



RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

2012 VERSION: 9-27-12

INVENTORY LIST	YEAR 2012 1	YEAR 2013 2	YEAR 2014 3	YEAR 2015 4	YEAR 2016 5	YEAR 2017 6	YEAR 2018 7	YEAR 2019 8	YEAR 2020 9	YEAR 2021 10	YEAR 2022 11
COMMON AREA:											
Irrigation system equipment	572	884	1,195	1,507	1,819	2,130	2,442	2,753	3,065	3,377	3,688
Landscape refurbish/tree replace	585	953	1,321	1,689	2,057	2,425	2,792	3,160	3,528	3,896	4,264
Well pump and equipment	429	663	896	1,130	1,364	1,598	1,831	2,065	2,299	2,533	2,766
Concrete repairs: project budget	585	953	1,321	1,689	2,057	2,425	2,792	3,160	3,528	3,896	4,264
Asphalt overlay	64,204	87,097	109,989	132,882	155,774	178,667	201,559	224,452	247,344	270,236	293,129
Asphalt: seal coat & crack fill	9,458	16,809	24,160	31,510	38,861	6,477	12,954	19,430	25,907	32,384	38,861
Monuments: stone repairs	1,120	1,508	1,896	2,284	2,672	3,060	3,448	3,836	4,224	4,612	5,000
Entrance gates	1,368	2,215	3,061	3,908	4,755	5,602	6,449	7,296	8,143	8,990	9,837
Rail fence	1,032	1,268	1,504	1,740	1,975	2,211	2,447	2,683	2,918	3,154	3,390
Mailboxes	770	993	1,216	1,439	1,662	1,885	2,108	2,331	2,554	2,777	3,000
Drainage facilities	1,568	2,095	2,622	3,149	3,676	4,203	4,730	5,257	5,784	6,311	6,838
BASE RESERVES	81,692	115,437	149,182	182,927	216,672	210,682	243,553	276,424	309,295	342,166	375,037
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	0	0	(38,861)	0	0	0	0	0	(46,861)
ANNUAL DEPOSIT	33,745	33,745	33,745	33,745	33,745	32,871	32,871	32,871	32,871	32,871	32,871
TOTAL RESERVES	81,692	115,437	149,182	182,927	177,811	210,682	243,553	276,424	309,295	342,166	328,177

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	YEAR 2023	YEAR 2024	YEAR 2025	YEAR 2026	YEAR 2027	YEAR 2028	YEAR 2029	YEAR 2030	YEAR 2031	YEAR 2032	YEAR 2033
INVENTORY LIST	12	13	14	15	16	17	18	19	20	21	22
COMMON AREA:											
Irrigation system equipment	4,000	267	533	800	1,067	1,333	1,600	1,867	2,133	2,400	2,667
Landscape refurbish/tree replace	4,632	5,000	333	667	1,000	1,333	1,667	2,000	2,333	2,667	3,000
Well pump and equipment	3,000	200	400	600	800	1,000	1,200	1,400	1,600	1,800	2,000
Concrete repairs: project budget	4,632	5,000	333	667	1,000	1,333	1,667	2,000	2,333	2,667	3,000
Asphalt overlay	316,021	338,914	361,806	384,699	407,591	430,484	453,376	476,269	499,162	522,054	544,947
Asphalt: seal coat & crack fill	6,477	12,954	19,430	25,907	32,384	38,861	45,338	51,815	58,292	64,769	71,246
Monuments: stone repairs	250	500	750	1,000	1,250	1,500	1,750	2,000	2,250	2,500	2,750
Entrance gates	10,684	11,531	12,378	13,225	14,072	14,918	15,765	16,612	17,459	18,306	19,153
Rail fence	3,626	3,861	4,097	4,333	4,569	4,804	5,040	5,276	5,512	5,748	5,984
Mailboxes	120	240	360	480	600	720	840	960	1,080	1,200	1,320
Drainage facilities	7,365	7,892	8,419	8,946	9,473	10,000	10,527	11,054	11,581	12,108	12,635
BASE RESERVES	360,807	386,358	408,840	441,323	473,805	506,287	489,782	58,872	86,378	113,884	141,390
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	(7,000)	(10,000)	0	0	0	(48,861)	(458,416)	0	0	0	0
ANNUAL DEPOSIT	32,630	32,551	32,482	32,482	32,482	32,482	32,355	27,506	27,506	27,506	27,506
TOTAL RESERVES	353,807	376,358	408,840	441,323	473,805	457,426	31,366	58,872	86,378	113,884	141,390



RESERVE ANALYSIS- Reserve Balances Over Remaining Life of Components

2012 VERSION: 9-27-12

	YEAR 2034 23	YEAR 2035 24	YEAR 2036 25	YEAR 2037 26	YEAR 2038 27	YEAR 2039 28	YEAR 2040 29	YEAR 2041 30	YEAR 2042 31	YEAR 2043 32	YEAR 2044 33
INVENTORY LIST											
COMMON AREA:											
Irrigation system equipment	2,933	3,200	3,467	3,733	4,000	267	533	800	1,067	1,333	1,600
Landscape refurbish/tree replace	3,333	3,667	4,000	4,333	4,667	5,000	333	667	1,000	1,333	1,667
Well pump and equipment	2,200	2,400	2,600	2,800	3,000	200	400	600	800	1,000	1,200
Concrete repairs: project budget	3,333	3,667	4,000	4,333	4,667	5,000	333	667	1,000	1,333	1,667
Asphalt overlay	90,675	108,810	126,945	145,080	163,215	181,350	199,485	217,620	235,756	253,891	272,026
Asphalt: seal coat & crack fill	38,861	6,477	12,954	19,430	25,907	32,384	38,861	6,477	12,954	19,430	25,907
Monuments: stone repairs	3,000	3,250	3,500	3,750	4,000	4,250	4,500	4,750	5,000	250	500
Entrance gates	20,000	800	1,600	2,400	3,200	4,000	4,800	5,600	6,400	7,200	8,000
Rail fence	720	864	1,008	1,152	1,296	1,440	1,584	1,728	1,872	2,016	2,160
Mailboxes	1,440	1,560	1,680	1,800	1,920	2,040	2,160	2,280	2,400	2,520	2,640
Drainage facilities	2,400	2,800	3,200	3,600	4,000	4,400	4,800	5,200	5,600	6,000	6,400
BASE RESERVES	168,896	137,494	164,954	192,413	219,872	240,331	257,790	246,389	273,848	296,307	323,766
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	(58,861)	0	0	0	(7,000)	(10,000)	(38,861)	0	(5,000)	0	0
ANNUAL DEPOSIT	27,506	27,459	27,459	27,459	27,459	27,459	27,459	27,459	27,459	27,459	27,459
TOTAL RESERVES	110,035	137,494	164,954	192,413	212,872	230,331	218,929	246,389	268,848	296,307	323,766



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	YEAR 2045	YEAR 2046	YEAR 2047	YEAR 2048	YEAR 2049	YEAR 2050	YEAR 2051
INVENTORY LIST	34	35	36	37	38	39	40
COMMON AREA:							
Irrigation system equipment	1,867	2,133	2,400	2,667	2,933	3,200	3,467
Landscape refurbish/tree replace	2,000	2,333	2,667	3,000	3,333	3,667	4,000
Well pump and equipment	1,400	1,600	1,800	2,000	2,200	2,400	2,600
Concrete repairs: project budget	2,000	2,333	2,667	3,000	3,333	3,667	4,000
Asphalt overlay	290,161	308,296	326,431	344,566	362,701	380,836	398,971
Asphalt: seal coat & crack fill	32,384	38,861	6,477	12,954	19,430	25,907	32,384
Monuments: stone repairs	750	1,000	1,250	1,500	1,750	2,000	2,250
Entrance gates	8,800	9,600	10,400	11,200	12,000	12,800	13,600
Rail fence	2,304	2,448	2,592	2,736	2,880	3,024	3,168
Mailboxes	2,760	2,880	3,000	120	240	360	480
Drainage facilities	6,800	7,200	7,600	8,000	8,400	8,800	9,200
BASE RESERVES	351,225	378,684	367,283	391,742	419,201	446,660	474,120
CONTINGENCY	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	(38,861)	(3,000)	0	0	0	0
ANNUAL DEPOSIT	27,459	27,459	27,459	27,459	27,459	27,459	27,459
TOTAL RESERVES	351,225	339,824	364,283	391,742	419,201	446,660	474,120