

THE LAUREN, A CONDOMINIUM
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR
REPAIRS AND REPLACEMENTS
DECEMBER 31, 2011
(UNAUDITED)

The Association had a replacement reserve study conducted by Reserve Advisors, Inc. during 2011 to estimate the remaining useful lives and the replacement costs of the components of common property. 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 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 replacement reserve study and presents significant information about the components of common property.

<u>Component</u>	<u>2011 Estimated Remaining Useful Life (Years)</u>	<u>2011 Estimated Replacement Cost</u>
Exterior Elements	0-9	\$ 1,298,125
Interior Elements	0-17	646,200
Building Services Elements	0-25	2,208,400
Property Site Elements	0-15	217,555
Pool Elements	14	115,000
Garage Elements	7-19	114,775
Annual Contingency	1	300,000
Reserve Study Elements	2	4,200