

Founders Place Reserve Schedule

		0	11	12	13	14	15	16	17	18	19	20	21	22
Component Name	Remaining Life (2010)	Estimated Cost (2010)	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
105 Comp Shingle Roof - Replace (18)	9*Def	138,375.00	0	500	175,353	114,517								
120 Gutters/Downspouts - Replace (18)	9	7,275.00	0		9,801					7,275				
215 Fiber Cement Siding - Repaint (5)	0*Def	56,800.00	2,080			78,952				91,569				
401 Asphalt - Overlay (24)	14	24,238.00					34,418							
402 Seal Coat/crack fill (3)	0	2,750.00		5,980	0			5,181			5,647			6,155
407 Curb/Gutters/Drain Pans - Repair (5)	4	7,500.00					11,109					12,775		
503 Utility Doors - Replace (12)	3	6,875.00		0				10,192						
601 Concrete Sidewalks - Repair (4)	0*Def	15,000.00	1,803	0		1,000		1,000			23,010			
801 Monument - Rebuild (17)	8	1,750.00		0					2,371					
1005 Block Wall - Replace (15)	5	5,750.00											9,589	
1010 Trash Enclosures - Replace (15)	6	5,000.00			7,045									8,555
1507 Indoor/Outdoor Carpet - Replace (10)	1*Def	3,325.00										14,315		
1602 Exterior Wall Mount - Replace (18)	8	8,250.00				11,859					13,299			
1604 Street Lights - Replace (25)	16	4,500.00							6,660					
1605 Bollard Lights (18)	9	6,825.00		0			9,188							
1703 Irrigation Timeclocks - Replace (12)	4	1,350.00							2,056					
Landscape Refurbishment														
Contingency			12,359											
Estimated Total Cost		295,563	16,242	6,480	192,199	206,328	54,715	16,373	11,087	98,844	41,956	27,090	9,589	14,710
Annual Cash Balances														
Beginning Cash Balance			201,849	256,046	313,236	185,122	44,154	61,335	120,453	188,631	173,016	218,450	283,119	369,878
Reserve Contribution			40,046	41,248	64,085	65,360	71,896	75,491	79,265	83,229	87,390	91,760	96,348	101,165
Special Assessment			21,600	21,600			0	0	0	0	0	0	0	0
Surplus Allocated to Reserves														
Interest Income			2,018	822	0	0	0	0	0	0	0	0	0	0
Expenditures			16,242	6,480	192,199	206,328	54,715	16,373	11,087	98,844	41,956	27,090	9,589	14,710
Ending Cash Balance			249,271	313,236	185,122	44,154	61,335	120,453	188,631	173,016	218,450	283,119	369,878	456,333
Inflation	3%	1.03					10%	5%	5%	5%	5%	5%	5%	5%
Interest	0.99%													
*Deferred from original schedule														