

Reserve Account	2/29/2004 Balance	Notes													
Parking Lot/Roadway	64,894	Added \$4,000 of projected surplus from FY2003													
Concrete Sidewalk	802	Spent \$4,224 on sidewalk repairs in FY2003													
Street Lights	5,000														
Retaining Wall	5,000														
<b>Subtotal</b>	<b>75,695</b>														
Trees	7,500	Propose Transferring to Capital Project or Unallocated Reserves at Annual Meeting													
Unallocated surplus from prior years	1,048														
<b>Total Reserves</b>	<b>84,244</b>														
Retained Earnings YTD	18,362	All assessment income has been posted, but still have two months of expenses, so this will be reduced to close to 0.													
<b>Total Capital</b>	<b>102,606</b>														
Inflation Rate	3.5%														
Asset	Year Installed	Est. Useful Life (years)	Anticipated Expenses	Years to Anticip'd Expense	Est. Expense	2/29/2004 Alloc'd Reserves	2003-2004 Remaining Expenses	2003-2004 Add'l Budgeted Contrib.	End 2003-2004 Planned Balance	Total 2003-2004 Contrib.	Needed 2004-2005 Contrib.	Needed 2005-2006 Contrib.	Needed 2006-2007 Contrib.	Needed 2007-2008 Contrib.	Needed 2008-2009 Contrib.
Parking Lot/Roadway	1986	18	Resurfacing	1	85,000	64,894	0	5,000	69,894	34,000	15,106	0	0	0	0
			Crack Fill/Seal Coat	6	15,000	0	0	0	0	0	0	3,000	3,000	3,000	3,000
			Resurfacing	21	175,052	0	0	0	0	0	0	8,336	8,336	8,336	8,336
Concrete Sidewalk	1986	N/A	Repairs	5	5,938	802	0	0	802	0	1,027	1,027	1,027	1,027	1,027
Street Lights	1997	20	Painting	1	7,500	3,000	0	0	3,000	0	4,500	0	0	0	0
			Bulb Replacement	0	2,000	2,000	2,000	0	0	0	0	0	0	0	0
			Painting	6	9,219	0	0	0	0	0	0	1,844	1,844	1,844	1,844
			Bulb Replacement	6	2,459	0	0	0	0	0	492	492	492	492	492
			Replacement	15	43,559	0	0	0	0	0	2,904	2,904	2,904	2,904	2,904
Retaining Wall	1997	20	Replacement	15	50,260	5,000	0	0	5,000	0	3,017	3,017	3,017	3,017	3,017
<b>Totals</b>						<b>75,695</b>	<b>2,000</b>	<b>5,000</b>	<b>78,695</b>	<b>34,000</b>	<b>27,047</b>	<b>20,620</b>	<b>20,620</b>	<b>20,620</b>	<b>20,620</b>
Units in Cluster										108					
<b>Reserve Contribution Needed Per Unit</b>										<b>315</b>	<b>250</b>	<b>191</b>	<b>191</b>	<b>191</b>	<b>191</b>