(12,259)	(11,991)	(12,313)	(13,527)	(11,576)	(12,813)	(13,064)	(14,610)	(10,563)

FOOTNOTES: (a) Interest income calculated on average balance less Federal & State income taxes of 39.3%
(b) See "Reserve Expenditures By Year Schedule"
(c) See "Component Accumulated Depreciation Analysis"

Rate: 0.0000%

FUNDING PLAN #3 (assumption: current contribution increased as necessary to cover all expenditures)
VOGUE CONDOMINIUMS ASSOCIATION, INC.

RECOMMENDED TO BE ADOPTED

ANNUAL BASIS

DESCRIPTION	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037
RESERVE CONTRIBUTION	67,069	88,262	116,153	116,153	116,153	116,153	116,153	116,153	116,153	116,153	116,153	116,153	116,153	116,153	116,153
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(26,303)	(114,258)	(18,687)	(48,702)	(115,029)	(50,516)	(40,184)	(34,396)	(60,737)	(200,318)	(94,496)	(151,953)	(13,825)	(29,992)	(168,714)
NET RECEIPTS/(DISBURSE)	40,766	(25,996)	97,466	67,451	1,125	65,638	75,970	81,757	55,416	(84,165)	21,657	(35,800)	102,328	86,161	(52,561)
CASH BALANCE: begin year	200,019	240,785	214,789	312,256	379,707	380,831	446,469	522,439	604,196	659,612	575,447	597,105	561,305	663,633	749,794
CASH BALANCE: end year	240,785	214,789	312,256	379,707	380,831	446,469	522,439	604,196	659,612	575,447	597,105	561,305	663,633	749,794	697,233
COMPONENT ACCUMULATED DEPRECIATION (c)	453,918	504,675	463,496	522,037	555,885	521,119	552,632	596,781	650,769	687,382	578,707	580,280	518,330	598,884	673,249
less: beginning cash balance	200,019	240,785	214,789	312,256	379,707	380,831	446,469	522,439	604,196	659,612	575,447	597,105	561,305	663,633	749,794
over/(under) funded-total	(253,899)	(263,890)	(248,706)	(209,781)	(176,178)	(140,287)	(106,162)	(74,342)	(46,573)	(27,770)	(3,259)	16,825	42,975	64,749	76,545
" " " per unit	(3,847)	(3,998)	(3,768)	(3,179)	(2,669)	(2,126)	(1,609)	(1,126)	(706)	(421)	(49)	255	651	981	1,160

DESCRIPTION	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052
RESERVE CONTRIBUTION	116,153	116,153	116,153	116,153	116,153	116,153	116,153	116,153	116,153	116,153	116,153	116,153	116,153	116,153	116,153
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(95,823)	(131,775)	(74,975)	(10,871)	(59,989)	(12,540)	(207,358)	(99,643)	(54,009)	(252,258)	(35,298)	(130,383)	(47,971)	(409,113)	(186,218)
NET RECEIPTS/(DISBURSE)	20,330	(15,622)	41,178	105,283	56,165	103,613	(91,205)	16,510	62,144	(136,105)	80,855	(14,230)	68,182	(292,959)	(70,064)
CASH BALANCE: begin year	697,233	717,563	701,942	743,119	848,402	904,567	1,008,180	916,975	933,485	995,629	859,524	940,380	926,150	994,332	701,373
CASH BALANCE: end year	717,563	701,942	743,119	848,402	904,567	1,008,180	916,975	933,485	995,629	859,524	940,380	926,150	994,332	701,373	631,308
COMPONENT ACCUMULATED DEPRECIATION (c)	605,868	615,189	587,250	615,795	715,049	766,247	878,673	791,508	812,675	892,835	764,106	861,387	862,256	967,263	697,236
less: beginning cash balance	697,233	717,563	701,942	743,119	848,402	904,567	1,008,180	916,975	933,485	995,629	859,524	940,380	926,150	994,332	701,373
over/(under) funded-total	91,365	102,374	114,691	127,325	133,353	138,319	129,506	125,467	120,810	102,794	95,418	78,993	63,894	27,069	4,137
" " " per unit	1,384	1,551	1,738	1,929	2,021	2,096	1,962	1,901	1,830	1,557	1,446	1,197	968	410	63

FOOTNOTES: (a) Interest income calculated on average balance less Federal & State income taxes of 39.3%
(b) See "Reserve Expenditures By Year Schedule"
(c) See "Component Accumulated Depreciation Analysis"

Rate: 0.0000%

FUNDING ILLUSTRATION #4 (assumption: contributions as necessary for 100% funding annually)
VOGUE CONDOMINIUMS ASSOCIATION, INC.

ILLUSTRATION ONLY - NOT RECOMMENDED
ANNUAL BASIS

DESCRIPTION	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037
RESERVE CONTRIBUTION	330,959	73,079	77,228	82,550	80,263	82,029	84,333	88,384	97,350	91,643	96,069	90,003	94,379	104,357	101,333
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(26,303)	(114,258)	(18,687)	(48,702)	(115,029)	(50,516)	(40,184)	(34,396)	(60,737)	(200,318)	(94,496)	(151,953)	(13,825)	(29,992)	(168,714)
NET RECEIPTS/(DISBURSE)	304,656	(41,179)	58,541	33,847	(34,766)	31,513	44,149	53,988	36,613	(108,675)	1,573	(61,950)	80,554	74,365	(67,381)
CASH BALANCE: begin year	200,019	504,675	463,496	522,037	555,885	521,119	552,632	596,781	650,769	687,382	578,707	580,280	518,330	598,884	673,249
CASH BALANCE: end year	504,675	463,496	522,037	555,885	521,119	552,632	596,781	650,769	687,382	578,707	580,280	518,330	598,884	673,249	605,868
COMPONENT ACCUMULATED DEPRECIATION (c)	453,918	504,675	463,496	522,037	555,885	521,119	552,632	596,781	650,769	687,382	578,707	580,280	518,330	598,884	673,249
less: beginning cash balance	200,019	504,675	463,496	522,037	555,885	521,119	552,632	596,781	650,769	687,382	578,707	580,280	518,330	598,884	673,249
over/(under) funded-total	(253,899)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
" " " per unit	(3,847)	0	0	0	0	0	0	0	0	0	0	0	0	0	0

DESCRIPTION	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052
RESERVE CONTRIBUTION	105,144	103,836	103,520	110,125	111,187	124,966	120,193	120,810	134,169	123,529	132,579	131,252	152,978	139,086	140,910
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(95,823)	(131,775)	(74,975)	(10,871)	(59,989)	(12,540)	(207,358)	(99,643)	(54,009)	(252,258)	(35,298)	(130,383)	(47,971)	(409,113)	(186,218)
NET RECEIPTS/(DISBURSE)	9,321	(27,939)	28,544	99,254	51,199	112,426	(87,165)	21,167	80,160	(128,729)	97,281	870	105,006	(270,027)	(45,308)
CASH BALANCE: begin year	605,868	615,189	587,250	615,795	715,049	766,247	878,673	791,508	812,675	892,835	764,106	861,387	862,256	967,263	697,236
CASH BALANCE: end year	615,189	587,250	615,795	715,049	766,247	878,673	791,508	812,675	892,835	764,106	861,387	862,256	967,263	697,236	651,928
COMPONENT ACCUMULATED DEPRECIATION (c)	605,868	615,189	587,250	615,795	715,049	766,247	878,673	791,508	812,675	892,835	764,106	861,387	862,256	967,263	697,236
less: beginning cash balance	605,868	615,189	587,250	615,795	715,049	766,247	878,673	791,508	812,675	892,835	764,106	861,387	862,256	967,263	697,236
over/(under) funded-total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
" " " per unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

FOOTNOTES: (a) Interest income calculated on average balance less Federal & State income taxes of 39.3%
(b) See "Reserve Expenditures By Year Schedule"
(c) See "Component Accumulated Depreciation Analysis"

Rate: 0.0000%

RESERVE EXPENDITURES BY YEAR
VOGUE CONDOMINIUMS ASSOCIATION, INC.

1/1/2023 through 1/1/2037

EXPENDITURES	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037
ROOF/DECKS															
composition shingle roof	0	0	0	0	0	0	0	0	0	130,363	0	0	0	0	0
roof maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
roof deck-resurface	0	0	0	0	0	0	0	0	0	21,266	0	0	0	0	0
roof deck-coating	0	0	0	6,159	0	0	0	0	6,908	0	0	0	0	7,748	0
balcony maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
exterior elevated elements inspection	0	34,789	0	0	0	0	0	0	0	0	42,766	0	0	0	0
gutters & downspouts-30%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,724
gutters & downspouts-70%	0	0	0	0	5,699	0	0	0	0	0	0	0	0	0	0
STRUCTURE															
structural pest control	0	0	0	8,837	0	0	0	0	0	0	0	0	0	11,116	0
fire door	0	0	0	0	0	5,775	0	0	0	0	0	0	0	0	0
utility doors	0	0	0	0	3,233	0	0	0	0	0	0	0	0	0	0
PAINT															
stucco	0	0	0	0	0	0	0	0	0	0	0	88,028	0	0	0
trim-wood & metal	15,300	0	0	0	0	0	0	17,964	0	0	0	0	0	0	21,091
garage walls	0	0	0	0	0	0	0	0	0	23,909	0	0	0	0	0
lobby & hallways	0	27,882	0	0	0	0	0	0	32,737	0	0	0	0	0	0
stairwells	0	13,506	0	0	0	0	0	0	15,858	0	0	0	0	0	0
laundry room	0	1,995	0	0	0	0	0	0	2,342	0	0	0	0	0	0
gazebo	0	0	0	0	1,370	0	0	0	0	0	1,573	0	0	0	0
wallpaper	0	1,126	0	0	0	0	0	0	0	0	0	0	0	0	0
MECHANICAL															
elevator-controller	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
elevator-door assembly equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
elevator-hydraulic cylinder	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
elevator-cab remodel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
elevator-pump/motor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
elevator-load test	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
gate operators	9,750	0	0	0	0	0	0	0	0	0	0	0	0	0	13,443
gate moving parts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
trash chute doors	0	0	0	0	0	0	5,336	0	0	0	0	0	0	0	0
exhaust fan	0	5,269	0	0	0	0	0	0	0	6,330	0	0	0	0	0
PLUMBING															
sump pumps	0	0	0	5,088	0	0	0	0	0	0	0	0	0	0	0
drainage/sewer piping	0	0	0	0	45,159	0	0	0	0	0	0	0	0	0	56,800
boiler	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32,466
storage tank	0	0	6,491	0	0	0	0	0	0	0	0	0	0	0	0
fire sprinkler system	0	0	0	0	0	4,037	0	0	0	0	0	0	0	4,850	0
fire riser stand pipe	0	0	0	0	3,945	0	0	0	0	0	0	0	4,740	0	0
fire certification test	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

RESERVE EXPENDITURES BY YEAR
VOGUE CONDOMINIUMS ASSOCIATION, INC.

1/1/2023 through 1/1/2037

EXPENDITURES	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037
ELECTRICAL															
intercom	0	0	0	0	0	5,496	0	0	0	0	0	0	0	0	0
fire alarm panel & annunciator	0	0	0	0	0	0	0	0	0	0	0	17,888	0	0	0
light fixtures-staircase & hallways	0	0	0	0	0	3,925	0	0	0	0	0	0	0	0	0
light fixtures-garage	0	0	0	13,659	0	0	0	0	0	0	0	0	0	0	0
light fixtures-landscape	0	0	0	0	3,398	0	0	0	0	0	0	0	0	0	4,274
light fixtures-exterior	0	0	0	0	0	4,430	0	0	0	0	0	0	0	0	0
surveillance system	0	0	0	0	0	0	0	0	0	0	27,230	0	0	0	0
electrical contingency	0	0	0	0	10,742	0	0	0	0	0	0	0	0	0	13,510
FLOORING															
carpeting	0	24,250	0	0	0	0	0	0	0	0	0	0	0	0	0
tile-hallways,lobby, laundry	0	0	0	0	0	0	32,934	0	0	0	0	0	0	0	0
slate tile-replace	0	0	0	0	0	0	0	7,280	0	0	0	0	0	0	0
slate tile-seal	0	0	1,309	0	0	0	0	1,468	0	0	0	0	1,646	0	0
POOL															
pool-fiberglass	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
pool-repairs	0	0	0	0	0	5,775	0	0	0	0	0	0	0	0	0
heater	0	0	4,606	0	0	0	0	0	0	0	0	0	0	0	0
pump	0	0	0	1,018	0	0	0	0	0	0	1,195	0	0	0	0
filter	0	0	0	0	1,315	0	0	0	0	0	0	0	0	0	1,655
furniture	0	0	0	3,856	0	0	0	0	0	0	0	0	0	4,850	0
LANDSCAPE/ HARDSCAPE															
metal gates/railing-1st floor	0	0	0	0	0	9,980	0	0	0	0	0	0	0	0	0
metal railings-pool deck	0	0	0	0	4,002	0	0	0	0	0	0	0	0	0	0
metal railings-balconies	0	0	0	0	0	0	0	0	0	0	0	38,801	0	0	0
metal railings-garage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,618
irrigation system	0	0	0	0	5,644	0	0	0	0	0	0	0	0	0	0
landscape refurbishment	0	0	0	0	0	8,692	0	0	0	0	0	0	0	0	0
tree trimming	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete	0	0	5,391	0	0	0	0	6,046	0	0	0	0	6,781	0	0
masonry walls	0	0	0	0	5,644	0	0	0	0	0	0	0	0	0	7,099
RECREATION FACILITIES															
furniture-lobby/hallways	0	0	0	0	5,644	0	0	0	0	0	0	0	0	0	0
MISCELLANEOUS															
mailboxes	0	0	0	0	0	0	0	0	0	0	8,114	0	0	0	0
washers	0	0	0	7,766	0	0	0	0	0	8,911	0	0	0	0	0
dryers	0	0	0	0	7,946	0	0	0	0	0	9,118	0	0	0	0
fire hoses	0	0	0	0	5,810	0	0	0	0	0	0	0	0	0	0
fire certification test, service	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTINGENCY RESERVE	1,253	5,441	890	2,319	5,478	2,406	1,914	1,638	2,892	9,539	4,500	7,236	658	1,428	8,034
(5% / year of annual expenditures)															
TOTAL	26,303	114,258	18,687	48,702	115,029	50,516	40,184	34,396	60,737	200,318	94,496	151,953	13,825	29,992	168,714

RESERVE EXPENDITURES BY YEAR
VOGUE CONDOMINIUMS ASSOCIATION, INC.

1/1/2038 through 1/1/2052

EXPENDITURES	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	TOTAL
ROOF/DECKS																
composition shingle roof	0	0	0	0	0	0	0	0	0	0	0	0	0	201,561	0	331,924
roof maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
roof deck-resurface	0	0	0	0	0	0	28,004	0	0	0	0	0	0	0	0	49,270
roof deck-coating	0	0	0	8,690	0	0	0	0	9,746	0	0	0	0	10,930	0	50,181
balcony maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
exterior elevated elements inspection	0	0	0	0	52,572	0	0	0	0	0	0	0	0	64,626	0	194,753
gutters & downspouts-30%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,724
gutters & downspouts-70%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,699
STRUCTURE																
structural pest control	0	0	0	0	0	0	0	0	13,982	0	0	0	0	0	0	33,935
fire door	7,264	0	0	0	0	0	0	0	0	0	9,136	0	0	0	0	22,175
utility doors	0	0	0	0	4,560	0	0	0	0	0	0	0	0	0	0	7,793
PAINT																
stucco	0	0	0	0	0	0	0	0	0	0	0	124,174	0	0	0	212,202
trim-wood & metal	0	0	0	0	0	0	24,763	0	0	0	0	0	0	29,075	0	108,193
garage walls	0	0	0	0	0	0	0	0	0	33,727	0	0	0	0	0	57,636
lobby & hallways	38,438	0	0	0	0	0	0	45,131	0	0	0	0	0	0	52,991	197,179
stairwells	18,619	0	0	0	0	0	0	21,861	0	0	0	0	0	0	25,668	95,512
laundry room	2,750	0	0	0	0	0	0	3,229	0	0	0	0	0	0	3,791	14,107
gazebo	0	1,804	0	0	0	0	0	2,071	0	0	0	0	0	2,376	0	9,194
wallpaper	0	0	0	1,663	0	0	0	0	0	0	0	0	0	0	0	2,789
MECHANICAL																
elevator-controller	0	37,166	0	0	0	0	0	0	0	0	0	0	0	0	0	37,166
elevator-door assembly equipment	0	44,601	0	0	0	0	0	0	0	0	0	0	0	0	0	44,601
elevator-hydraulic cylinder	0	0	0	0	0	0	50,020	0	0	0	0	0	0	0	0	50,020
elevator-cab remodel	0	0	0	0	0	0	11,654	0	0	0	0	0	0	0	0	11,654
elevator-pump/motor	0	0	0	0	0	0	50,020	0	0	0	0	0	0	0	0	50,020
elevator-load test	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
gate operators	0	0	0	0	0	0	0	0	0	0	0	0	0	18,533	0	41,726
gate moving parts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
trash chute doors	0	0	0	0	0	0	7,529	0	0	0	0	0	0	0	0	12,865
exhaust fan	0	0	7,605	0	0	0	0	0	0	0	9,136	0	0	0	0	28,340
PLUMBING																
sump pumps	6,699	0	0	0	0	0	0	0	0	0	0	0	8,819	0	0	20,606
drainage/sewer piping	0	0	0	0	0	0	0	0	0	71,442	0	0	0	0	0	173,401
boiler	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45,797	78,263
storage tank	0	8,949	0	0	0	0	0	0	0	0	0	0	0	0	0	15,440
fire sprinkler system	0	0	0	0	0	0	5,827	0	0	0	0	0	0	0	7,001	21,715
fire riser stand pipe	0	0	0	0	0	5,695	0	0	0	0	0	0	0	6,842	0	21,222
fire certification test	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

RESERVE EXPENDITURES BY YEAR
VOGUE CONDOMINIUMS ASSOCIATION, INC.

1/1/2038 through 1/1/2052

EXPENDITURES	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	TOTAL
ELECTRICAL																
intercom	0	0	0	0	0	0	7,933	0	0	0	0	0	0	0	0	13,429
fire alarm panel & annunciator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27,029	44,917
light fixtures-staircase & hallways	0	0	0	0	0	0	0	0	0	0	6,209	0	0	0	0	10,134
light fixtures-garage	0	0	0	0	0	0	0	0	21,609	0	0	0	0	0	0	35,268
light fixtures-landscape	0	0	0	0	0	0	0	0	0	5,375	0	0	0	0	0	13,047
light fixtures-exterior	0	0	0	0	0	6,248	0	0	0	0	0	0	0	0	0	10,678
surveillance system	0	0	0	0	0	0	0	0	0	37,540	0	0	0	0	0	64,770
electrical contingency	0	0	0	0	0	0	0	0	0	16,994	0	0	0	0	0	41,246
FLOORING																
carpeting	0	0	35,005	0	0	0	0	0	0	0	0	0	0	0	0	59,255
tile-hallways,lobby, laundry	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32,934
slate tile-replace	0	0	0	0	0	0	0	0	0	0	0	0	11,516	0	0	18,796
slate tile-seal	0	0	1,846	0	0	0	0	2,071	0	0	0	0	2,322	0	0	10,662
POOL																
pool-fiberglass	0	0	0	0	0	0	0	0	0	62,511	0	0	0	0	0	62,511
pool-repairs	7,264	0	0	0	0	0	0	0	0	0	9,136	0	0	0	0	22,175
heater	0	0	6,495	0	0	0	0	0	0	0	0	0	0	0	0	11,101
pump	0	0	1,403	0	0	0	0	0	0	1,648	0	0	0	0	0	5,264
filter	0	0	0	0	0	0	0	0	0	2,080	0	0	0	0	0	5,050
furniture	0	0	0	0	0	0	0	0	6,100	0	0	0	0	0	0	14,806
LANDSCAPE/ HARDSCAPE																
metal gates/railing-1st floor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,980
metal railings-pool deck	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,002
metal railings-balconies	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38,801
metal railings-garage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,618
irrigation system	0	7,433	0	0	0	0	0	0	0	0	0	0	0	9,787	0	22,864
landscape refurbishment	0	0	11,446	0	0	0	0	0	0	0	0	0	0	0	15,073	35,211
tree trimming	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete	0	0	7,605	0	0	0	0	8,529	0	0	0	0	9,565	0	0	43,917
masonry walls	0	0	0	0	0	0	0	0	0	8,929	0	0	0	0	0	21,672
RECREATION FACILITIES																
furniture-lobby/hallways	0	7,433	0	0	0	0	0	0	0	0	0	0	0	9,787	0	22,864
MISCELLANEOUS																
mailboxes	0	0	0	0	0	0	0	0	0	0	0	0	0	12,262	0	20,376
washers	10,226	0	0	0	0	0	11,734	0	0	0	0	0	13,465	0	0	52,102
dryers	0	10,463	0	0	0	0	0	12,006	0	0	0	0	0	13,777	0	53,310
fire hoses	0	7,651	0	0	0	0	0	0	0	0	0	0	0	10,075	0	23,536
fire certification test, service	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTINGENCY RESERVE	4,563	6,275	3,570	518	2,857	597	9,874	4,745	2,572	12,012	1,681	6,209	2,284	19,482	8,868	141,730
(5% / year of annual expenditures)																
TOTAL	95,823	131,775	74,975	10,871	59,989	12,540	207,358	99,643	54,009	252,258	35,298	130,383	47,971	409,113	186,218	2,976,331

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
VOGUE CONDOMINIUMS ASSOCIATION, INC.**

1/1/2023 through 1/1/2037

COMPONENT	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037
composition shingle roof															
Useful life	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19
Remaining life	9	8	7	6	5	4	3	2	1	0	18	17	16	15	14
Replacement cost	106,050	108,510	111,027	113,603	116,239	118,936	121,695	124,518	127,407	130,363	133,387	136,482	139,648	142,888	146,203
Accumulated depreciation	55,816	62,822	70,122	77,728	85,650	93,897	102,480	111,411	120,701	130,363	7,020	14,367	22,050	30,082	38,474
roof maintenance															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
roof deck-resurface															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	9	8	7	6	5	4	3	2	1	0	11	10	9	8	7
Replacement cost	17,300	17,701	18,112	18,532	18,962	19,402	19,852	20,313	20,784	21,266	21,759	22,264	22,781	23,310	23,851
Accumulated depreciation	4,325	5,900	7,547	9,266	11,061	12,935	14,889	16,928	19,052	21,266	1,813	3,711	5,695	7,770	9,938
roof deck-coating															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	5,750	5,883	6,019	6,159	6,302	6,448	6,598	6,751	6,908	7,068	7,232	7,400	7,572	7,748	7,928
Accumulated depreciation	2,300	3,530	4,815	6,159	1,260	2,579	3,959	5,401	6,908	1,414	2,893	4,440	6,058	7,748	1,586
balcony maintenance															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
exterior elevated elements inspection															
Useful life	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
Remaining life	1	0	8	7	6	5	4	3	2	1	0	8	7	6	5
Replacement cost	34,000	34,789	35,596	36,422	37,267	38,132	39,017	39,922	40,848	41,796	42,766	43,758	44,773	45,812	46,875
Accumulated depreciation	30,222	34,789	3,955	8,094	12,422	16,948	21,676	26,615	31,771	37,152	42,766	4,862	9,950	15,271	20,833
gutters & downspouts-30%															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	2,700	2,763	2,827	2,893	2,960	3,029	3,099	3,171	3,245	3,320	3,397	3,476	3,557	3,640	3,724
Accumulated depreciation	1,440	1,566	1,696	1,832	1,973	2,120	2,273	2,431	2,596	2,767	2,944	3,128	3,320	3,519	3,724
gutters & downspouts-70%															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	4	3	2	1	0	29	28	27	26	25	24	23	22	21	20
Replacement cost	5,200	5,321	5,444	5,570	5,699	5,831	5,966	6,104	6,246	6,391	6,539	6,691	6,846	7,005	7,168
Accumulated depreciation	4,507	4,789	5,081	5,384	5,699	194	398	610	833	1,065	1,308	1,561	1,826	2,102	2,389
structural pest control															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	3	2	1	0	9	8	7	6	5	4	3	2	1	0	9
Replacement cost	8,250	8,441	8,637	8,837	9,042	9,252	9,467	9,687	9,912	10,142	10,377	10,618	10,864	11,116	11,374
Accumulated depreciation	5,775	6,753	7,773	8,837	904	1,850	2,840	3,875	4,956	6,085	7,264	8,494	9,778	11,116	1,137
fire door															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	5	4	3	2	1	0	9	8	7	6	5	4	3	2	1
Replacement cost	5,150	5,269	5,391	5,516	5,644	5,775	5,909	6,046	6,186	6,330	6,477	6,627	6,781	6,938	7,099
Accumulated depreciation	2,575	3,161	3,774	4,413	5,080	5,775	591	1,209	1,856	2,532	3,239	3,976	4,747	5,550	6,389

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
VOGUE CONDOMINIUMS ASSOCIATION, INC.**

1/1/2023 through 1/1/2037

COMPONENT	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037
utility doors															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	4	3	2	1	0	14	13	12	11	10	9	8	7	6	5
Replacement cost	2,950	3,018	3,088	3,160	3,233	3,308	3,385	3,464	3,544	3,626	3,710	3,796	3,884	3,974	4,066
Accumulated depreciation	2,163	2,414	2,676	2,949	3,233	221	451	693	945	1,209	1,484	1,771	2,071	2,384	2,711
stucco															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	11	10	9	8	7	6	5	4	3	2	1	0	14	13	12
Replacement cost	68,400	69,987	71,611	73,272	74,972	76,711	78,491	80,312	82,175	84,081	86,032	88,028	90,070	92,160	94,298
Accumulated depreciation	18,240	23,329	28,644	34,194	39,985	46,027	52,327	58,895	65,740	72,870	80,297	88,028	6,005	12,288	18,860
trim-wood & metal															
Useful life	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Remaining life	0	6	5	4	3	2	1	0	6	5	4	3	2	1	0
Replacement cost	15,300	15,655	16,018	16,390	16,770	17,159	17,557	17,964	18,381	18,807	19,243	19,689	20,146	20,613	21,091
Accumulated depreciation	15,300	2,236	4,577	7,024	9,583	12,256	15,049	17,964	2,626	5,373	8,247	11,251	14,390	17,668	21,091
garage walls															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	9	8	7	6	5	4	3	2	1	0	14	13	12	11	10
Replacement cost	19,450	19,901	20,363	20,835	21,318	21,813	22,319	22,837	23,367	23,909	24,464	25,032	25,613	26,207	26,815
Accumulated depreciation	7,780	9,287	10,860	12,501	14,212	15,996	17,855	19,792	21,809	23,909	1,631	3,338	5,123	6,989	8,938
lobby & hallways															
Useful life	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Remaining life	1	0	6	5	4	3	2	1	0	6	5	4	3	2	1
Replacement cost	27,250	27,882	28,529	29,191	29,868	30,561	31,270	31,995	32,737	33,496	34,273	35,068	35,882	36,714	37,566
Accumulated depreciation	23,357	27,882	4,076	8,340	12,801	17,463	22,336	27,424	32,737	4,785	9,792	15,029	20,504	26,224	32,199
stairwells															
Useful life	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Remaining life	1	0	6	5	4	3	2	1	0	6	5	4	3	2	1
Replacement cost	13,200	13,506	13,819	14,140	14,468	14,804	15,147	15,498	15,858	16,226	16,602	16,987	17,381	17,784	18,197
Accumulated depreciation	11,314	13,506	1,974	4,040	6,201	8,459	10,819	13,284	15,858	2,318	4,743	7,280	9,932	12,703	15,597
laundry room															
Useful life	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Remaining life	1	0	6	5	4	3	2	1	0	6	5	4	3	2	1
Replacement cost	1,950	1,995	2,041	2,088	2,136	2,186	2,237	2,289	2,342	2,396	2,452	2,509	2,567	2,627	2,688
Accumulated depreciation	1,671	1,995	292	597	915	1,249	1,598	1,962	2,342	342	701	1,075	1,467	1,876	2,304
gazebo															
Useful life	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Remaining life	4	3	2	1	0	5	4	3	2	1	0	5	4	3	2
Replacement cost	1,250	1,279	1,309	1,339	1,370	1,402	1,435	1,468	1,502	1,537	1,573	1,609	1,646	1,684	1,723
Accumulated depreciation	417	640	873	1,116	1,370	234	478	734	1,001	1,281	1,573	268	549	842	1,149
wallpaper															
Useful life	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
Remaining life	1	0	16	15	14	13	12	11	10	9	8	7	6	5	4
Replacement cost	1,100	1,126	1,152	1,179	1,206	1,234	1,263	1,292	1,322	1,353	1,384	1,416	1,449	1,483	1,517
Accumulated depreciation	1,035	1,126	68	139	213	290	371	456	544	637	733	833	938	1,047	1,160
elevator-controller															
Useful life	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Remaining life	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2
Replacement cost	25,750	26,347	26,958	27,583	28,223	28,878	29,548	30,234	30,935	31,653	32,387	33,138	33,907	34,694	35,499
Accumulated depreciation	9,270	10,539	11,862	13,240	14,676	16,172	17,729	19,350	21,036	22,790	24,614	26,510	28,482	30,531	32,659

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
VOGUE CONDOMINIUMS ASSOCIATION, INC.**

1/1/2023 through 1/1/2037

COMPONENT	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037
elevator-door assembly equipment															
Useful life	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Remaining life	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2
Replacement cost	30,900	31,617	32,351	33,102	33,870	34,656	35,460	36,283	37,125	37,986	38,867	39,769	40,692	41,636	42,602
Accumulated depreciation	11,124	12,647	14,234	15,889	17,612	19,407	21,276	23,221	25,245	27,350	29,539	31,815	34,181	36,640	39,194
elevator-hydraulic cylinder															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7
Replacement cost	30,900	31,617	32,351	33,102	33,870	34,656	35,460	36,283	37,125	37,986	38,867	39,769	40,692	41,636	42,602
Accumulated depreciation	9,270	10,539	11,862	13,241	14,677	16,173	17,730	19,351	21,038	22,792	24,616	26,513	28,484	30,533	32,662
elevator-cab remodel															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7
Replacement cost	7,200	7,367	7,538	7,713	7,892	8,075	8,262	8,454	8,650	8,851	9,056	9,266	9,481	9,701	9,926
Accumulated depreciation	2,160	2,456	2,764	3,085	3,420	3,768	4,131	4,509	4,902	5,311	5,735	6,177	6,637	7,114	7,610
elevator-pump/motor															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7
Replacement cost	30,900	31,617	32,351	33,102	33,870	34,656	35,460	36,283	37,125	37,986	38,867	39,769	40,692	41,636	42,602
Accumulated depreciation	9,270	10,539	11,862	13,241	14,677	16,173	17,730	19,351	21,038	22,792	24,616	26,513	28,484	30,533	32,662
elevator-load test															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
gate operators															
Useful life	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
Remaining life	0	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	9,750	9,976	10,207	10,444	10,686	10,934	11,188	11,448	11,714	11,986	12,264	12,549	12,840	13,138	13,443
Accumulated depreciation	9,750	713	1,458	2,238	3,053	3,905	4,795	5,724	6,694	7,705	8,760	9,860	11,006	12,200	13,443
gate moving parts															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
trash chute doors															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	6	5	4	3	2	1	0	14	13	12	11	10	9	8	7
Replacement cost	4,650	4,758	4,868	4,981	5,097	5,215	5,336	5,460	5,587	5,717	5,850	5,986	6,125	6,267	6,412
Accumulated depreciation	2,790	3,172	3,570	3,985	4,417	4,867	5,336	364	745	1,143	1,560	1,995	2,450	2,925	3,420
exhaust fan															
Useful life	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Remaining life	1	0	7	6	5	4	3	2	1	0	7	6	5	4	3
Replacement cost	5,150	5,269	5,391	5,516	5,644	5,775	5,909	6,046	6,186	6,330	6,477	6,627	6,781	6,938	7,099
Accumulated depreciation	4,506	5,269	674	1,379	2,117	2,888	3,693	4,535	5,413	6,330	810	1,657	2,543	3,469	4,437
sump pumps															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	3	2	1	0	11	10	9	8	7	6	5	4	3	2	1
Replacement cost	4,750	4,860	4,973	5,088	5,206	5,327	5,451	5,577	5,706	5,838	5,973	6,112	6,254	6,399	6,547
Accumulated depreciation	3,563	4,050	4,559	5,088	434	888	1,363	1,859	2,378	2,919	3,484	4,075	4,691	5,333	6,001

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
VOGUE CONDOMINIUMS ASSOCIATION, INC.**

1/1/2023 through 1/1/2037

COMPONENT	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037
drainage/sewer piping															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	4	3	2	1	0	9	8	7	6	5	4	3	2	1	0
Replacement cost	41,200	42,156	43,134	44,135	45,159	46,207	47,279	48,376	49,498	50,646	51,821	53,023	54,253	55,512	56,800
Accumulated depreciation	24,720	29,509	34,507	39,722	45,159	4,621	9,456	14,513	19,799	25,323	31,093	37,116	43,402	49,961	56,800
boiler															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	23,550	24,096	24,655	25,227	25,812	26,411	27,024	27,651	28,293	28,949	29,621	30,308	31,011	31,730	32,466
Accumulated depreciation	1,570	3,213	4,931	6,727	8,604	10,564	12,611	14,747	16,976	19,299	21,722	24,246	26,876	29,615	32,466
storage tank															
Useful life	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
Remaining life	2	1	0	13	12	11	10	9	8	7	6	5	4	3	2
Replacement cost	6,200	6,344	6,491	6,642	6,796	6,954	7,115	7,280	7,449	7,622	7,799	7,980	8,165	8,354	8,548
Accumulated depreciation	5,314	5,891	6,491	474	971	1,490	2,033	2,600	3,192	3,811	4,457	5,130	5,832	6,564	7,327
fire sprinkler system															
Useful life	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Remaining life	5	4	3	2	1	0	7	6	5	4	3	2	1	0	7
Replacement cost	3,600	3,684	3,769	3,856	3,945	4,037	4,131	4,227	4,325	4,425	4,528	4,633	4,740	4,850	4,963
Accumulated depreciation	1,350	1,842	2,356	2,892	3,452	4,037	516	1,057	1,622	2,213	2,830	3,475	4,148	4,850	620
fire riser stand pipe															
Useful life	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Remaining life	4	3	2	1	0	7	6	5	4	3	2	1	0	7	6
Replacement cost	3,600	3,684	3,769	3,856	3,945	4,037	4,131	4,227	4,325	4,425	4,528	4,633	4,740	4,850	4,963
Accumulated depreciation	1,800	2,303	2,827	3,374	3,945	505	1,033	1,585	2,163	2,766	3,396	4,054	4,740	606	1,241
fire certification test															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
intercom															
Useful life	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
Remaining life	5	4	3	2	1	0	15	14	13	12	11	10	9	8	7
Replacement cost	4,900	5,014	5,130	5,249	5,371	5,496	5,624	5,754	5,887	6,024	6,164	6,307	6,453	6,603	6,756
Accumulated depreciation	3,369	3,761	4,168	4,593	5,035	5,496	352	719	1,104	1,506	1,926	2,365	2,823	3,302	3,800
fire alarm panel & annunciator															
Useful life	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18
Remaining life	11	10	9	8	7	6	5	4	3	2	1	0	17	16	15
Replacement cost	13,900	14,222	14,552	14,890	15,235	15,588	15,950	16,320	16,699	17,086	17,482	17,888	18,303	18,728	19,162
Accumulated depreciation	5,406	6,321	7,276	8,272	9,310	10,392	11,519	12,693	13,916	15,188	16,511	17,888	1,017	2,081	3,194
light fixtures-staircase & hallways															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	5	4	3	2	1	0	19	18	17	16	15	14	13	12	11
Replacement cost	3,500	3,581	3,664	3,749	3,836	3,925	4,016	4,109	4,204	4,302	4,402	4,504	4,608	4,715	4,824
Accumulated depreciation	2,625	2,865	3,114	3,374	3,644	3,925	201	411	631	860	1,101	1,351	1,613	1,886	2,171
light fixtures-garage															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	3	2	1	0	19	18	17	16	15	14	13	12	11	10	9
Replacement cost	12,750	13,046	13,349	13,659	13,976	14,300	14,632	14,971	15,318	15,673	16,037	16,409	16,790	17,180	17,579
Accumulated depreciation	10,838	11,741	12,682	13,659	699	1,430	2,195	2,994	3,830	4,702	5,613	6,564	7,556	8,590	9,668

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
VOGUE CONDOMINIUMS ASSOCIATION, INC.**

1/1/2023 through 1/1/2037

COMPONENT	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037
light fixtures-landscape															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	4	3	2	1	0	9	8	7	6	5	4	3	2	1	0
Replacement cost	3,100	3,172	3,246	3,321	3,398	3,477	3,558	3,641	3,725	3,811	3,899	3,989	4,082	4,177	4,274
Accumulated depreciation	1,860	2,220	2,597	2,989	3,398	3,488	712	1,092	1,490	1,906	2,339	2,792	3,266	3,759	4,274
light fixtures-exterior															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	5	4	3	2	1	0	14	13	12	11	10	9	8	7	6
Replacement cost	3,950	4,042	4,136	4,232	4,330	4,430	4,533	4,638	4,746	4,856	4,969	5,084	5,202	5,323	5,446
Accumulated depreciation	2,633	2,964	3,309	3,668	4,041	4,430	302	618	949	1,295	1,656	2,034	2,428	2,839	3,268
surveillance system															
Useful life	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
Remaining life	10	9	8	7	6	5	4	3	2	1	0	13	12	11	10
Replacement cost	21,650	22,152	22,666	23,192	23,730	24,281	24,844	25,420	26,010	26,613	27,230	27,862	28,508	29,169	29,846
Accumulated depreciation	6,186	7,911	9,714	11,596	13,560	15,609	17,746	19,973	22,294	24,712	27,230	1,990	4,073	6,251	8,527
electrical contingency															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	4	3	2	1	0	9	8	7	6	5	4	3	2	1	0
Replacement cost	9,800	10,027	10,260	10,498	10,742	10,991	11,246	11,507	11,774	12,047	12,326	12,612	12,905	13,204	13,510
Accumulated depreciation	5,880	7,019	8,208	9,448	10,742	1,099	2,249	3,452	4,710	6,024	7,396	8,828	10,324	11,884	13,510
carpeting															
Useful life	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
Remaining life	1	0	15	14	13	12	11	10	9	8	7	6	5	4	3
Replacement cost	23,700	24,250	24,813	25,389	25,978	26,581	27,198	27,829	28,475	29,136	29,812	30,504	31,212	31,936	32,677
Accumulated depreciation	22,219	24,250	1,551	3,174	4,871	6,645	8,499	10,436	12,458	14,568	16,769	19,065	21,458	23,952	26,550
tile-hallways,lobby, laundry															
Useful life	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28
Remaining life	6	5	4	3	2	1	0	27	26	25	24	23	22	21	20
Replacement cost	28,700	29,366	30,047	30,744	31,457	32,187	32,934	33,698	34,480	35,280	36,098	36,935	37,792	38,669	39,566
Accumulated depreciation	22,550	24,122	25,755	27,450	29,210	31,037	32,934	1,204	2,463	3,780	5,157	6,596	8,098	9,667	11,305
slate tile-replace															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	7	6	5	4	3	2	1	0	19	18	17	16	15	14	13
Replacement cost	6,200	6,344	6,491	6,642	6,796	6,954	7,115	7,280	7,449	7,622	7,799	7,980	8,165	8,354	8,548
Accumulated depreciation	4,030	4,441	4,868	5,314	5,777	6,259	6,759	7,280	372	762	1,170	1,596	2,041	2,506	2,992
slate tile-seal															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	2	1	0	4	3	2	1	0	4	3	2	1	0	4	3
Replacement cost	1,250	1,279	1,309	1,339	1,370	1,402	1,435	1,468	1,502	1,537	1,573	1,609	1,646	1,684	1,723
Accumulated depreciation	750	1,023	1,309	268	548	841	1,148	1,468	300	615	944	1,287	1,646	337	689
pool-fiberglass															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10
Replacement cost	36,050	36,886	37,742	38,618	39,514	40,431	41,369	42,329	43,311	44,316	45,344	46,396	47,472	48,573	49,700
Accumulated depreciation	7,210	8,607	10,065	11,585	13,171	14,825	16,548	18,343	20,212	22,158	24,183	26,291	28,483	30,763	33,133
pool-repairs															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	5	4	3	2	1	0	9	8	7	6	5	4	3	2	1
Replacement cost	5,150	5,269	5,391	5,516	5,644	5,775	5,909	6,046	6,186	6,330	6,477	6,627	6,781	6,938	7,099
Accumulated depreciation	2,575	3,161	3,774	4,413	5,080	5,775	591	1,209	1,856	2,532	3,239	3,976	4,747	5,550	6,389

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
VOGUE CONDOMINIUMS ASSOCIATION, INC.**

1/1/2023 through 1/1/2037

COMPONENT	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037
heater															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	2	1	0	14	13	12	11	10	9	8	7	6	5	4	3
Replacement cost	4,400	4,502	4,606	4,713	4,822	4,934	5,048	5,165	5,285	5,408	5,533	5,661	5,792	5,926	6,063
Accumulated depreciation	3,813	4,202	4,606	314	643	987	1,346	1,722	2,114	2,524	2,951	3,397	3,861	4,346	4,850
pump															
Useful life	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Remaining life	3	2	1	0	6	5	4	3	2	1	0	6	5	4	3
Replacement cost	950	972	995	1,018	1,042	1,066	1,091	1,116	1,142	1,168	1,195	1,223	1,251	1,280	1,310
Accumulated depreciation	543	694	853	1,018	149	305	468	638	816	1,001	1,195	175	357	549	749
filter															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	4	3	2	1	0	9	8	7	6	5	4	3	2	1	0
Replacement cost	1,200	1,228	1,256	1,285	1,315	1,346	1,377	1,409	1,442	1,475	1,509	1,544	1,580	1,617	1,655
Accumulated depreciation	720	860	1,005	1,157	1,315	135	275	423	577	738	905	1,081	1,264	1,455	1,655
furniture															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	3	2	1	0	9	8	7	6	5	4	3	2	1	0	9
Replacement cost	3,600	3,684	3,769	3,856	3,945	4,037	4,131	4,227	4,325	4,425	4,528	4,633	4,740	4,850	4,963
Accumulated depreciation	2,520	2,947	3,392	3,856	395	807	1,239	1,691	2,163	2,655	3,170	3,706	4,266	4,850	496
metal gates/railing-1st floor															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	5	4	3	2	1	0	29	28	27	26	25	24	23	22	21
Replacement cost	8,900	9,106	9,317	9,533	9,754	9,980	10,212	10,449	10,691	10,939	11,193	11,453	11,719	11,991	12,269
Accumulated depreciation	7,417	7,892	8,385	8,897	9,429	9,980	340	697	1,069	1,459	1,866	2,291	2,734	3,198	3,681
metal railings-pool deck															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	4	3	2	1	0	29	28	27	26	25	24	23	22	21	20
Replacement cost	3,650	3,735	3,822	3,911	4,002	4,095	4,190	4,287	4,386	4,488	4,592	4,699	4,808	4,920	5,034
Accumulated depreciation	3,163	3,362	3,567	3,781	4,002	137	279	429	585	748	918	1,096	1,282	1,476	1,678
metal railings-balconies															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	11	10	9	8	7	6	5	4	3	2	1	0	29	28	27
Replacement cost	30,150	30,849	31,565	32,297	33,046	33,813	34,597	35,400	36,221	37,061	37,921	38,801	39,701	40,622	41,564
Accumulated depreciation	19,095	20,566	22,096	23,684	25,335	27,050	28,831	30,680	32,599	34,590	36,657	38,801	1,323	2,708	4,156
metal railings-garage															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	4,800	4,911	5,025	5,142	5,261	5,383	5,508	5,636	5,767	5,901	6,038	6,178	6,321	6,468	6,618
Accumulated depreciation	2,560	2,783	3,015	3,257	3,507	3,768	4,039	4,321	4,614	4,918	5,233	5,560	5,900	6,252	6,618
irrigation system															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	4	3	2	1	0	11	10	9	8	7	6	5	4	3	2
Replacement cost	5,150	5,269	5,391	5,516	5,644	5,775	5,909	6,046	6,186	6,330	6,477	6,627	6,781	6,938	7,099
Accumulated depreciation	3,433	3,952	4,493	5,056	5,644	481	985	1,512	2,062	2,638	3,239	3,866	4,521	5,204	5,916
landscape refurbishment															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	5	4	3	2	1	0	11	10	9	8	7	6	5	4	3
Replacement cost	7,750	7,930	8,114	8,302	8,495	8,692	8,894	9,100	9,311	9,527	9,748	9,974	10,205	10,442	10,684
Accumulated depreciation	4,521	5,287	6,086	6,918	7,787	8,692	741	1,517	2,328	3,176	4,062	4,987	5,953	6,961	8,013

COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
VOGUE CONDOMINIUMS ASSOCIATION, INC.

1/1/2023 through 1/1/2037

COMPONENT	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037
tree trimming															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	2	1	0	4	3	2	1	0	4	3	2	1	0	4	3
Replacement cost	5,150	5,269	5,391	5,516	5,644	5,775	5,909	6,046	6,186	6,330	6,477	6,627	6,781	6,938	7,099
Accumulated depreciation	3,090	4,215	5,391	1,103	2,258	3,465	4,727	6,046	1,237	2,532	3,886	5,302	6,781	1,388	2,840
masonry walls															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	4	3	2	1	0	9	8	7	6	5	4	3	2	1	0
Replacement cost	5,150	5,269	5,391	5,516	5,644	5,775	5,909	6,046	6,186	6,330	6,477	6,627	6,781	6,938	7,099
Accumulated depreciation	3,090	3,688	4,313	4,964	5,644	578	1,182	1,814	2,474	3,165	3,886	4,639	5,425	6,244	7,099
furniture-lobby/hallways															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	4	3	2	1	0	11	10	9	8	7	6	5	4	3	2
Replacement cost	5,150	5,269	5,391	5,516	5,644	5,775	5,909	6,046	6,186	6,330	6,477	6,627	6,781	6,938	7,099
Accumulated depreciation	3,433	3,952	4,493	5,056	5,644	481	985	1,512	2,062	2,638	3,239	3,866	4,521	5,204	5,916
mailboxes															
Useful life	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18
Remaining life	10	9	8	7	6	5	4	3	2	1	0	17	16	15	14
Replacement cost	6,450	6,600	6,753	6,910	7,070	7,234	7,402	7,574	7,750	7,930	8,114	8,302	8,495	8,692	8,894
Accumulated depreciation	2,867	3,300	3,752	4,223	4,713	5,225	5,757	6,312	6,889	7,489	8,114	461	944	1,449	1,976
washers															
Useful life	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Remaining life	3	2	1	0	5	4	3	2	1	0	5	4	3	2	1
Replacement cost	7,250	7,418	7,590	7,766	7,946	8,130	8,319	8,512	8,709	8,911	9,118	9,330	9,546	9,767	9,994
Accumulated depreciation	3,625	4,945	6,325	7,766	1,324	2,710	4,160	5,675	7,258	8,911	1,520	3,110	4,773	6,511	8,328
dryers															
Useful life	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Remaining life	4	3	2	1	0	5	4	3	2	1	0	5	4	3	2
Replacement cost	7,250	7,418	7,590	7,766	7,946	8,130	8,319	8,512	8,709	8,911	9,118	9,330	9,546	9,767	9,994
Accumulated depreciation	2,417	3,709	5,060	6,472	7,946	1,355	2,773	4,256	5,806	7,426	9,118	1,555	3,182	4,884	6,663
fire hoses															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	4	3	2	1	0	11	10	9	8	7	6	5	4	3	2
Replacement cost	5,300	5,423	5,549	5,678	5,810	5,945	6,083	6,224	6,368	6,516	6,667	6,822	6,980	7,142	7,308
Accumulated depreciation	3,533	4,067	4,624	5,205	5,810	495	1,014	1,556	2,123	2,715	3,334	3,980	4,653	5,357	6,090
fire certification test, service															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency - 5%	1,253	5,441	890	2,319	5,478	2,406	1,914	1,638	2,892	9,539	4,500	7,236	658	1,428	8,034
TOTAL Accumulated depreciation	453,918	504,675	463,496	522,037	555,885	521,119	552,632	596,781	650,769	687,382	578,707	580,280	518,330	598,884	673,249

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
VOGUE CONDOMINIUMS ASSOCIATION, INC.**

1/1/2038 through 1/1/2052

COMPONENT	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052
composition shingle roof															
Useful life	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19
Remaining life	13	12	11	10	9	8	7	6	5	4	3	2	1	0	18
Replacement cost	149,595	153,066	156,617	160,251	163,969	167,773	171,665	175,648	179,723	183,893	188,159	192,524	196,991	201,561	206,237
Accumulated depreciation	47,241	56,393	65,944	75,908	86,299	97,132	108,420	120,180	132,427	145,179	158,450	172,258	186,623	201,561	208,855
roof maintenance															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
roof deck-resurface															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	6	5	4	3	2	1	0	11	10	9	8	7	6	5	4
Replacement cost	24,404	24,970	25,549	26,142	26,748	27,369	28,004	28,654	29,319	29,999	30,695	31,407	32,136	32,882	33,645
Accumulated depreciation	12,202	14,566	17,033	19,607	22,290	25,088	28,004	2,388	4,887	7,500	10,232	13,086	16,068	19,181	22,430
roof deck-coating															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	8,112	8,300	8,493	8,690	8,892	9,098	9,309	9,525	9,746	9,972	10,203	10,440	10,682	10,930	11,184
Accumulated depreciation	3,245	4,980	6,794	8,690	1,778	3,639	5,585	7,620	9,746	1,994	4,081	6,264	8,546	10,930	2,237
balcony maintenance															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
exterior elevated elements inspection															
Useful life	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
Remaining life	4	3	2	1	0	8	7	6	5	4	3	2	1	0	8
Replacement cost	47,963	49,076	50,215	51,380	52,572	53,792	55,040	56,317	57,624	58,961	60,329	61,729	63,161	64,626	66,125
Accumulated depreciation	26,646	32,717	39,056	45,671	52,572	5,977	12,231	18,772	25,611	32,756	40,219	48,011	56,143	64,626	7,347
gutters & downspouts-30%															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15
Replacement cost	3,810	3,898	3,988	4,081	4,176	4,273	4,372	4,473	4,577	4,683	4,792	4,903	5,017	5,133	5,252
Accumulated depreciation	127	260	399	544	696	855	1,020	1,193	1,373	1,561	1,757	1,961	2,174	2,395	2,626
gutters & downspouts-70%															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5
Replacement cost	7,334	7,504	7,678	7,856	8,038	8,224	8,415	8,610	8,810	9,014	9,223	9,437	9,656	9,880	10,109
Accumulated depreciation	2,689	3,002	3,327	3,666	4,019	4,386	4,769	5,166	5,580	6,009	6,456	6,920	7,403	7,904	8,424
structural pest control															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	8	7	6	5	4	3	2	1	0	9	8	7	6	5	4
Replacement cost	11,638	11,908	12,184	12,467	12,756	13,052	13,355	13,665	13,982	14,306	14,638	14,978	15,325	15,681	16,045
Accumulated depreciation	2,328	3,572	4,874	6,234	7,654	9,136	10,684	12,299	13,982	1,431	2,928	4,493	6,130	7,841	9,627
fire door															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	0	9	8	7	6	5	4	3	2	1	0	9	8	7	6
Replacement cost	7,264	7,433	7,605	7,781	7,962	8,147	8,336	8,529	8,727	8,929	9,136	9,348	9,565	9,787	10,014
Accumulated depreciation	7,264	743	1,521	2,334	3,185	4,074	5,002	5,970	6,982	8,036	9,136	935	1,913	2,936	4,006

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
VOGUE CONDOMINIUMS ASSOCIATION, INC.**

1/1/2038 through 1/1/2052

COMPONENT	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052
utility doors															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	4	3	2	1	0	14	13	12	11	10	9	8	7	6	5
Replacement cost	4,160	4,257	4,356	4,457	4,560	4,666	4,774	4,885	4,998	5,114	5,233	5,354	5,478	5,605	5,735
Accumulated depreciation	3,051	3,406	3,775	4,160	4,560	311	637	977	1,333	1,705	2,093	2,499	2,922	3,363	3,823
stucco															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	11	10	9	8	7	6	5	4	3	2	1	0	14	13	12
Replacement cost	96,486	98,724	101,014	103,358	105,756	108,210	110,720	113,289	115,917	118,606	121,358	124,174	127,055	130,003	133,019
Accumulated depreciation	25,730	32,908	40,406	48,234	56,403	64,926	73,813	83,079	92,734	102,792	113,267	124,174	8,470	17,334	26,604
trim-wood & metal															
Useful life	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Remaining life	6	5	4	3	2	1	0	6	5	4	3	2	1	0	6
Replacement cost	21,580	22,081	22,593	23,117	23,653	24,202	24,763	25,338	25,926	26,527	27,142	27,772	28,416	29,075	29,750
Accumulated depreciation	3,083	6,309	9,683	13,210	16,895	20,745	24,763	3,620	7,407	11,369	15,510	19,837	24,357	29,075	4,250
garage walls															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	9	8	7	6	5	4	3	2	1	0	14	13	12	11	10
Replacement cost	27,437	28,074	28,725	29,391	30,073	30,771	31,485	32,215	32,962	33,727	34,509	35,310	36,129	36,967	37,825
Accumulated depreciation	10,975	13,101	15,320	17,635	20,049	22,565	25,188	27,920	30,765	33,727	2,301	4,708	7,226	9,858	12,608
lobby & hallways															
Useful life	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Remaining life	0	6	5	4	3	2	1	0	6	5	4	3	2	1	0
Replacement cost	38,438	39,330	40,242	41,176	42,131	43,108	44,108	45,131	46,178	47,249	48,345	49,467	50,615	51,789	52,991
Accumulated depreciation	38,438	5,619	11,498	17,647	24,075	30,791	37,807	45,131	6,597	13,500	20,719	28,267	36,154	44,391	52,991
stairwells															
Useful life	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Remaining life	0	6	5	4	3	2	1	0	6	5	4	3	2	1	0
Replacement cost	18,619	19,051	19,493	19,945	20,408	20,881	21,365	21,861	22,368	22,887	23,418	23,961	24,517	25,086	25,668
Accumulated depreciation	18,619	2,722	5,569	8,548	11,662	14,915	18,313	21,861	3,195	6,539	10,036	13,692	17,512	21,502	25,668
laundry room															
Useful life	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Remaining life	0	6	5	4	3	2	1	0	6	5	4	3	2	1	0
Replacement cost	2,750	2,814	2,879	2,946	3,014	3,084	3,156	3,229	3,304	3,381	3,459	3,539	3,621	3,705	3,791
Accumulated depreciation	2,750	402	823	1,263	1,722	2,203	2,705	3,229	472	966	1,482	2,022	2,586	3,176	3,791
gazebo															
Useful life	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Remaining life	1	0	5	4	3	2	1	0	5	4	3	2	1	0	5
Replacement cost	1,763	1,804	1,846	1,889	1,933	1,978	2,024	2,071	2,119	2,168	2,218	2,269	2,322	2,376	2,431
Accumulated depreciation	1,469	1,804	308	630	967	1,319	1,687	2,071	353	723	1,109	1,513	1,935	2,376	405
wallpaper															
Useful life	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
Remaining life	3	2	1	0	16	15	14	13	12	11	10	9	8	7	6
Replacement cost	1,552	1,588	1,625	1,663	1,702	1,741	1,781	1,822	1,864	1,907	1,951	1,996	2,042	2,089	2,137
Accumulated depreciation	1,278	1,401	1,529	1,663	100	205	314	429	548	673	803	939	1,081	1,229	1,383
elevator-controller															
Useful life	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Remaining life	1	0	24	23	22	21	20	19	18	17	16	15	14	13	12
Replacement cost	36,323	37,166	38,028	38,910	39,813	40,737	41,682	42,649	43,638	44,650	45,686	46,746	47,831	48,941	50,076
Accumulated depreciation	34,870	37,166	1,521	3,113	4,778	6,518	8,336	10,236	12,219	14,288	16,447	18,698	21,046	23,492	26,040

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
VOGUE CONDOMINIUMS ASSOCIATION, INC.**

1/1/2038 through 1/1/2052

COMPONENT	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052
elevator-door assembly equipment															
Useful life	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Remaining life	1	0	24	23	22	21	20	19	18	17	16	15	14	13	12
Replacement cost	43,590	44,601	45,636	46,695	47,778	48,886	50,020	51,180	52,367	53,582	54,825	56,097	57,398	58,730	60,093
Accumulated depreciation	41,846	44,601	1,825	3,736	5,733	7,822	10,004	12,283	14,663	17,146	19,737	22,439	25,255	28,190	31,248
elevator-hydraulic cylinder															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	6	5	4	3	2	1	0	29	28	27	26	25	24	23	22
Replacement cost	43,590	44,601	45,636	46,695	47,778	48,886	50,020	51,180	52,367	53,582	54,825	56,097	57,398	58,730	60,093
Accumulated depreciation	34,872	37,168	39,551	42,026	44,593	47,256	50,020	1,706	3,491	5,358	7,310	9,350	11,480	13,704	16,025
elevator-cab remodel															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	6	5	4	3	2	1	0	29	28	27	26	25	24	23	22
Replacement cost	10,156	10,392	10,633	10,880	11,132	11,390	11,654	11,924	12,201	12,484	12,774	13,070	13,373	13,683	14,000
Accumulated depreciation	8,125	8,660	9,215	9,792	10,390	11,010	11,654	397	813	1,248	1,703	2,178	2,675	3,193	3,733
elevator-pump/motor															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	6	5	4	3	2	1	0	29	28	27	26	25	24	23	22
Replacement cost	43,590	44,601	45,636	46,695	47,778	48,886	50,020	51,180	52,367	53,582	54,825	56,097	57,398	58,730	60,093
Accumulated depreciation	34,872	37,168	39,551	42,026	44,593	47,256	50,020	1,706	3,491	5,358	7,310	9,350	11,480	13,704	16,025
elevator-load test															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
gate operators															
Useful life	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
Remaining life	13	12	11	10	9	8	7	6	5	4	3	2	1	0	13
Replacement cost	13,755	14,074	14,401	14,735	15,077	15,427	15,785	16,151	16,526	16,909	17,301	17,702	18,113	18,533	18,963
Accumulated depreciation	983	2,011	3,086	4,210	5,385	6,612	7,893	9,229	10,624	12,078	13,594	15,173	16,819	18,533	1,355
gate moving parts															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
trash chute doors															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	6	5	4	3	2	1	0	14	13	12	11	10	9	8	7
Replacement cost	6,561	6,713	6,869	7,028	7,191	7,358	7,529	7,704	7,883	8,066	8,253	8,444	8,640	8,840	9,045
Accumulated depreciation	3,937	4,475	5,037	5,622	6,232	6,867	7,529	514	1,051	1,613	2,201	2,815	3,456	4,125	4,824
exhaust fan															
Useful life	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Remaining life	2	1	0	7	6	5	4	3	2	1	0	7	6	5	4
Replacement cost	7,264	7,433	7,605	7,781	7,962	8,147	8,336	8,529	8,727	8,929	9,136	9,348	9,565	9,787	10,014
Accumulated depreciation	5,448	6,504	7,605	973	1,991	3,055	4,168	5,331	6,545	7,813	9,136	1,169	2,391	3,670	5,007
sump pumps															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	0	11	10	9	8	7	6	5	4	3	2	1	0	11	10
Replacement cost	6,699	6,854	7,013	7,176	7,342	7,512	7,686	7,864	8,046	8,233	8,424	8,619	8,819	9,024	9,233
Accumulated depreciation	6,699	571	1,169	1,794	2,447	3,130	3,843	4,587	5,364	6,175	7,020	7,901	8,819	752	1,539

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
VOGUE CONDOMINIUMS ASSOCIATION, INC.**

1/1/2038 through 1/1/2052

COMPONENT	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052
drainage/sewer piping															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	9	8	7	6	5	4	3	2	1	0	9	8	7	6	5
Replacement cost	58,118	59,466	60,846	62,258	63,702	65,180	66,692	68,239	69,822	71,442	73,099	74,795	76,530	78,305	80,122
Accumulated depreciation	5,812	11,893	18,254	24,903	31,851	39,108	46,684	54,591	62,840	71,442	7,310	14,959	22,959	31,322	40,061
boiler															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	33,219	33,990	34,779	35,586	36,412	37,257	38,121	39,005	39,910	40,836	41,783	42,752	43,744	44,759	45,797
Accumulated depreciation	2,215	4,532	6,956	9,490	12,137	14,903	17,790	20,803	23,946	27,224	30,641	34,202	37,911	41,775	45,797
storage tank															
Useful life	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
Remaining life	1	0	13	12	11	10	9	8	7	6	5	4	3	2	1
Replacement cost	8,746	8,949	9,157	9,369	9,586	9,808	10,036	10,269	10,507	10,751	11,000	11,255	11,516	11,783	12,056
Accumulated depreciation	8,121	8,949	654	1,338	2,054	2,802	3,584	4,401	5,254	6,143	7,071	8,039	9,048	10,100	11,195
fire sprinkler system															
Useful life	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Remaining life	6	5	4	3	2	1	0	7	6	5	4	3	2	1	0
Replacement cost	5,078	5,196	5,317	5,440	5,566	5,695	5,827	5,962	6,100	6,242	6,387	6,535	6,687	6,842	7,001
Accumulated depreciation	1,270	1,949	2,659	3,400	4,175	4,983	5,827	745	1,525	2,341	3,194	4,084	5,015	5,987	7,001
fire riser stand pipe															
Useful life	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Remaining life	5	4	3	2	1	0	7	6	5	4	3	2	1	0	7
Replacement cost	5,078	5,196	5,317	5,440	5,566	5,695	5,827	5,962	6,100	6,242	6,387	6,535	6,687	6,842	7,001
Accumulated depreciation	1,904	2,598	3,323	4,080	4,870	5,695	728	1,491	2,288	3,121	3,992	4,901	5,851	6,842	875
fire certification test															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
intercom															
Useful life	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
Remaining life	6	5	4	3	2	1	0	15	14	13	12	11	10	9	8
Replacement cost	6,913	7,073	7,237	7,405	7,577	7,753	7,933	8,117	8,305	8,498	8,695	8,897	9,103	9,314	9,530
Accumulated depreciation	4,321	4,863	5,428	6,017	6,630	7,268	7,933	507	1,038	1,593	2,174	2,780	3,414	4,075	4,765
fire alarm panel & annunciator															
Useful life	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18
Remaining life	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	19,607	20,062	20,527	21,003	21,490	21,989	22,499	23,021	23,555	24,101	24,660	25,232	25,817	26,416	27,029
Accumulated depreciation	4,357	5,573	6,842	8,168	9,551	10,995	12,499	14,068	15,703	17,406	19,180	21,027	22,948	24,948	27,029
light fixtures-staircase & hallways															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	10	9	8	7	6	5	4	3	2	1	0	19	18	17	16
Replacement cost	4,936	5,051	5,168	5,288	5,411	5,537	5,665	5,796	5,930	6,068	6,209	6,353	6,500	6,651	6,805
Accumulated depreciation	2,468	2,778	3,101	3,437	3,788	4,153	4,532	4,927	5,337	5,765	6,209	318	650	998	1,361
light fixtures-garage															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	8	7	6	5	4	3	2	1	0	19	18	17	16	15	14
Replacement cost	17,987	18,404	18,831	19,268	19,715	20,172	20,640	21,119	21,609	22,110	22,623	23,148	23,685	24,234	24,796
Accumulated depreciation	10,792	11,963	13,182	14,451	15,772	17,146	18,576	20,063	21,609	1,106	2,262	3,472	4,737	6,059	7,439

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
VOGUE CONDOMINIUMS ASSOCIATION, INC.**

1/1/2038 through 1/1/2052

COMPONENT	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052
light fixtures-landscape															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	9	8	7	6	5	4	3	2	1	0	9	8	7	6	5
Replacement cost	4,373	4,474	4,578	4,684	4,793	4,904	5,018	5,134	5,253	5,375	5,500	5,628	5,759	5,893	6,030
Accumulated depreciation	437	895	1,373	1,874	2,397	2,942	3,513	4,107	4,728	5,375	550	1,126	1,728	2,357	3,015
light fixtures-exterior															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	5	4	3	2	1	0	14	13	12	11	10	9	8	7	6
Replacement cost	5,572	5,701	5,833	5,968	6,106	6,248	6,393	6,541	6,693	6,848	7,007	7,170	7,336	7,506	7,680
Accumulated depreciation	3,715	4,181	4,666	5,172	5,699	6,248	426	872	1,339	1,826	2,336	2,868	3,423	4,003	4,608
surveillance system															
Useful life	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
Remaining life	9	8	7	6	5	4	3	2	1	0	13	12	11	10	9
Replacement cost	30,538	31,246	31,971	32,713	33,472	34,249	35,044	35,857	36,689	37,540	38,411	39,302	40,214	41,147	42,102
Accumulated depreciation	10,906	13,391	15,986	18,693	21,518	24,464	27,535	30,735	34,068	37,540	2,744	5,615	8,617	11,756	15,036
electrical contingency															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	9	8	7	6	5	4	3	2	1	0	9	8	7	6	5
Replacement cost	13,823	14,144	14,472	14,808	15,152	15,504	15,864	16,232	16,609	16,994	17,388	17,791	18,204	18,626	19,058
Accumulated depreciation	1,382	2,829	4,342	5,923	7,576	9,302	11,105	12,986	14,948	16,994	1,739	3,558	5,461	7,450	9,529
carpeting															
Useful life	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
Remaining life	2	1	0	15	14	13	12	11	10	9	8	7	6	5	4
Replacement cost	33,435	34,211	35,005	35,817	36,648	37,498	38,368	39,258	40,169	41,101	42,055	43,031	44,029	45,050	46,095
Accumulated depreciation	29,256	32,073	35,005	2,239	4,581	7,031	9,592	12,268	15,063	17,982	21,028	24,205	27,518	30,972	34,571
tile-hallways,lobby, laundry															
Useful life	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28
Remaining life	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5
Replacement cost	40,484	41,423	42,384	43,367	44,373	45,402	46,455	47,533	48,636	49,764	50,919	52,100	53,309	54,546	55,811
Accumulated depreciation	13,013	14,794	16,651	18,586	20,602	22,701	24,887	27,162	29,529	31,991	34,552	37,214	39,982	42,858	45,845
slate tile-replace															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	12	11	10	9	8	7	6	5	4	3	2	1	0	19	18
Replacement cost	8,746	8,949	9,157	9,369	9,586	9,808	10,036	10,269	10,507	10,751	11,000	11,255	11,516	11,783	12,056
Accumulated depreciation	3,498	4,027	4,579	5,153	5,752	6,375	7,025	7,702	8,406	9,138	9,900	10,692	11,516	589	1,206
slate tile-seal															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	2	1	0	4	3	2	1	0	4	3	2	1	0	4	3
Replacement cost	1,763	1,804	1,846	1,889	1,933	1,978	2,024	2,071	2,119	2,168	2,218	2,269	2,322	2,376	2,431
Accumulated depreciation	1,058	1,443	1,846	378	773	1,187	1,619	2,071	424	867	1,331	1,815	2,322	475	972
pool-fiberglass															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	9	8	7	6	5	4	3	2	1	0	29	28	27	26	25
Replacement cost	50,853	52,033	53,240	54,475	55,739	57,032	58,355	59,709	61,094	62,511	63,961	65,445	66,963	68,517	70,107
Accumulated depreciation	35,597	38,158	40,817	43,580	46,449	49,428	52,520	55,728	59,058	62,511	2,132	4,363	6,696	9,136	11,685
pool-repairs															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	0	9	8	7	6	5	4	3	2	1	0	9	8	7	6
Replacement cost	7,264	7,433	7,605	7,781	7,962	8,147	8,336	8,529	8,727	8,929	9,136	9,348	9,565	9,787	10,014
Accumulated depreciation	7,264	743	1,521	2,334	3,185	4,074	5,002	5,970	6,982	8,036	9,136	935	1,913	2,936	4,006

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
VOGUE CONDOMINIUMS ASSOCIATION, INC.**

1/1/2038 through 1/1/2052

COMPONENT	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052
heater															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	2	1	0	14	13	12	11	10	9	8	7	6	5	4	3
Replacement cost	6,204	6,348	6,495	6,646	6,800	6,958	7,119	7,284	7,453	7,626	7,803	7,984	8,169	8,359	8,553
Accumulated depreciation	5,377	5,925	6,495	443	907	1,392	1,898	2,428	2,981	3,559	4,162	4,790	5,446	6,130	6,842
pump															
Useful life	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Remaining life	2	1	0	6	5	4	3	2	1	0	6	5	4	3	2
Replacement cost	1,340	1,371	1,403	1,436	1,469	1,503	1,538	1,574	1,611	1,648	1,686	1,725	1,765	1,806	1,848
Accumulated depreciation	957	1,175	1,403	205	420	644	879	1,124	1,381	1,648	241	493	756	1,032	1,320
filter															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	9	8	7	6	5	4	3	2	1	0	9	8	7	6	5
Replacement cost	1,693	1,732	1,772	1,813	1,855	1,898	1,942	1,987	2,033	2,080	2,128	2,177	2,228	2,280	2,333
Accumulated depreciation	169	346	532	725	928	1,139	1,359	1,590	1,830	2,080	213	435	668	912	1,167
furniture															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	8	7	6	5	4	3	2	1	0	9	8	7	6	5	4
Replacement cost	5,078	5,196	5,317	5,440	5,566	5,695	5,827	5,962	6,100	6,242	6,387	6,535	6,687	6,842	7,001
Accumulated depreciation	1,016	1,559	2,127	2,720	3,340	3,987	4,662	5,366	6,100	6,242	1,277	1,961	2,675	3,421	4,201
metal gates/railing-1st floor															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6
Replacement cost	12,554	12,845	13,143	13,448	13,760	14,079	14,406	14,740	15,082	15,432	15,790	16,156	16,531	16,915	17,307
Accumulated depreciation	4,185	4,710	5,257	5,827	6,421	7,040	7,683	8,353	9,049	9,774	10,527	11,309	12,123	12,968	13,846
metal railings-pool deck															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5
Replacement cost	5,151	5,271	5,393	5,518	5,646	5,777	5,911	6,048	6,188	6,332	6,479	6,629	6,783	6,940	7,101
Accumulated depreciation	1,889	2,108	2,337	2,575	2,823	3,081	3,350	3,629	3,919	4,221	4,535	4,861	5,200	5,552	5,918
metal railings-balconies															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12
Replacement cost	42,528	43,515	44,525	45,558	46,615	47,696	48,803	49,935	51,093	52,278	53,491	54,732	56,002	57,301	58,630
Accumulated depreciation	5,670	7,253	8,905	10,630	12,431	14,309	16,268	18,310	20,437	22,654	24,962	27,366	29,868	32,471	35,178
metal railings-garage															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15
Replacement cost	6,772	6,929	7,090	7,254	7,422	7,594	7,770	7,950	8,134	8,323	8,516	8,714	8,916	9,123	9,335
Accumulated depreciation	226	462	709	967	1,237	1,519	1,813	2,120	2,440	2,774	3,123	3,486	3,864	4,257	4,668
irrigation system															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	1	0	11	10	9	8	7	6	5	4	3	2	1	0	11
Replacement cost	7,264	7,433	7,605	7,781	7,962	8,147	8,336	8,529	8,727	8,929	9,136	9,348	9,565	9,787	10,014
Accumulated depreciation	6,659	7,433	634	1,297	1,991	2,716	3,473	4,265	5,091	5,953	6,852	7,790	8,768	9,787	835
landscape refurbishment															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	2	1	0	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	10,932	11,186	11,446	11,712	11,984	12,262	12,546	12,837	13,135	13,440	13,752	14,071	14,397	14,731	15,073
Accumulated depreciation	9,110	10,254	11,446	976	1,997	3,066	4,182	5,349	6,568	7,840	9,168	10,553	11,998	13,503	15,073

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
VOGUE CONDOMINIUMS ASSOCIATION, INC.**

1/1/2038 through 1/1/2052

COMPONENT	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052
tree trimming															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	2	1	0	4	3	2	1	0	4	3	2	1	0	4	3
Replacement cost	7,264	7,433	7,605	7,781	7,962	8,147	8,336	8,529	8,727	8,929	9,136	9,348	9,565	9,787	10,014
Accumulated depreciation	4,358	5,946	7,605	1,556	3,185	4,888	6,669	8,529	1,745	3,572	5,482	7,478	9,565	1,957	4,006
masonry walls															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	9	8	7	6	5	4	3	2	1	0	9	8	7	6	5
Replacement cost	7,264	7,433	7,605	7,781	7,962	8,147	8,336	8,529	8,727	8,929	9,136	9,348	9,565	9,787	10,014
Accumulated depreciation	726	1,487	2,282	3,112	3,981	4,888	5,835	6,823	7,854	8,929	914	1,870	2,870	3,915	5,007
furniture-lobby/hallways															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	1	0	11	10	9	8	7	6	5	4	3	2	1	0	11
Replacement cost	7,264	7,433	7,605	7,781	7,962	8,147	8,336	8,529	8,727	8,929	9,136	9,348	9,565	9,787	10,014
Accumulated depreciation	6,659	7,433	634	1,297	1,991	2,716	3,473	4,265	5,091	5,953	6,852	7,790	8,768	9,787	835
mailboxes															
Useful life	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18
Remaining life	13	12	11	10	9	8	7	6	5	4	3	2	1	0	17
Replacement cost	9,100	9,311	9,527	9,748	9,974	10,205	10,442	10,684	10,932	11,186	11,446	11,712	11,984	12,262	12,546
Accumulated depreciation	2,528	3,104	3,705	4,332	4,987	5,669	6,381	7,123	7,895	8,700	9,538	10,411	11,318	12,262	697
washers															
Useful life	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Remaining life	0	5	4	3	2	1	0	5	4	3	2	1	0	5	4
Replacement cost	10,226	10,463	10,706	10,954	11,208	11,468	11,734	12,006	12,285	12,570	12,862	13,160	13,465	13,777	14,097
Accumulated depreciation	10,226	1,744	3,569	5,477	7,472	9,557	11,734	2,001	4,095	6,285	8,575	10,967	13,465	2,296	4,699
dryers															
Useful life	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Remaining life	1	0	5	4	3	2	1	0	5	4	3	2	1	0	5
Replacement cost	10,226	10,463	10,706	10,954	11,208	11,468	11,734	12,006	12,285	12,570	12,862	13,160	13,465	13,777	14,097
Accumulated depreciation	8,522	10,463	1,784	3,651	5,604	7,645	9,778	12,006	2,048	4,190	6,431	8,773	11,221	13,777	2,350
fire hoses															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	1	0	11	10	9	8	7	6	5	4	3	2	1	0	11
Replacement cost	7,478	7,651	7,829	8,011	8,197	8,387	8,582	8,781	8,985	9,193	9,406	9,624	9,847	10,075	10,309
Accumulated depreciation	6,855	7,651	652	1,335	2,049	2,796	3,576	4,391	5,241	6,129	7,055	8,020	9,026	10,075	859
fire certification test, service															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency - 5%	4,563	6,275	3,570	518	2,857	597	9,874	4,745	2,572	12,012	1,681	6,209	2,284	19,482	8,868
TOTAL Accumulated depreciation	605,868	615,189	587,250	615,795	715,049	766,247	878,673	791,508	812,675	892,835	764,106	861,387	862,256	967,263	697,236

GLOSSARY

ACCUMULATED DEPRECIATION	Amount of each component that has been used up at a point in time. The total accumulated depreciation equates to a “fully funded balance” (per CAI Standards definition).
ANNUAL DEPRECIATION	The current cost of a component divided by its typical life expectancy.
CASH FLOW METHOD	A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures. Different reserve funding plans are tested against the anticipated reserve expenses to achieve a desired funding goal.
CASH RESERVES	Funds available for major repair, restoration, replacement, or maintenance of the common components.
CC&R's	The covenants, conditions, and restrictions, which govern the day to day operations of a facility.
COMPONENTS	The common area assets that require major repair, restoration, replacement, or maintenance. Typically: 1) Association responsibility, 2) with limited useful life expectancies, 3) predictable remaining useful life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.
COMPONENT INVENTORY	A list of components subject to degradation at a somewhat predictable rate within the projection period.
CONDITION ASSESSMENT	The evaluation of the current condition of the components based on observed or reported characteristics.
CONTINGENCY RESERVE ALLOWANCE	Additional funds set aside to allow for unforeseeable situations or variations. It is a percentage based on total expenditures anticipated each year.
CU. FT.	Measured in cubic feet.
CURRENT COST	Average cost for major repair, restoration, replacement, or maintenance of a component.
CURRENT RESERVE BALANCE	Amount of funds in reserve accounts estimated as of the beginning of the Reserve Study.
DEFICIT	The amount that the fully funded balance exceeds the actual (or projected) reserve balance.
EXCLUSIVE USE COMMON AREA	That part of a common area that has been designated for the individual use by a single interest.
FINANCIAL ANALYSIS	The portion of a Reserve Study (one of two parts) where current status of the reserves (measured as cash or Percent Funded) and a recommended reserve contribution rate (reserve funding plan) are derived, and the projected reserve income and expenditures over time are presented. It should illustrate the financial ability to fund future major repair or replacement of those common components that are subject to degradation within a specified period.
FISCAL YEAR	The twelve-month financial reporting period, which may not necessarily be a calendar year. Example: July 1, 2022 through June 30, 2023.
INFLATION FACTOR	An allowance for anticipated price increases based upon a 30-year average of the Consumer Price Index published by the U.S. Department of Labor. It is set at the beginning of each year.
INTEREST RATE ASSUMPTIONS	Average interest rate currently being earned from financial institutions where reserve funds are held.
LIFE CYCLE	The normal lifetime of a component, assuming it is properly installed / constructed and maintained.
LIFETIME COMPONENT	An element with a life expectancy that extends beyond the projection period of the study.
LIN. FT.	Measured in linear feet.
PERCENT FUNDED	The ratio, at a point of time (typically the beginning of the fiscal year), of the actual (or projected) reserve balance to the accumulated depreciation of all the components (i.e., amount that ideally should be in reserves), expressed as a percentage.
PHYSICAL INSPECTION	A visual examination of accessible common components subject to degradation within the projection period.
PRO FORMA OPERATING BUDGET	A projection of operating expenditures for the year.
PROJECTION PERIOD	The span (in years) over which the study forecasts potential reserve expenditures and liabilities.
REGULAR ASSESSMENT	Budgeted amounts assessed to all owners (oftentimes referred to as “Dues”), including the reserve contribution – typically assessed monthly, quarterly, or annually.
REMAINING LIFE	The number of remaining years of a components' anticipated life expectancy based upon current condition and degradation factors.
REPLACEMENT CYCLE	See “Life Cycle” (i.e., frequency of repair/replacement within forecast).
RESERVE CONTRIBUTION	That portion of the “regular” assessment allocated to the reserve fund.
RESERVE STATUS	The present ability to fund future major repair or replacement of its common components.
SPECIAL ASSESSMENT	An assessment levied in addition to regular assessments, often regulated by governing documents or local statutes.
SQ. FT.	Measured in square feet.
SURPLUS	An actual (or projected) reserve balance greater than the fully funded balance.
USEFUL LIFE (UL)	The estimated time in years that a component is expected to serve its intended function if properly constructed in its present application or installation.



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

01/18/2024

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS Sara Aviv(304835W) 17130 Devonshire St Ste 204a CA 91325-1677		PHONE (A/C, No, Ext): 818-832-8840	COMPANY NAME AND ADDRESS Farmers Insurance Exchange	NAIC NO: 21652
FAX (A/C, No): 818-832-8846	E-MAIL ADDRESS: saviv@farmersagent.com		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
CODE: AGENCY CUSTOMER ID #:	SUB CODE:		POLICY TYPE Habitational	
NAMED INSURED AND ADDRESS VOGUE CONDOMINIUMS C/O REAL PROP MGMT PARAMOUNT 5900 WILSHIRE BLVD STE 710 LOS ANGELES CA 90036		LOAN NUMBER		POLICY NUMBER 607188622
ADDITIONAL NAMED INSURED(S)		EFFECTIVE DATE 02/22/2024	EXPIRATION DATE 02/22/2025	☒ CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) ☐ BUILDING OR ☐ BUSINESS PERSONAL PROPERTY

LOCATION / DESCRIPTION 6151 ORANGE ST LOS ANGELES CA 90048
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION		PERILS INSURED	BASIC	BROAD	SPECIAL	☒
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$		DED: 5000				
	YES	NO	N/A			
☒ BUSINESS INCOME ☐ RENTAL VALUE	☒			If YES, LIMIT: 293100	Actual Loss Sustained; # of months:	
BLANKET COVERAGE		☒		If YES, indicate value(s) reported on property identified above: \$		
TERRORISM COVERAGE	☒			Attach Disclosure Notice / DEC		
IS THERE A TERRORISM-SPECIFIC EXCLUSION?			☒			
IS DOMESTIC TERRORISM EXCLUDED?			☒			
LIMITED FUNGUS COVERAGE	☒			If YES, LIMIT: \$15,000	DED:	
FUNGUS EXCLUSION (If "YES", specify organization's form used)	☒			Farmers Proprietary		
REPLACEMENT COST	☒					
AGREED VALUE		☒				
COINSURANCE	☒			If YES, 80 %		
EQUIPMENT BREAKDOWN (If Applicable)	☒			If YES, LIMIT: Included	DED:	
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	☒			If YES, LIMIT: 19120600	DED:	
- Demolition Costs	☒			If YES, LIMIT: 478015	DED:	
- Incr. Cost of Construction	☒			If YES, LIMIT: 478015	DED:	
EARTH MOVEMENT (If Applicable)		☒		If YES, LIMIT:	DED:	
FLOOD (If Applicable)		☒		If YES, LIMIT:	DED:	
WIND / HAIL INCL ☒ YES ☐ NO Subject to Different Provisions:	☒			If YES, LIMIT:	DED: PROPERTY DED	
NAMED STORM INCL ☐ YES ☐ NO Subject to Different Provisions:		☒		If YES, LIMIT:	DED:	
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS						

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

CONTRACT OF SALE	LENDER'S LOSS PAYABLE	LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
MORTGAGEE			
NAME AND ADDRESS			AUTHORIZED REPRESENTATIVE Sara Aviv

© 2003-2015 ACORD CORPORATION. All rights reserved.

Vogue Condominiums Association, Inc.

Assessment Collection Policy

In compliance with the law, the purpose of this Collection Policy ("Policy") is to inform the members of the policies and practices in enforcing its legal right to collect assessments from members. This Policy also describes the members' obligations and rights regarding assessments. In this document, the terms "member" and "owner" are used interchangeably.

1. Assessments. Regular assessments are due on the first day of each month. Billing statements are sent as a courtesy. Timely payment of assessments is required even if a billing statement is not received. Special assessments are due according to the terms of the special assessment imposed pursuant to the Association's Declaration of Covenants, Conditions, and Restrictions ("CC&Rs"). Regular and Special assessments are received by the Association's collection agent, Coro Community Management & Consulting ("Coro") at their business office at the address specified in paragraph 4(a) below.
2. Delinquent Assessments. Assessments are delinquent Fifteen (15) days after they are due. A late fee of Ten Dollars (\$10.00) or 10% of the delinquent assessment (whichever is greater) will be charged if payment is not received by Coro at their business office on or before the 15th of the month. In addition, assessments delinquent for more than 30 days are subject to interest at the rate of 12% per annum, compounded monthly. Interest on all sums, including assessments, late charges, fees and costs of collection, and attorneys' fees shall accrue from the time the delinquent assessment is 30 days past due, and shall continue to accrue until the account is paid in full.
3. Association's Right to Suspend Common Area Privileges and Voting Rights. The Board of Directors ("Board") may suspend the common area privileges and voting rights of any member who is more than 30 days delinquent in paying any assessment. Common area privileges and voting rights will remain suspended until the delinquency, including any accumulated penalties, interest and cost of collection has been paid in full.
4. Member's Obligation to Pay Assessments and Charges. Regular and special assessments, together with late charges, fees and costs of collection, attorneys' fees, and interests, as determined in accordance with Civil Code, are a debt of the owner of the separate interest at the time that the assessment or other sums are levied. (Civil Code §5650 (a) Because these assessments and related charges constitute a personal obligation of each owner, the Association has a right to look to the owner, personally, to pay the debt and may pursue collection of that debt in a court action. If an owner becomes delinquent in the payment of assessment obligations and a lien is recorded against the property, the Association may seek recovery of the delinquent assessment from the sale of the property in foreclosure.

- a) *Address for Overnight Payment.* The Association's address for overnight payment of assessments is as follows:

Vogue Condominiums Association, Inc.
4030 Spencer St. #104
Torrance, CA 90503

- b) *Receipt of Payment.* When an owner makes a payment, the Association shall provide a receipt upon an owner's request.

- c) *Returned Checks.* Returned checks are subject to a service fee.

5. Pre-Lien Notice. When assessments become 30 days delinquent, the Association will send the member a pre-lien notice advising the owner of the delinquency and requesting immediate payment.

- a) *Cost to Prepare and Send Pre-Lien Notice.* The owner will be charged a fee for preparing and sending this pre-lien notice.

- b) *Service of Notice.* The pre-lien notice shall be sent by certified mail to the owner's last known mailing address provided to the Association. If the delinquent owner has provided a written notice to the Association of a secondary address, all notices shall be sent to that address also. Otherwise, the unit address shall be deemed the correct address for all purposes.

- c) *Contents of Notice.* The pre-lien notice will include the following information:

- i. A general description of the collection and lien enforcement procedures of the Association and the method of calculation of the amount that is claimed to be owed;
- ii. A statement that the notified owner has the right to inspect the Association's records pursuant to Civil Code Section 5205.
- iii. A statement in 14-point boldface type (or capital letters if typed):
"IMPORTANT NOTICE: IF YOUR SEPARATE INTEREST IS PLACED IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR ASSESSMENTS, IT MAY BE SOLD WITHOUT COURT ACTION;"
- iv. An itemized statement of the charges owed by the owner, including items on the statement that indicate the amount of any delinquent assessments, the fees and costs of collection, attorneys' fees, late charges, and interest;

- v. A statement that the owner shall not be liable to pay the late fees, interest and costs of collection if it is later determined that the assessment was paid on time to the Association;
- vi. A statement that the notified owner has a right to meet with the Board (as more fully described in paragraph 7, below);
- vii. A statement that the owner has the right to dispute the assessment debt by submitting a written request for dispute resolution to the Association pursuant to the Association's "meet and confer" program required by Civil Code §§5900 - 5920; and
- viii. A statement that the owner has the right to request alternative dispute resolution with a neutral third party pursuant to Civil Code §5925 - 5965 before the Association may initiate foreclosure against the owner's separate interest, except that binding arbitration shall not be available if the Association intends to initiate a judicial foreclosure.

6. Application of Payments. When an owner makes any payments on account of delinquent assessments and other amounts claimed as due and owing, the Association will first apply the payment in reduction of the amount of oldest delinquent assessments, and only after the assessment delinquency is paid in full can payments be applied to the fees and other costs. (Civil Code §5655)

7. Owner's Rights. On receipt of the pre-lien notice described in paragraph 5, the noticed owner has four possible courses of action that can be taken, namely:

- a) *Pay the Total Amount Due.*
- b) *Submit a Proposed Payment Plan.* Within 15 days of the date of the postmark of the pre-lien notice, the noticed owner may submit a written, proposed payment plan accompanied by a written request to meet with the Board to discuss the payment plan for the debt noticed.
 - i. One or more designated Board members will meet with the owner in executive session within 45 days of the postmark of the request. Any plan agreed upon at this meeting must be ratified by the full Board.
 - ii. Payment plan requests shall be considered on a case-by-case basis. The Board reserves the right to decline an owner's request.
 - iii. Payment plans must incorporate any assessments that accrue during the payment plan period. Additional late fees shall not accrue during the payment plan period if the owner is in full compliance with the terms of the payment plan.

- iv. In the event of a default on any provision of an approved payment plan, the Association may resume its efforts to collect the delinquent assessments from the time before entering into the payment plan.
- v. Payment plans shall not impede the Association's ability to record a lien on the owner's separate interest to secure payment of delinquent assessments.

c) *Request to Meet with the Board.* The noticed owner may dispute the assessment debt by submitting a written request for dispute resolution to the Association pursuant to the Association's "meet and confer" program (Internal Dispute Resolution); if none exist, the following dispute resolution procedures pursuant to Civil Code § 5915 of the shall apply.

- i. The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be in writing.
- ii. A member of the Association may refuse a request to meet and confer. The Association may not refuse a request to meet and confer.
- iii. The Association's Board shall designate one or more members of the Board to meet and confer.
- iv. The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute.
- v. A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the Board designee on behalf of the Association.
- vi. An agreement reached by the parties in the meet and confer shall bind the parties and is judicially enforceable if both the following conditions are satisfied: (a) the agreement is not in conflict with law or the governing documents of the Association; and (b) the agreement is either consistent with the authority granted by the Board to its designee or the agreement is ratified by the Board.
- vii. A member of the Association may not be charged a fee to participate in the process.

d) *Request for Alternative Dispute Resolution.* The noticed owner has the right to request alternative dispute resolution with a neutral third party pursuant to the Association's alternative dispute resolution notice; if none exist, Civil Code §5925 - 5965 shall apply. The costs of the alternative dispute resolution shall be borne equally by the parties.

8. Association's Right to Record Lien. If the account is not paid in full by 30 days after the date of the pre-lien notice, the debt collection procedures are as follows:

- a) *Assessment Less Than \$1,800.* If the amount of any unpaid regular or special assessments is less than \$1,800, exclusive of any late charges, fees, costs of collection, attorneys' fee, or interests, the Association may record a lien but may not initiate foreclosure on the lien until the amount is \$1,800 or more, or the delinquency is 12 months old or older. The Association may collect the delinquent assessments, late fees, interest, and all costs of collection by filing a legal action. Judgment in favor of the Association may be recorded and may affect the owner's credit.

Assessment of at Least \$1,800. If the amount of the unpaid regular or special assessments is \$1,800 or more exclusive of any late charges, fees, costs of collection, attorney fee, or interest, the Association is permitted to record a lien and to initiate foreclosure on the lien if the delinquent assessments, late charges, interest, and all costs of collection are not paid in full within thirty (30) days of the recording of the lien. The Association may use either judicial or non-judicial foreclosure proceedings, at its sole discretion.

Board Decision to Record. The decision to record a lien, also known as a Notice of Delinquent Assessment, shall be made by the Board by a majority vote in an open meeting. The Board shall record the vote in the minutes of that meeting (referring to the property by lot/tract or parcel number, not the owner's name). (Civil Code §5673)

- b) *Fee Incurred to Prepare and Record Lien.* The owner will be charged for the costs and fees incurred for preparing and recording the lien. This amount includes the cost of releasing the lien upon verification of payment in full.
- c) *Notice of Lien.* If the Association records a lien against the property, a copy of the lien must be sent by certified mail to all record owners of the property within 10 calendar days after its recordation. The recorded notice of lien must include the following information:
- i. An itemized statement of charges owed by the owner of the separate interest (as described in paragraph 5(c)(iv), above);
 - ii. The amount of the assessment and the other sums imposed in accordance with Civil Code §5675(a);
 - iii. A legal description of the owner's separate interest against which the lien is being imposed;
 - iv. The name of the record owner of that separate interest;

- v. In order for the lien to be enforced by non-judicial foreclosure the name and address of the trustee authorized by the Association to enforce the lien by sale (Civil Code §5675(c); and
- vi. The lien must be signed by the person designated in the Association's Declaration of Covenants, Conditions, and Restrictions as having that authority, by the president of the Association, or by a person who is designated by the Association as having authority to sign and record the Notice on behalf of the Association. (Civil Code §5675(d)

9. Release of Lien Upon Verification of Payment. Within 21 days of verification of payment in full of all delinquent sums and costs, the Association shall record a lien release.

10. Pursuit of Non-judicial Foreclosure to Collect Assessments. Subject to the limitations of Civil Code §5720 et seq. , after the expiration of 30 days following the recording of the lien, the Association is authorized to enforce the lien through any means permitted by law, including sale by the court, sale by the trustee designated in the lien, or sale by a trustee substituted pursuant to Civil Code § 2934a. Any sale by a trustee in a non-judicial foreclosure must be conducted in accordance with Civil Code § 2924 et seq. applicable to the exercise of powers of sale in mortgages or deeds of trust. The fees of a trustee may not exceed the amounts prescribed in Civil Code §§ 2924c and 2924d, plus the cost of service as authorized by Civil Code § 5700 et seq.

- a) *Record Notice of Default.* The Association may record a notice of default 30 days after the recording of the lien. A copy of the notice of default will be served on the owners of record of the property and other persons who have recorded a request for a copy of any notice of default. (Civil Code § 2924b)
- b) *Notice of Sale.* Three months must elapse before a Notice of Sale can be recorded and served. The trustee may give a notice of sale for a date that is at least 20 days after in accordance with very specific publication, posting, and recording requirements imposed by Civil Code § 2924f(b). During that period, the delinquent owner has a right to stop the process by paying the amounts in default in full. (Civil Code § 2924(c)(a))
- c) *Right of Redemption.* The nonjudicial foreclosure by Association to collect upon a debt for delinquent assessment shall be subject to a right of redemption for a period of 90 days following the sale in the foreclosure action. (Civil Code § 5715(b)

11. Alternative of Pursuing Collection in a Small Claims Court Proceeding. Instead of pursuing lien and foreclosure remedies, the Association may sue delinquent owners personally, or take a deed in lieu of foreclosure on account of delinquent assessments. (Civil Code §§ 5700 (b) and 5720(b))

12. Annual Notice to Members of Assessment and Assessment Collection Rules. The Association shall distribute its collection policy to each member during the 60-day period immediately preceding the beginning of the Association's fiscal year. The collection policy shall be printed in 12-point type.

Rules Disclosure

- (3) An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1) during and at the end of their useful life.
- (4) An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.
- (f) As used in this section, "reserve accounts" means moneys that the association's board of directors has identified for use to defray the future repair or replacement of, or additions to, those major components which the association is obligated to maintain.
- (g) As used in this section, "reserve account requirements" means the estimated funds which the association's board of directors has determined are required to be available at a specified point in time to repair, replace, or restore those major components which the association is obligated to maintain.
- (h) This section does not apply to an association that does not have a "common area" as defined in Section 1351.

5.04 Penalties for Non-Compliance.

- (a) In recognition of the need for a reasonable means of encouraging and insisting upon compliance with the provisions of the Governing Documents without resorting to suits for injunctive relief, the Board is authorized to do the following:
 - (1) Establish a reasonable policy of reasonable penalties, including monetary penalties (which specifies the amounts of potential monetary penalties);
 - (2) Assess such penalties against any Owner found to be in violation of any provision of the Governing Documents;
 - (3) Temporarily suspend an Owner's voting rights as a Member of the Association and/or rights to use Common Area facilities for as long as the violation continues; and
 - (4) Record a Notice of Non-Compliance in the Office of the County Recorder, stating any breach or violation of any of the restrictions, conditions and covenants hereby established. Such Notice must be executed by two (2) officers of the Association within a reasonable time after the occurrence of such breach, violation or failure to comply. A copy of such Notice shall be forwarded to the Owner responsible for such breach of violation or, or failure to comply with, any of said restrictions, conditions or covenants.
- (b) Notice and Hearing relating to the imposition of any penalties in this Section must be made in the following manner and at a minimum:
 - (1) Notice must be given to the relevant Owner's most recent address in the Association's records at least fifteen (15) days before the proposed effective date of the penalty;
 - (2) Notice must set forth details of the violation itself, the proposed penalty, and the date, time and place of the Hearing;
 - (3) The Owner may be heard (either orally or in writing) at a Hearing held at least five (5) days before the effective date of the proposed penalty;
 - (4) Hearing will be held by the Board of Directors, and their decision is final and binding upon the Owner;
 - (5) The Board shall meet in executive session if requested by the member being disciplined, and the Owner shall be entitled to attend the executive session.
 - (6) Following the Hearing, the Board must decide whether or not the Owner should in fact be penalized, and the nature of the penalty.

- (c) If the Board establishes adopts a policy imposing any monetary penalty, including any fee on any member for a violation of the Governing Documents or rules of the Association, including any monetary penalty relating to the activities of a guest or invitee of a member, the Board shall adopt and distribute to each member by personal delivery or first-class mail, a schedule of the monetary penalties that may be assessed for those violations, which shall be in accordance with authorization for member discipline contained in the Governing Documents. (The Board shall not be required to distribute any additional schedules of monetary penalties unless there are changes from the schedule that was adopted and distributed to the members.)
- (d) If an Owner fails to comply with a penalty imposed pursuant to the provisions of this Section, the Board may seek judicial enforcement of the penalty in any court of competent jurisdiction, with the Owner liable for all costs (collection costs, court costs, attorney's fees, etc.).
- (e) Notwithstanding the foregoing, the Owner shall be given, at a minimum, the rights set forth in Corporations Code Section 7341 (set forth as follows) or any successor statute.

Corporations Code Section 7341:

Expulsion, suspension or termination; fairness and reasonableness; procedure

(a) No member may be expelled or suspended, and no membership or memberships may be terminated or suspended, except according to procedures satisfying the requirements of this section. An expulsion, termination or suspension not in accord with this section shall be void and without effect.

(b) Any expulsion, suspension, or termination must be done in good faith and in a fair and reasonable manner. Any procedure which conforms to the requirements of subdivision (c) is fair and reasonable, but a court may also find other procedures to be fair and reasonable when the full circumstances of the suspension, termination, or expulsion are considered.

(c) A procedure is fair and reasonable when:

- (1) The provisions of the procedure have been set forth in the articles or bylaws, or copies of such provisions are sent annually to all the members as required by the articles or bylaws.
- (2) It provides the giving of 15 days' prior notice of the expulsion, suspension or termination and the reasons therefor; and
- (3) It provides an opportunity for the member to be heard, orally or in writing, not less than five days before the effective date of the expulsion, suspension or termination by a person or body authorized to decide that the proposed expulsion, termination or suspension not take place.

(d) Any notice required under this section may be given by any method reasonably calculated to provide actual notice. Any notice given by mail must be given by first-class or registered mail sent to the last address of the members shown on the corporation's records.

(e) Any action challenging an expulsion, suspension or termination of membership, including any claim alleging defective notice, must be commenced within one year after the date of the expulsion, suspension or termination. In the event such an action is successful the court may order any relief, including reinstatement, if finds equitable under the circumstances, but no vote of the members or of the board may be set aside solely because a person was at the time of the vote wrongfully excluded by virtue of the challenged expulsion, suspension or termination, unless the court finds further that the wrongful expulsion, suspension or termination was in bad faith and for the purpose, and with the effect, of wrongfully excluding the member from the vote or from the meeting at which the vote took place, so as to affect the outcome of the vote.

(f) This section governs only the procedures for expulsion, suspension or termination and not the substantive grounds therefor. An expulsion, suspension or termination based upon substantive grounds which violate contractual or other rights of the member or are otherwise unlawful is not made void by compliance with this section.

THE VOGUE CONDOMINIUM ASSOCIATION
RULES & REGULATIONS – APPENDIX A

SCHEDULE OF FEES AND MONETARY PENALTIES
Adopted as of August, 2011

Move In/Move Out Fees

Move in/Move out Fee for elevator usage, preparing elevator, monitoring the move and inspection of common areas.....	\$150.00
Refundable Damage Deposit.....	\$350.00

Replacement Keys

Common Area Keys.....	\$ 50.00
-----------------------	----------

Note: Tenants/Owners are responsible for lost garage transmitters

Construction/Renovation/Architectural Modifications

Partially Refundable Deposit.....	\$500.00
Non-Diligent Construction Fine Fee.....	\$100.00
First Violation.....	\$150.00
Second Violation.....	\$300.00
Third Violation.....	\$400.00
Each Subsequent Violation.....	\$400.00

Post-Hearing Monetary Penalties

First Offense.....	\$ 50.00
Second Offense.....	\$100.00
Third Offense.....	\$200.00
Each Subsequent Offense.....	\$400.00

Architectural Disclosure

SMOKING

Smoking is prohibited in all common areas (lobby, hallways, rooftop deck and pool area), and exclusive use common areas (balconies).

VENDOR MAINTENANCE / SERVICE

Residents shall not interfere with any vendor or serviceperson hired by the Board of Directors or the management company while performing a monthly service, maintenance calls, repairs, etc.

BALCONIES

Balconies are to be kept clean and free of debris /clutter; clothing shall not be hung out to dry. For safety and liability reasons, residents shall not hang baskets or pots over railings or place on ledges. No items are to be lowered over balconies without prior approval from the Board of Directors. Dirt/debris is not to be swept off of balconies. Do not over-water plants (excess water flows off balcony ledges and causes damage/stains to lower units and safety/liability issues on the walkways). Only gas barbeques are allowed on balconies. Satellite dishes are not permitted to hang over/outside balcony ledges. Smoking is not permitted on balconies.

CONSTRUCTION / REMODELING/ARCHITECTURAL REVIEW PROCEDURES

The Association has adopted the following architectural approval requirements pursuant to California Civil Code section 1378. The procedure provided is fair, reasonable, and expeditious, within the meaning of this article.

As per the Restated Covenants, Conditions & Restrictions all alterations to floors including the laying of tile, parquet, marble, granite or other hard surfaces, electrical work, HVAC and plumbing work, and all other changes which may affect the structural integrity, noise level, or uniform appearance of the Project, the Common Areas, a Unit or a Balcony/Patio, or the right to privacy and quiet enjoyment of any other Owner, shall not be commenced unless and until approved in writing by the Board. Such Owner shall, BEFORE commencing the work, deliver to the Board plans, construction agreement, structural report and permits (refer to Section 4.3 of the CC&Rs for more information).

A decision on a proposed change shall be made in good faith and may not be unreasonable, arbitrary or capricious. Owner shall receive a decision from the Board of Directors or its designee within 30 days of a formal written request.

A decision on a proposed change shall be consistent with any governing provision of law, including, but not limited to, the fair Employment and Housing Act (Part 2.8, commencing with Section 12900), of Division 3 of title 2 of the Government Code.

A decision on the proposed change shall be in writing. If a proposed change is disapproved, the written decision shall include both an explanation of why the

proposed change is disapproved and a description of the procedure for reconsideration of the decision by the Board of Directors.

If a proposed change is disapproved, the applicant is entitled to reconsideration by the Board of Directors of the Association that made the decision, at an open meeting of the board. This paragraph does not require reconsideration of a decision that is made by the Board of Directors or a body that has the same membership as the Board of Directors, at a meeting that satisfies the requirements of Section 1363.05. Reconsideration by the board does not constitute dispute resolution within the meaning of Section 1363.820.

Nothing in this section authorizes a physical change to the common area in a manner that is inconsistent with an association's governing documents or governing law.

BEFORE beginning any construction or remodeling work, owners are to submit to the Board of Directors for approval:

1. Copies of construction/remodeling plans
2. Contractor information and license
3. All necessary building code permits as required by the City of Los Angeles
4. A \$500 refundable deposit

Owners are to be responsible for coordinating entry into the building for all construction workers; workers are NOT to be given the perimeter key. All workers are to park in the respective unit's assigned space or else park on the street. If not, workers will be subject to towing and the unit owner will be subject to fines.

The board must be notified at least 72 hours in advance if the water needs to be turned off for the purpose of remodeling work.

Owners are required to arrange for the removal of all construction debris. All debris from any construction / remodeling must be deposited offsite. Construction workers are not to place construction debris / materials down the garbage chutes or in the dumpster bins or owners are subject to forfeiture of their deposit and a \$250 fine. Owners are responsible for any damage to and/or debris left in the common areas due to their construction/remodeling; owners will be charged back for any costs the Association incurs to repair or clean-up the common areas. For bulky item pick-up, contact the City of Los Angeles at

Per the Los Angeles Department of Building and Safety, construction is allowed Monday through Friday between the hours of 7 AM – 9 PM. On Saturdays and national holidays, construction is allowed between 8 AM – 6 PM. **Construction is not allowed on Sundays.**

ENTRY TO OWNER'S UNITS

Per the CC&R's, the Board of Directors may retain a pass key to each unit. Unit keys will be kept in a limited-access, locked room, and in a locked box. No owner shall alter any lock or install a new lock on any door leading into a unit

Consent to Receive Association Documents by Electronic Means

Vogue Condominiums Association, Inc. (3002)

Many notices, disclosures and documents may be delivered electronically to any member who has agreed to that method of delivery. This is a savings in postage and mailing costs for the Association which affects the annual assessment budget.

Before an association can electronically distribute documents, notices and disclosures, it must receive the recipient's unrevoked written consent. The consent must comply with all the requirements of Civil Code, which includes a clear written statement to the recipient as to:

Any right of the recipient to have the record provided or made available on paper or in non-electronic form

Whether the consent applies only to that transmission, to specified categories of communications, or to all communications from the corporation

The procedures the recipient must use to withdraw consent.

Electronic Delivery Defined

The Davis-Stirling Act defines electronic delivery to mean "e-mail, facsimile, or other electronic means." Other electronic means include posting on an electronic message board or network which the association has designated for those communications, together with a separate notice to the recipient of the posting. If a document is delivered by electronic means, delivery is complete at the time of transmission.

Approved Documents

As provided for in Civil Code, the following documents may be distributed electronically, subject to member approval:

Assessment & Reserve Funding Disclosure Summary	Alternative Dispute Resolution (ADR) Rights	Review of Financial Statement
Pro Forma Operating Budget or Pro Forma Operating Budget Summary	Internal Dispute Resolution (IDR) Rights	Annual Update of Reserve Study
Assessment Collection Policy	Board Minutes Access	Notice of proposed rule changes
Notice/Assessments and Foreclosure	Architectural Changes Notice	Notice of adopted rule changes
Insurance Coverage Summary	Secondary Address Notification Request	Notice of the results of an election to reverse a rule change
	Monetary Penalties Schedule	Other such Notices as may be issued
	Reserve Funding Plan (summary)	

If you wish to withdraw this consent at any time, you must submit a written or electronic request to the association allowing at least ten (10) business days for the request to be implemented.

The purpose of this form is to allow you to give your consent to receive all association notices, disclosures and documents by electronic means using the e-mail address you have provided below or may provide in the future, subject to the provision of the Civil Code. The e-mail address provided will be used for authorized association business and will be added to the records of the Association.

I, the undersigned member of the Association, on behalf of all owners of record of my unit, agree to receive all association notices, disclosures and documents by electronic means to the email address below for this purpose.

Signature: _____

Print Name: _____

Date: _____

Email: _____

You will be automatically enrolled in Paperless Statements using the email address above. Check here to opt out: ☐

Property Address: _____

Return form to our office by Email (Preferred) or Mail

Accounting@coro4myhoa.com

13743 Ventura Blvd Suite 200 Sherman Oaks,

CA 91423

Rev 0121