

End FY 2005 Reserve Study

Replacement Reserves				55,416									
Unallocated Retained Earnings from Prior Years				7,864									
Total Funds Available				63,280									
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 2006-2007 Contrib.</b>	<b>Needed 2007-2008 Contrib.</b>	<b>Needed 2008-2009 Contrib.</b>	<b>Needed 2009-2010 Contrib.</b>	<b>Needed 2010-2011 Contrib.</b>	
Parking Lot/Roadway	2004	18	Crack Fill/Seal Coat	0		12,000	12,000	0	0	0	0	0	0
			Crack Fill/Seal Coat	5		14,252	0	2,850	2,850	2,850	2,850	2,850	2,850
			Resurfacing	16	80,000.00	138,719	37,408	5,981	6,332	6,332	6,332	6,332	6,332
Concrete Sidewalk	1986	N/A	Repairs	3	5,000.00	5,544	0	1,848	1,848	1,848		0	0
			Repairs	8	5,000.00	6,584	0	0	0	0	823	823	
Street Lights	1997	20	Painting	3	1,200.00	1,330	0	443	443	0	0	0	0
			Painting	6	1,200.00	1,475	0	0	0	246	246	246	246
			Bulb Replacement	4	2,000.00	2,295	0	574	574	574	574	574	574
			Replacement	14	26,000.00	42,086	0	3,006	3,006	3,006	3,006	3,006	3,006
Retaining Wall	1997	15	Replacement/Upper	7	15,572.00	19,812	5,000	2,116	2,116	2,116	2,116	2,116	2,116
	1994	12	Replacement/Lower (50% payment remaining)	0	8,871.53	8,872	8,872	0	0	0	0	0	0
	2006	15	Replacement/Lower	15	17,743.05	29,726	0	1,982	1,982	1,982	1,982	1,982	1,982
<b>Totals</b>							<b>63,280</b>	<b>16,819</b>	<b>17,170</b>	<b>16,972</b>	<b>15,947</b>	<b>15,947</b>	
Units in Cluster								108					
<b>Reserve Contribution</b>								<b>156</b>	<b>159</b>	<b>157</b>	<b>148</b>	<b>148</b>	