

FY 2008 Reserve Study - Proposed

Replacement Reserves					77,213								
Unallocated Retained Earnings from Prior Years					17,411								
Projected Net Income for Current Year					-5,207								
Total Funds Available					89,418								
Assumed Inflation Rate					3.5%								
<b>Asset</b>	<b>Year Installed</b>	<b>Est. Useful Life (years)</b>	<b>Anticipated Expenses</b>	<b>Years to Anticip'd Expense</b>	<b>Est. Current Cost</b>	<b>Est. Expense</b>	<b>4/30/2006 Alloc'd Reserves</b>	<b>Budgeted 2008-2009 Contrib.</b>	<b>Needed 2009-2010 Contrib.</b>	<b>Needed 2010-2011 Contrib.</b>	<b>Needed 2011-2012 Contrib.</b>	<b>Needed 2012-2013 Contrib.</b>	
Parking Lot/Roadway	2004	18	Crack Fill/Seal Coat/Restripe	0	12,000	12,000	12,000	0	0	0	0	0	
			Crack Fill/Seal Coat/Restripe	5	12,000	14,252	0	2,850	2,850	2,850	2,850	2,850	
			Resurfacing	14	80,000	129,496	10,807	6,800	8,478	8,478	8,478	8,478	
Concrete Sidewalk	1986	N/A	Repairs	0	7,500	7,500	7,500	0	0	0	0	0	
			Repairs	5	7,500	8,908	0	1,782	1,782	1,782	1,782	1,782	
Street Lights	1997	20	Painting	1	1,200	1,242	1,242	0	0	0	0	0	
			Painting	5	1,200	1,425	0	285	285	285	285	285	
			Replacement	9	28,000	38,161	28,000	1,129	1,129	1,129	1,129	1,129	
Retaining Wall	1997	15	Replacement/Upper	4	15,572	17,869	17,869	0	0	0	0	0	
	2006	15	Replacement/Lower	13	17,743	27,749	0	2,135	2,135	2,135	2,135	2,135	
Mailboxes	1986	20	Replacement	0	12,000	12,000	12,000	0	0	0	0	0	
<b>Totals</b>							<b>89,418</b>	<b>14,981</b>	<b>16,658</b>	<b>16,658</b>	<b>16,658</b>	<b>16,658</b>	
Units in Cluster								108					
<b>Reserve Contribution</b>								<b>139</b>	<b>154</b>	<b>154</b>	<b>154</b>	<b>154</b>	