

FY 2009 Reserve Study - Approved

Replacement Reserves				61,587									
Unallocated Retained Earnings from Prior Years				18,062									
Projected Net Income for Current Year				-1,035									
Total Funds Available				78,614									
Assumed Inflation Rate				3.5%									
Asset	Year Installed	Est. Useful Life (years)	Anticipated Expenses	Years to Anticip'd Expense	Est. Current Cost	Est. Expense	4/30/2009 Alloc'd Reserves	Needed 2009-2010 Contrib.	Needed 2010-2011 Contrib.	Needed 2011-2012 Contrib.	Needed 2012-2013 Contrib.	Needed 2013-2014 Contrib.	
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	14,252	0	0	0	0	0	
			Resurfacing	14	80,000	129,496	5,418	8,863	8,863	8,863	8,863	6,800	
Concrete Sidewalk	1986	N/A	Repairs	0	7,500	7,500	7,500	0	0	0	0	0	
			Repairs	5	7,500	8,908	8,908	0	0	0	0	0	
Street Lights	1997	20	Painting	1	1,200	1,242	1,242	0	0	0	0	0	
			Painting	5	1,200	1,425	1,425	0	0	0	0	0	
			Overhaul	10	15,000	21,159	10,000	1,116	1,116	1,116	1,116	1,116	
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	2009	20	Replacement	20	15,000	29,847	0	1,492	1,492	1,492	1,492	1,492	
<b>Total Reserve Contribution</b>							<b>78,614</b>	<b>13,606</b>	<b>13,606</b>	<b>13,606</b>	<b>13,606</b>	<b>11,543</b>	
Units in Cluster												108	
<b>Reserve Contribution Needed Per Unit</b>								<b>126</b>	<b>126</b>	<b>126</b>	<b>126</b>	<b>107</b>	