

THE LAUREN, A CONDOMINIUM  
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR  
REPAIRS AND REPLACEMENTS  
DECEMBER 31, 2013  
(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. The estimated replacement costs presented below 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 replacement reserve study and presents significant information about the components of common property.

| <u>Component</u>           | <u>2011<br/>Estimated<br/>Remaining<br/>Useful<br/>Life<br/>(Years)</u> | <u>2011<br/>Estimated<br/>Replacement<br/>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                                              |