

THE LAUREN, A CONDOMINIUM
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR
REPAIRS AND REPLACEMENTS
DECEMBER 31, 2005
(UNAUDITED)

The Association had a replacement reserves study conducted by an engineer in 2003 to estimate the remaining useful lives and the replacement costs to the components of common property. The Association utilizes the component flow method of funding for replacement reserves. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. Estimated replacement costs do not take into account the effects of inflation between the date of the study and the date the components will require repair or replacement.

The following has been extracted from the Association's updated replacement reserve study and presents significant information about the components of common property.

<u>Component</u>	<u>2003 Estimated Remaining Useful Life (Years)</u>	<u>2003 Estimated Replacement Costs</u>
Exterior Building	0-16	\$ 574,992
Interior Building	1-14	305,880
Building Systems	0-18	809,700