

Reserve Analysis Report

Sample HOA

1212 Surfrider Ave
San Diego, CA 92109

For Fiscal Year End:
December 31, 2005



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Preface

What is A Reserve Study?

A reserve study is a detailed report that assists common interest developments (CID) in planning for long-term common area repair and replacement expenses. A CID exists when there is individual ownership of a house or condominium along with the shared ownership or right of use to common areas. These common areas can include streets, roofs, recreational facilities and many other items. A reserve study includes two parts: 1) **The Physical Analysis** contains information about the condition and repair/replacement cost of the components that the CID maintains. The physical analysis should include a component inventory and quantity, estimated useful and remaining life, and estimated replacement cost. 2) **The Financial Analysis** evaluates the CID's reserve fund balance and income. The financial analysis calculates a CID's percent funded by comparing the actual reserve balance to a fully funded balance. The reserve study then estimates the total annual contribution necessary to defray the future costs.

Why Should a Reserve Study be performed?

Certain states, such as California, require the reserve studies be completed and that the board of directors inform owners of the reserve status annually. In addition, the board of directors of a CID has a legal and fiduciary duty to maintain the community in a good state of repair. Property Values are directly affected by the level of maintenance and upkeep of the common area components. Reserve studies create a maintenance plan, which keeps a development in good condition, therefore increasing property appreciation and value. The amount of funds in the reserve account also greatly affects property values. Reserve studies inform CID's how much they should have in their reserve account, which eliminates costly special assessments. Over time each member of a CID should contribute their fair share to the reserve account so when expenses arise the required funds are available. Reserve Studies can also help avoid litigation against CID board members.

Sections of this Reserve Study

Executive Summary - Provides the general information about the CID and summarizes the findings of the study. Percent Funded and Recommended Reserve Contribution are included in the summary.

Component Summary – List all components and their details in tabular form.

30 Year Funding Plans – Lists theoretical fully funded balance for the next 30 years. Also lists theoretical annual contribution, projected year-end balance, and percent funded for the current, recommended, and threshold funding plans. (Inflation and annual due increase are taken into account)

Annual Expenses – Lists projected annual expenses for each component over the next 30 years in tabular form. (Inflation is taken into account)

30 Year Reserve Projection Graph – Displays the reserve account balance for the current, fully funded, threshold, and recommended funding plans over the next 30 years. (Inflation and annual due increase are taken into account)

Projected Annual Expenses Graph – Displays projected annual expenses over the next 30 years in a bar graph. (Inflation is taken into account)

Category Cost % Chart – Provides the percentage of total annual depreciation for each reserve category in a pie graph.

Component Details – Provides detailed information on each component. Also includes pictures of selected components.

Where do Component Repair/Replacement Cost Estimates Come From?

The most accurate cost source is actual bids from contractors or to look at contracts from when the repair/replacement was last performed. In most cases bids or contracts are not available so unit costs for similar work done in the same local area are used. In addition, it is helpful to talk to local vendors who have knowledge of the work and can help with a cost estimate. A third source is to use construction cost estimators such as RS Means. Many times the entire quantity of a component will not need to be replaced or repaired all at once. An example of this is not all light fixtures on a property will need to be replaced at the same time. In this instance an allowance can be developed for the component.

The cost source number for each component is provided in the component summary and details. An explanation of each follows:

1. **Local Historical Cost** – Cost based on bids for similar work done in same area.
2. **McCaffery Estimate** – Estimate or Allowance made by McCaffery Staff Member.
3. **Board/Manager Direction** – Cost estimate provided by board member or property manager.
4. **Bid/Contract** – Bid came from actual bid or contract.
5. **Cost Manual** – Cost came from estimating manual.
6. **Previous Study** – Cost came from previous reserve study.

What Procedures were used for calculation and establishment of reserves?

In this study the fully funded reserve balance for a component at a given time was computed using the component method. Using the component method the fully funded reserve balance equals the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component.

For example if the cost of a boiler is \$10,000, the useful life is 10 years and the remaining life is 3 years. The recommended reserve balance would be:

$$\$10,000 \times ((10-3)/10) = \$7,000.$$

Glossary of Terms:

Contingency – An allowance for miscellaneous components or unpredictable expenses. (5% of total current cost unless directed otherwise)

Current Budgeted Reserve Assessment – Amount currently being deposited into reserve account. Provided by Property Manager or Board Member.

Deprecation This Year – Amount that should be saved for component during current year. Provided for each component and summed for all components. If the association is 100% funded this is the amount they should contribute to the reserve fund annually.
= $(\text{Total Current Cost} / \text{Normal Useful Life})$

Fully Funded Balance – The total depreciation over the life of the component. In other words, the amount that should have been saved during the life of the component. Provided for each component and summed for all components = $((\text{Normal Life} - \text{Remaining Life}) * \text{Deprecation This Year})$

Normal Useful Life – Typical useable life for a component.

Percent Funded – The percentage of the fully funded balance that the CID has in reserve fund. $(\text{Projected Balance} / \text{Fully Funded Balance})$

Projected Balance – Projected balance at fiscal year end with current funding plan. Calculated using current reserve balance, remaining contributions to reserves before year-end, and planned expenses before year-end.

Recommended Reserve Contribution – Recommended amount that the CID should allocate into reserves.

Remaining Life – Expected remaining useable life of component.

Replacement Year – Year that component is projected to be replaced or repaired.

Total Cost – Total cost to replace entire quantity of component in today’s dollars.
=(Quantity x Unit Cost)

Total Future Cost - Current cost adjusted to future cost taking into account inflation and replacement year. =(Current Cost * (1+ inflation rate)^(Replacement Year-Present Year))

Threshold Reserve Contribution – Reserve contribution that should be allocated into reserves to keep reserve balance above a minimum amount during the next 30 years.
(Minimum amount is 5% of total replacement cost unless otherwise noted)

Under Funded – Amount association is short of fully funded balance; also know as a deficit. =(Fully Funded Balance – Projected Balance)

Unit Cost – Cost per Unit.

Unit of Measure – Unit used to measure component. (Explanations shown below)

SF – Square Feet

SY – Square Yard

LF – Linear Feet

Each – Per Single Unit

Lump Sum - Total cost for component

Allowance – Allowance for component repair or replacement

Contract – Cost obtained from actual contract or bid

Useful Life – Time in years component is expected to last.

If you have any questions feel free to contact us at 858-764-1895.

Executive Summary

Sample HOA

This is Homeowners Association with 112 Condominium Units. There are 15 three story buildings.

The amenities include: Pool, clubhouse, streets and tot-lot.

A Full Study with an on-site inspection was performed on January 20th, 2005

Number of Units	112
Year Built	2000
Fiscal Year End	December 31, 2005

After Tax Interest Rate	2%
Annual Inflation Rate	3%
Annual Due Increase	3%

Reserve Fund Balance December 31, 2005

Fully Funded Reserve Balance	\$ 292,823
Projected Balance	\$ 212,840
Under Funded	\$ 79,983
Percent Funded	72.7%

	Annually	Monthly	Per Unit Monthly
Current Budgeted Reserve Assessment	\$ 54,000	\$ 4,500	\$ 40.18
Depreciation of Components in 2005	\$ 63,621	\$ 5,302	\$ 47.34
Threshold Reserve Contribution	\$ 62,100	\$ 5,175	\$ 46.21
Recommended Reserve Contribution for 2006	\$ 81,600	\$ 6,800	\$ 60.71

The reserves are 73% funded and there is a deficit of \$79,983

We recommend that association should contribute \$81,600 to their reserve fund in 2006.

Component Summary

Sample HOA

Category	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Depreciation This Year	Fully Funded Balance	Cost Source
Component									
Roofing									
Fiberglass Shingles	96000	SF	25	20	\$ 2.95	\$ 283,200	\$ 11,328	\$ 56,640	1
Gutters & Downspouts	8200	LF	30	25	\$ 6.50	\$ 53,300	\$ 1,777	\$ 8,883	1
						\$ 336,500	\$ 13,105	\$ 65,523	
Painting									
Stucco	148000	SF	10	5	\$ 0.85	\$ 125,800	\$ 12,580	\$ 62,900	1
Wood Trim	18000	SF	5	1	\$ 0.95	\$ 17,100	\$ 3,420	\$ 13,680	1
Metal Fencing	2800	LF	5	1	\$ 6.00	\$ 16,800	\$ 3,360	\$ 13,440	1
						\$ 159,700	\$ 19,360	\$ 90,020	
Asphalt									
Slurry Seal & Repair	88000	SF	4	3	\$ 0.15	\$ 13,200	\$ 3,300	\$ 3,300	4
Overlay & Replace	88000	SF	25	20	\$ 1.20	\$ 105,600	\$ 4,224	\$ 21,120	1
						\$ 118,800	\$ 7,524	\$ 24,420	
Privacy & Security									
Sentex Entry System	2	Each	15	10	\$ 3,600	\$ 7,200	\$ 480	\$ 2,400	1
Metal Fencing	2800	LF	30	25	\$ 36.00	\$ 100,800	\$ 3,360	\$ 16,800	1
Entry Gates	4	Each	30	25	\$ 3,400	\$ 13,600	\$ 453	\$ 2,267	1
Gate Operators	4	Each	15	10	\$ 2,600	\$ 10,400	\$ 693	\$ 3,467	1
						\$ 132,000	\$ 4,987	\$ 24,933	
Pool & Spa Area									
Pool Equipment	1	System	10	5	\$ 4,800	\$ 4,800	\$ 480	\$ 2,400	1
Pool Replaster	2100	SF	12	7	\$ 5.25	\$ 11,025	\$ 919	\$ 4,594	1
Spa Equipment	1	System	10	5	\$ 4,200	\$ 4,200	\$ 420	\$ 2,100	1
Spa Replaster	1	Each	8	3	\$ 3,000	\$ 3,000	\$ 375	\$ 1,875	1
Tile & Coping Stones	220	LF	30	25	\$ 18.00	\$ 3,960	\$ 132	\$ 660	1
Pool Furniture	75	Each	12	7	\$ 145	\$ 10,875	\$ 906	\$ 4,531	3
						\$ 37,860	\$ 3,232	\$ 16,160	
Clubhouse									
Furniture	1	Allowance	10	5	\$ 8,000	\$ 8,000	\$ 800	\$ 4,000	3
Audio Video Equipment	1	Allowance	6	3	\$ 1,500	\$ 1,500	\$ 250	\$ 750	3
Carpet	95	SY	12	7	\$ 25.00	\$ 2,375	\$ 198	\$ 990	1
Restroom Refurbish	2	Allowance	25	20	\$ 2,500	\$ 5,000	\$ 200	\$ 1,000	2
Kitchen Remodel	1	Allowance	25	20	\$ 10,000	\$ 10,000	\$ 400	\$ 2,000	2
						\$ 26,875	\$ 1,848	\$ 8,740	

Category	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Depreciation This Year	Fully Funded Balance	Cost Source
Fitness Center									
Elipitical Trainers	6	Each	8	3	\$ 2,800	\$ 16,800	\$ 2,100	\$ 10,500	1
Station Machine	2	Each	12	7	\$ 3,600	\$ 7,200	\$ 600	\$ 3,000	1
Treadmills	3	Each	8	6	\$ 3,200	\$ 9,600	\$ 1,200	\$ 2,400	3
Stationary Bikes	4	Each	8	3	\$ 2,200	\$ 8,800	\$ 1,100	\$ 5,500	3
						\$ 42,400	\$ 5,000	\$ 21,400	
Irrigation									
Controllers 12 Station	8	Each	12	7	\$ 1,200	\$ 9,600	\$ 800	\$ 4,000	4
Backflow Valves 2"	8	Each	20	15	\$ 1,500	\$ 12,000	\$ 600	\$ 3,000	4
						\$ 21,600	\$ 1,400	\$ 7,000	
Lighting									
Wall Mount Lanterns	245	Each	25	20	\$ 75	\$ 18,375	\$ 735	\$ 3,675	3
Street Light Fixtures	45	Each	25	20	\$ 1,200	\$ 54,000	\$ 2,160	\$ 10,800	3
						\$ 72,375	\$ 2,895	\$ 14,475	
Miscellaneous									
Mailboxes	116	Each	25	20	\$ 65	\$ 7,540	\$ 302	\$ 1,508	1
Tot-Lot	1	Allowance	30	25	\$ 15,000	\$ 15,000	\$ 500	\$ 2,500	1
Community Map Monuments	4	Each	20	15	\$ 2,200	\$ 8,800	\$ 440	\$ 2,200	1
						\$ 31,340	\$ 1,242	\$ 6,208	
Contingency									
5%							\$ 3,030	\$ 13,944	
TOTALS						\$ 979,450	\$ 63,621	\$ 292,823	

Annual Expenses by Component

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Roofing											
Fiberglass Shingles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gutters & Downspouts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting											
Stucco	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,837	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Trim	\$ -	\$ 17,613	\$ -	\$ -	\$ -	\$ -	\$ 20,418	\$ -	\$ -	\$ -	\$ -
Metal Fencing	\$ -	\$ 17,304	\$ -	\$ -	\$ -	\$ -	\$ 20,060	\$ -	\$ -	\$ -	\$ -
Asphalt											
Slurry Seal & Repair	\$ -	\$ -	\$ -	\$ 14,424	\$ -	\$ -	\$ -	\$ 16,234	\$ -	\$ -	\$ -
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Privacy & Security											
Sentex Entry System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,676
Metal Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entry Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Operators	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,977
Pool & Spa Area											
Pool Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Replaster	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,559	\$ -	\$ -	\$ -
Spa Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,869	\$ -	\$ -	\$ -	\$ -	\$ -
Spa Replaster	\$ -	\$ -	\$ -	\$ 3,278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tile & Coping Stones	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Furniture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,375	\$ -	\$ -	\$ -
Clubhouse											
Furniture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,274	\$ -	\$ -	\$ -	\$ -	\$ -
Audio Video Equipment	\$ -	\$ -	\$ -	\$ 1,639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,957	\$ -
Carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,921	\$ -	\$ -	\$ -
Restroom Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kitchen Remodel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Fitness Center											
Elipitical Trainers	\$ -	\$ -	\$ -	\$ 18,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Station Machine	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,855	\$ -	\$ -	\$ -
Treadmills	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,463	\$ -	\$ -	\$ -	\$ -
Stationary Bikes	\$ -	\$ -	\$ -	\$ 9,616	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation											
Controllers 12 Station	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,807	\$ -	\$ -	\$ -
Backflow Valves 2"	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lighting											
Wall Mount Lanterns	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Light Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous											
Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tot-Lot	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Map Monument	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ 34,917	\$ -	\$ 47,315	\$ -	\$ 165,544	\$ 51,941	\$ 66,751	\$ -	\$ 1,957	\$ 23,653

Annual Expenses by Component

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Roofing											
Fiberglass Shingles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 511,491	\$ -
Gutters & Downspouts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting											
Stucco	\$ -	\$ -	\$ -	\$ -	\$ 195,992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Trim	\$ 23,670	\$ -	\$ -	\$ -	\$ -	\$ 27,440	\$ -	\$ -	\$ -	\$ -	\$ 31,811
Metal Fencing	\$ 23,255	\$ -	\$ -	\$ -	\$ -	\$ 26,959	\$ -	\$ -	\$ -	\$ -	\$ 31,253
Asphalt											
Slurry Seal & Repair	\$ 18,272	\$ -	\$ -	\$ -	\$ 20,565	\$ -	\$ -	\$ -	\$ 23,146	\$ -	\$ -
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,725	\$ -
Privacy & Security											
Sentex Entry System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entry Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Operators	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool & Spa Area											
Pool Equipment	\$ -	\$ -	\$ -	\$ -	\$ 7,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Replaster	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,332	\$ -	\$ -
Spa Equipment	\$ -	\$ -	\$ -	\$ -	\$ 6,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Spa Replaster	\$ 4,153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,261	\$ -	\$ -
Tile & Coping Stones	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Furniture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,069	\$ -	\$ -
Clubhouse											
Furniture	\$ -	\$ -	\$ -	\$ -	\$ 12,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Audio Video Equipment	\$ -	\$ -	\$ -	\$ -	\$ 2,337	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,790
Carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,165	\$ -	\$ -
Restroom Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,031	\$ -
Kitchen Remodel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,061	\$ -

Annual Expenses by Component

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Fitness Center											
Elipitical Trainers	\$ 23,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,459	\$ -	\$ -
Station Machine	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,625	\$ -	\$ -
Treadmills	\$ -	\$ -	\$ -	\$ 14,521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stationary Bikes	\$ 12,181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,431	\$ -	\$ -
Irrigation											
Controllers 12 Station	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,834	\$ -	\$ -
Backflow Valves 2"	\$ -	\$ -	\$ -	\$ -	\$ 18,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lighting											
Wall Mount Lanterns	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,187	\$ -
Street Light Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,530	\$ -
Miscellaneous											
Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,618	\$ -
Tot-Lot	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Map Monument	\$ -	\$ -	\$ -	\$ -	\$ 13,710	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 104,787	\$ -	\$ -	\$ 14,521	\$ 277,786	\$ 54,400	\$ -	\$ -	\$ 145,322	\$ 873,643	\$ 65,854

Annual Expenses by Component

	2027	2028	2029	2030	2031	2032	2033	2034	2035
Roofing									
Fiberglass Shingles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gutters & Downspouts	\$ -	\$ -	\$ -	\$ 111,598	\$ -	\$ -	\$ -	\$ -	\$ -
Painting									
Stucco	\$ -	\$ -	\$ -	\$ 263,397	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Trim	\$ -	\$ -	\$ -	\$ -	\$ 36,878	\$ -	\$ -	\$ -	\$ -
Metal Fencing	\$ -	\$ -	\$ -	\$ -	\$ 36,231	\$ -	\$ -	\$ -	\$ -
Asphalt									
Slurry Seal & Repair	\$ -	\$ 26,051	\$ -	\$ -	\$ -	\$ 29,321	\$ -	\$ -	\$ -
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Privacy & Security									
Sentex Entry System	\$ -	\$ -	\$ -	\$ 15,075	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Fencing	\$ -	\$ -	\$ -	\$ 211,053	\$ -	\$ -	\$ -	\$ -	\$ -
Entry Gates	\$ -	\$ -	\$ -	\$ 28,475	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Operators	\$ -	\$ -	\$ -	\$ 21,775	\$ -	\$ -	\$ -	\$ -	\$ -
Pool & Spa Area									
Pool Equipment	\$ -	\$ -	\$ -	\$ 10,050	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Replaster	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Spa Equipment	\$ -	\$ -	\$ -	\$ 8,794	\$ -	\$ -	\$ -	\$ -	\$ -
Spa Replaster	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,664	\$ -	\$ -	\$ -
Tile & Coping Stones	\$ -	\$ -	\$ -	\$ 8,291	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Furniture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse									
Furniture	\$ -	\$ -	\$ -	\$ 16,750	\$ -	\$ -	\$ -	\$ -	\$ -
Audio Video Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,332	\$ -	\$ -	\$ -
Carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restroom Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kitchen Remodel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fitness Center									
Elipitcal Trainers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,318	\$ -	\$ -	\$ -
Station Machine	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Treadmills	\$ 18,395	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,302
Stationary Bikes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,547	\$ -	\$ -	\$ -
Irrigation									
Controllers 12 Station	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Backflow Valves 2"	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lighting									
Wall Mount Lanterns	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Light Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous									
Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tot-Lot	\$ -	\$ -	\$ -	\$ 31,407	\$ -	\$ -	\$ -	\$ -	\$ -
Community Map Monument	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 18,395	\$ 26,051	\$ -	\$ 726,667	\$ 73,108	\$ 96,182	\$ -	\$ -	\$ 23,302

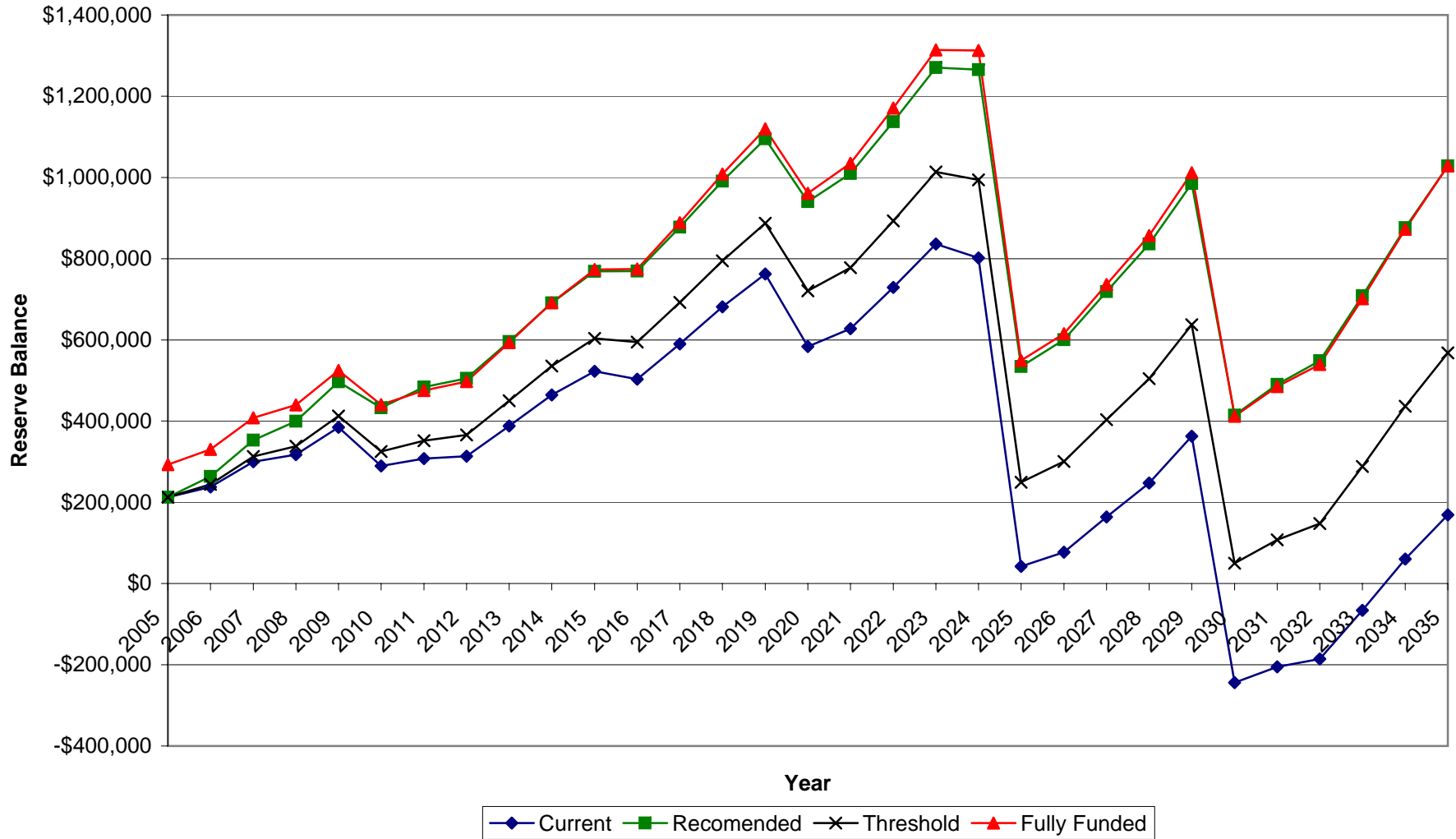
30 Year Funding Plans

Sample HOA

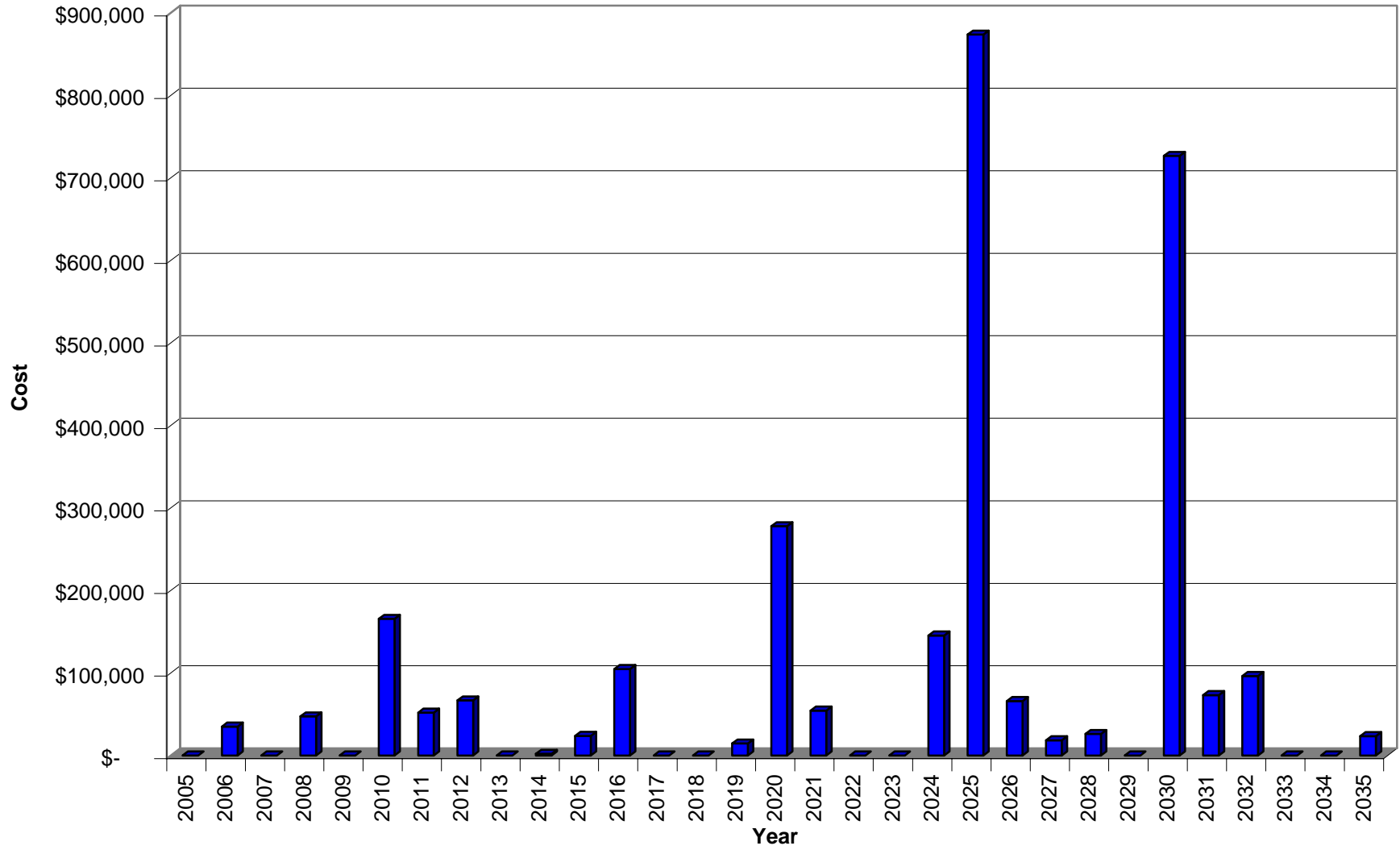
Year End	Annual Expenses	Fully Funded Balance	Current Funding Plan			Recommended Funding Plan			Threshold Funding Plan		
			Contribution	Balance	% Funded	Contribution	Balance	% Funded	Contribution	Balance	% Funded
2005	\$ -	\$ 292,823	\$ 54,000	\$ 212,840	73%	\$ -	\$ 212,840	73%	\$ -	\$ 212,840	73%
2006	\$ 34,917	\$ 330,475	\$ 55,620	\$ 237,800	72%	\$ 81,600	\$ 263,780	80%	\$ 62,100	\$ 244,280	74%
2007	\$ -	\$ 407,885	\$ 57,289	\$ 299,844	74%	\$ 84,048	\$ 353,103	87%	\$ 63,963	\$ 313,128	78%
2008	\$ 47,315	\$ 439,962	\$ 59,007	\$ 317,533	72%	\$ 86,569	\$ 399,420	91%	\$ 65,882	\$ 337,958	78%
2009	\$ -	\$ 524,767	\$ 60,777	\$ 384,662	73%	\$ 89,167	\$ 496,575	95%	\$ 67,858	\$ 412,575	80%
2010	\$ 165,544	\$ 440,443	\$ 62,601	\$ 289,411	66%	\$ 91,842	\$ 432,803	98%	\$ 69,894	\$ 325,177	76%
2011	\$ 51,941	\$ 475,086	\$ 64,479	\$ 307,737	65%	\$ 94,597	\$ 484,115	102%	\$ 71,991	\$ 351,730	77%
2012	\$ 66,751	\$ 497,496	\$ 66,413	\$ 313,554	63%	\$ 78,246	\$ 505,292	102%	\$ 74,151	\$ 366,164	77%
2013	\$ -	\$ 593,014	\$ 68,406	\$ 388,230	65%	\$ 80,594	\$ 595,992	101%	\$ 76,375	\$ 449,862	79%
2014	\$ 1,957	\$ 691,761	\$ 70,458	\$ 464,495	67%	\$ 85,000	\$ 690,954	100%	\$ 78,666	\$ 535,568	80%
2015	\$ 23,653	\$ 773,180	\$ 72,571	\$ 522,704	68%	\$ 87,550	\$ 768,671	99%	\$ 81,026	\$ 603,653	81%
2016	\$ 104,787	\$ 774,417	\$ 74,749	\$ 503,120	65%	\$ 90,177	\$ 769,434	99%	\$ 83,457	\$ 594,397	80%
2017	\$ -	\$ 888,358	\$ 76,991	\$ 590,174	66%	\$ 92,882	\$ 877,705	99%	\$ 85,961	\$ 692,246	81%
2018	\$ -	\$ 1,008,439	\$ 79,301	\$ 681,278	68%	\$ 95,668	\$ 990,927	98%	\$ 88,540	\$ 794,631	82%
2019	\$ 14,521	\$ 1,119,679	\$ 81,680	\$ 762,062	68%	\$ 98,538	\$ 1,094,763	98%	\$ 91,196	\$ 887,198	82%
2020	\$ 277,786	\$ 960,715	\$ 84,130	\$ 583,648	61%	\$ 101,494	\$ 940,367	98%	\$ 93,932	\$ 721,089	79%
2021	\$ 54,400	\$ 1,034,510	\$ 86,654	\$ 627,576	61%	\$ 104,539	\$ 1,009,314	98%	\$ 96,750	\$ 777,861	79%
2022	\$ -	\$ 1,170,702	\$ 89,254	\$ 729,381	62%	\$ 107,675	\$ 1,137,176	97%	\$ 99,652	\$ 893,070	80%
2023	\$ -	\$ 1,314,134	\$ 91,931	\$ 835,900	64%	\$ 110,906	\$ 1,270,825	97%	\$ 102,642	\$ 1,013,573	81%
2024	\$ 145,322	\$ 1,312,531	\$ 94,689	\$ 801,986	61%	\$ 114,233	\$ 1,265,153	96%	\$ 105,721	\$ 994,244	80%
2025	\$ 873,643	\$ 549,489	\$ 97,530	\$ 41,912	8%	\$ 117,660	\$ 534,472	97%	\$ 108,893	\$ 249,379	56%
2026	\$ 65,854	\$ 615,181	\$ 100,456	\$ 77,352	13%	\$ 121,190	\$ 600,497	98%	\$ 112,160	\$ 300,671	59%
2027	\$ 18,395	\$ 736,228	\$ 103,470	\$ 163,974	22%	\$ 124,825	\$ 718,938	98%	\$ 115,524	\$ 403,814	64%
2028	\$ 26,051	\$ 856,523	\$ 106,574	\$ 247,776	29%	\$ 128,570	\$ 835,835	98%	\$ 118,990	\$ 504,829	68%
2029	\$ -	\$ 1,011,548	\$ 109,771	\$ 362,502	36%	\$ 132,427	\$ 984,979	97%	\$ 122,560	\$ 637,486	71%
2030	\$ 726,667	\$ 412,104	\$ 113,064	\$ (243,850)	-59%	\$ 136,400	\$ 414,412	101%	\$ 126,237	\$ 49,805	33%
2031	\$ 73,108	\$ 484,908	\$ 116,456	\$ (205,380)	-42%	\$ 140,492	\$ 490,084	101%	\$ 130,024	\$ 107,717	41%
2032	\$ 96,182	\$ 539,786	\$ 119,950	\$ (185,720)	-34%	\$ 144,707	\$ 548,411	102%	\$ 133,924	\$ 147,613	45%
2033	\$ -	\$ 701,541	\$ 123,548	\$ (65,886)	-9%	\$ 149,048	\$ 708,427	101%	\$ 137,942	\$ 288,508	56%
2034	\$ -	\$ 872,516	\$ 127,255	\$ 60,051	7%	\$ 153,519	\$ 876,115	100%	\$ 142,080	\$ 436,358	62%
2035	\$ 23,302	\$ 1,028,650	\$ 131,072	\$ 169,022	16%	\$ 158,125	\$ 1,028,461	100%	\$ 146,343	\$ 568,126	66%

Note: All future projections are theoretical. The estimated lives and costs of components will likely change over time depending on factors such as inflation rates and levels of maintenance. Reserve analysis should be performed annually to account for these factors.

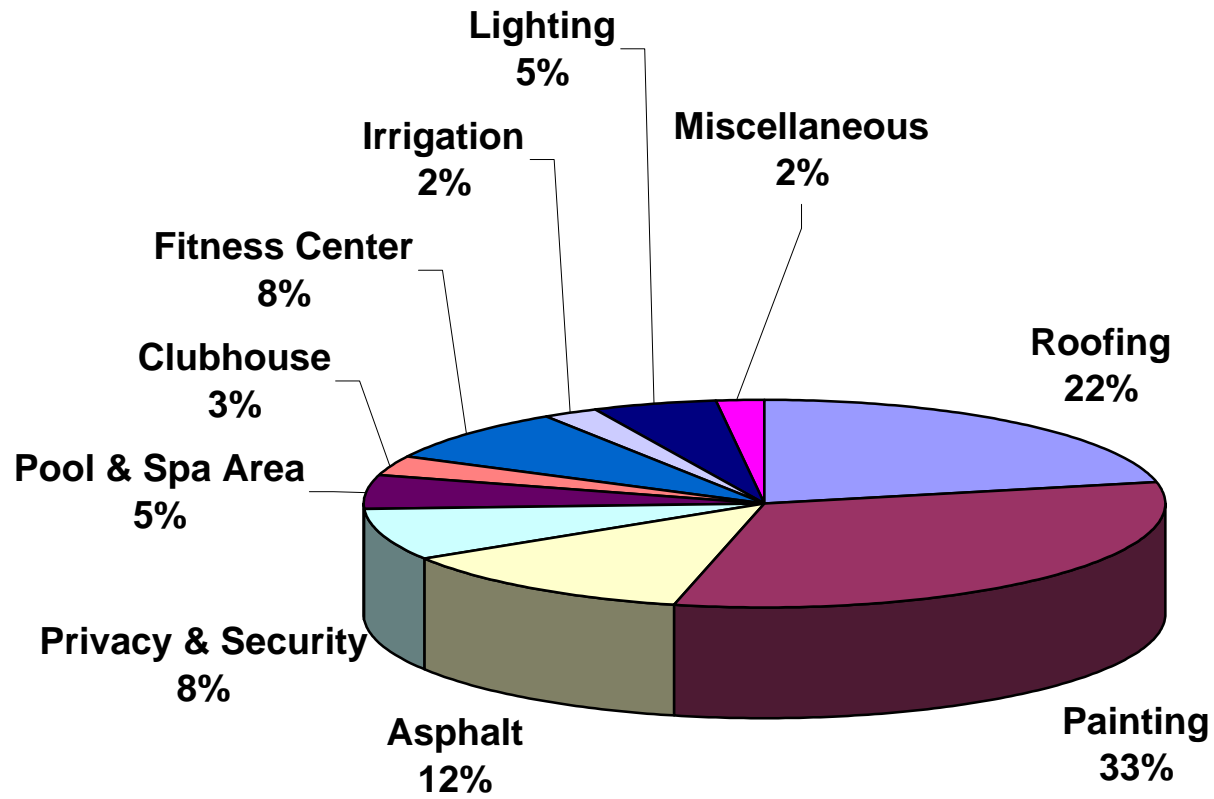
30 Year Reserve Balance Projection



Projected Annual Expenditures



Category Cost %



Component Details

Roofing	Fiberglass Shingles
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Approximate Component Quantity	-	96000	Estimated Current Unit Cost	\$	2.95
Unit of Measure	-	SF	Estimated Total Current Cost	\$	283,200
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	511,491
Estimated Remaining Useful Life (Years)	-	20	Fully Funded Balance	\$	56,640
Estimated Replacement Year	-	2025	Depreciation This Year	\$	11,328
Cost Source	-	1			

Shingles are 25 year shingles per Sunset Roofing



Roofing	Gutters & Downspouts
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Approximate Component Quantity	-	8200	Estimated Current Unit Cost	\$	6.50
Unit of Measure	-	LF	Estimated Total Current Cost	\$	53,300
Normal Useful Life (Years)	-	30	Estimated Total Future Cost	\$	111,598
Estimated Remaining Useful Life (Years)	-	25	Fully Funded Balance	\$	8,883
Estimated Replacement Year	-	2030	Depreciation This Year	\$	1,777
Cost Source	-	1			

Painting	Stucco
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Approximate Component Quantity	-	148000	Estimated Current Unit Cost	\$	0.85
Unit of Measure	-	SF	Estimated Total Current Cost	\$	125,800
Normal Useful Life (Years)	-	10	Estimated Total Future Cost	\$	145,837
Estimated Remaining Useful Life (Years)	-	5	Fully Funded Balance	\$	62,900
Estimated Replacement Year	-	2010	Depreciation This Year	\$	12,580
Cost Source	-	1			



Painting	Wood Trim
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Approximate Component Quantity	-	18000	Estimated Current Unit Cost	\$	0.95
Unit of Measure	-	SF	Estimated Total Current Cost	\$	17,100
Normal Useful Life (Years)	-	5	Estimated Total Future Cost	\$	17,613
Estimated Remaining Useful Life (Years)	-	1	Fully Funded Balance	\$	13,680
Estimated Replacement Year	-	2006	Depreciation This Year	\$	3,420
Cost Source	-	1			

Painting	Metal Fencing
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Approximate Component Quantity	-	2800	Estimated Current Unit Cost	\$	6.00
Unit of Measure	-	LF	Estimated Total Current Cost	\$	16,800
Normal Useful Life (Years)	-	5	Estimated Total Future Cost	\$	17,304
Estimated Remaining Useful Life (Years)	-	1	Fully Funded Balance	\$	13,440
Estimated Replacement Year	-	2006	Depreciation This Year	\$	3,360
Cost Source	-	1			

Asphalt	Slurry Seal & Repair
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Approximate Component Quantity	- 88000	Estimated Current Unit Cost	\$ 0.15
Unit of Measure	- SF	Estimated Total Current Cost	\$ 13,200
Normal Useful Life (Years)	- 4	Estimated Total Future Cost	\$ 14,424
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 3,300
Estimated Replacement Year	- 2008	Depreciation This Year	\$ 3,300
Cost Source	- 4		

Asphalt was sealed in 2004 for a cost of \$13,200



Asphalt	Overlay & Replace
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Approximate Component Quantity	- 88000	Estimated Current Unit Cost	\$ 1.20
Unit of Measure	- SF	Estimated Total Current Cost	\$ 105,600
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 190,725
Estimated Remaining Useful Life (Years)	- 20	Fully Funded Balance	\$ 21,120
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 4,224
Cost Source	- 1		

Privacy & Security**Sentex Entry System**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 3,600.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 7,200
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 9,676
Estimated Remaining Useful Life (Years)	- 10	Fully Funded Balance	\$ 2,400
Estimated Replacement Year	- 2015	Depreciation This Year	\$ 480
Cost Source	- 1		



Privacy & Security	Metal Fencing
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Approximate Component Quantity	-	2800	Estimated Current Unit Cost	\$	36.00
Unit of Measure	-	LF	Estimated Total Current Cost	\$	100,800
Normal Useful Life (Years)	-	30	Estimated Total Future Cost	\$	211,053
Estimated Remaining Useful Life (Years)	-	25	Fully Funded Balance	\$	16,800
Estimated Replacement Year	-	2030	Depreciation This Year	\$	3,360
Cost Source	-	1			



Privacy & Security	Entry Gates
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Approximate Component Quantity	-	4	Estimated Current Unit Cost	\$	3,400.00
Unit of Measure	-	Each	Estimated Total Current Cost	\$	13,600
Normal Useful Life (Years)	-	30	Estimated Total Future Cost	\$	28,475
Estimated Remaining Useful Life (Years)	-	25	Fully Funded Balance	\$	2,267
Estimated Replacement Year	-	2030	Depreciation This Year	\$	453
Cost Source	-	1			

Privacy & Security	Gate Operators
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Approximate Component Quantity	-	4	Estimated Current Unit Cost	\$	2,600.00
Unit of Measure	-	Each	Estimated Total Current Cost	\$	10,400
Normal Useful Life (Years)	-	15	Estimated Total Future Cost	\$	13,977
Estimated Remaining Useful Life (Years)	-	10	Fully Funded Balance	\$	3,467
Estimated Replacement Year	-	2015	Depreciation This Year	\$	693
Cost Source	-	1			

Pool & Spa Area		Pool Equipment	
Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,800.00
Unit of Measure	- System	Estimated Total Current Cost	\$ 4,800
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 5,565
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 2,400
Estimated Replacement Year	- 2010	Depreciation This Year	\$ 480
Cost Source	- 1		

Pool & Spa Area		Pool Replaster	
Approximate Component Quantity	- 2100	Estimated Current Unit Cost	\$ 5.25
Unit of Measure	- SF	Estimated Total Current Cost	\$ 11,025
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 13,559
Estimated Remaining Useful Life (Years)	- 7	Fully Funded Balance	\$ 4,594
Estimated Replacement Year	- 2012	Depreciation This Year	\$ 919
Cost Source	- 1		



Pool & Spa Area		Spa Equipment	
Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,200.00
Unit of Measure	- System	Estimated Total Current Cost	\$ 4,200
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 4,869
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 2,100
Estimated Replacement Year	- 2010	Depreciation This Year	\$ 420
Cost Source	- 1		

Pool & Spa Area	Spa Replaster
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Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	3,000.00
Unit of Measure	-	Each	Estimated Total Current Cost	\$	3,000
Normal Useful Life (Years)	-	8	Estimated Total Future Cost	\$	3,278
Estimated Remaining Useful Life (Years)	-	3	Fully Funded Balance	\$	1,875
Estimated Replacement Year	-	2008	Depreciation This Year	\$	375
Cost Source	-	1			

Pool & Spa Area	Tile & Coping Stones
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Approximate Component Quantity	-	220	Estimated Current Unit Cost	\$	18.00
Unit of Measure	-	LF	Estimated Total Current Cost	\$	3,960
Normal Useful Life (Years)	-	30	Estimated Total Future Cost	\$	8,291
Estimated Remaining Useful Life (Years)	-	25	Fully Funded Balance	\$	660
Estimated Replacement Year	-	2030	Depreciation This Year	\$	132
Cost Source	-	1			

Pool & Spa Area	Pool Furniture
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Approximate Component Quantity	-	75	Estimated Current Unit Cost	\$	145.00
Unit of Measure	-	Each	Estimated Total Current Cost	\$	10,875
Normal Useful Life (Years)	-	12	Estimated Total Future Cost	\$	13,375
Estimated Remaining Useful Life (Years)	-	7	Fully Funded Balance	\$	4,531
Estimated Replacement Year	-	2012	Depreciation This Year	\$	906
Cost Source	-	3			

Furniture includes pool chairs, tables, and umbrellas

Clubhouse	Furniture
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Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	8,000.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	8,000
Normal Useful Life (Years)	-	10	Estimated Total Future Cost	\$	9,274
Estimated Remaining Useful Life (Years)	-	5	Fully Funded Balance	\$	4,000
Estimated Replacement Year	-	2010	Depreciation This Year	\$	800
Cost Source	-	3			



Clubhouse	Audio Video Equipment
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Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	1,500.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	1,500
Normal Useful Life (Years)	-	6	Estimated Total Future Cost	\$	1,639
Estimated Remaining Useful Life (Years)	-	3	Fully Funded Balance	\$	750
Estimated Replacement Year	-	2008	Depreciation This Year	\$	250
Cost Source	-	3			

New TV and Stereo were purchased in 2002

Clubhouse	Carpet
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Approximate Component Quantity	-	95	Estimated Current Unit Cost	\$	25.00
Unit of Measure	-	SY	Estimated Total Current Cost	\$	2,375
Normal Useful Life (Years)	-	12	Estimated Total Future Cost	\$	2,921
Estimated Remaining Useful Life (Years)	-	7	Fully Funded Balance	\$	990
Estimated Replacement Year	-	2012	Depreciation This Year	\$	198
Cost Source	-	1			

Clubhouse	Restroom Refurbish
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Approximate Component Quantity	-	2	Estimated Current Unit Cost	\$	2,500.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	5,000
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	9,031
Estimated Remaining Useful Life (Years)	-	20	Fully Funded Balance	\$	1,000
Estimated Replacement Year	-	2025	Depreciation This Year	\$	200
Cost Source	-	2			

Clubhouse	Kitchen Remodel
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Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	10,000.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	10,000
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	18,061
Estimated Remaining Useful Life (Years)	-	20	Fully Funded Balance	\$	2,000
Estimated Replacement Year	-	2025	Depreciation This Year	\$	400
Cost Source	-	2			



Fitness Center		Elipitical Trainers	
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Approximate Component Quantity	- 6	Estimated Current Unit Cost	\$ 2,800.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 16,800
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 18,358
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 10,500
Estimated Replacement Year	- 2008	Depreciation This Year	\$ 2,100
Cost Source	- 1		



Fitness Center		Station Machine	
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Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 3,600.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 7,200
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 8,855
Estimated Remaining Useful Life (Years)	- 7	Fully Funded Balance	\$ 3,000
Estimated Replacement Year	- 2012	Depreciation This Year	\$ 600
Cost Source	- 1		

Fitness Center		Treadmills	
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Approximate Component Quantity	- 3	Estimated Current Unit Cost	\$ 3,200.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 9,600
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 11,463
Estimated Remaining Useful Life (Years)	- 6	Fully Funded Balance	\$ 2,400
Estimated Replacement Year	- 2011	Depreciation This Year	\$ 1,200
Cost Source	- 3		

Treadmills were purchased in 2003

Fitness Center	Stationary Bikes
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Approximate Component Quantity	-	4	Estimated Current Unit Cost	\$	2,200.00
Unit of Measure	-	Each	Estimated Total Current Cost	\$	8,800
Normal Useful Life (Years)	-	8	Estimated Total Future Cost	\$	9,616
Estimated Remaining Useful Life (Years)	-	3	Fully Funded Balance	\$	5,500
Estimated Replacement Year	-	2008	Depreciation This Year	\$	1,100
Cost Source	-	3			

Irrigation	Controllers 12 Station
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Approximate Component Quantity	-	8	Estimated Current Unit Cost	\$	1,200.00
Unit of Measure	-	Each	Estimated Total Current Cost	\$	9,600
Normal Useful Life (Years)	-	12	Estimated Total Future Cost	\$	11,807
Estimated Remaining Useful Life (Years)	-	7	Fully Funded Balance	\$	4,000
Estimated Replacement Year	-	2012	Depreciation This Year	\$	800
Cost Source	-	4			

Irrigation	Backflow Valves 2"
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Approximate Component Quantity	-	8	Estimated Current Unit Cost	\$	1,500.00
Unit of Measure	-	Each	Estimated Total Current Cost	\$	12,000
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	\$	18,696
Estimated Remaining Useful Life (Years)	-	15	Fully Funded Balance	\$	3,000
Estimated Replacement Year	-	2020	Depreciation This Year	\$	600
Cost Source	-	4			



Lighting	Wall Mount Lanterns
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Approximate Component Quantity	-	245	Estimated Current Unit Cost	\$	75.00
Unit of Measure	-	Each	Estimated Total Current Cost	\$	18,375
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	33,187
Estimated Remaining Useful Life (Years)	-	20	Fully Funded Balance	\$	3,675
Estimated Replacement Year	-	2025	Depreciation This Year	\$	735
Cost Source	-	3			



Lighting	Street Light Fixtures
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Approximate Component Quantity	-	45	Estimated Current Unit Cost	\$	1,200.00
Unit of Measure	-	Each	Estimated Total Current Cost	\$	54,000
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	97,530
Estimated Remaining Useful Life (Years)	-	20	Fully Funded Balance	\$	10,800
Estimated Replacement Year	-	2025	Depreciation This Year	\$	2,160
Cost Source	-	3			

Miscellaneous	Mailboxes
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Approximate Component Quantity	-	116	Estimated Current Unit Cost	\$	65.00
Unit of Measure	-	Each	Estimated Total Current Cost	\$	7,540
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	13,618
Estimated Remaining Useful Life (Years)	-	20	Fully Funded Balance	\$	1,508
Estimated Replacement Year	-	2025	Depreciation This Year	\$	302
Cost Source	-	1			

Miscellaneous	Tot-Lot
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Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 15,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 15,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 31,407
Estimated Remaining Useful Life (Years)	- 25	Fully Funded Balance	\$ 2,500
Estimated Replacement Year	- 2030	Depreciation This Year	\$ 500
Cost Source	- 1		



Miscellaneous	Community Map Monuments
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Approximate Component Quantity	- 4	Estimated Current Unit Cost	\$ 2,200.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 8,800
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 13,710
Estimated Remaining Useful Life (Years)	- 15	Fully Funded Balance	\$ 2,200
Estimated Replacement Year	- 2020	Depreciation This Year	\$ 440
Cost Source	- 1		