

## Meadow Cove Replacement Reserve Fund Study 36 Year Anticipated Expenditures

Rate of Assessment Increase	4.00%
Rate of Inflation	4.00%
Rate of Interest	2.00%

Item	Capital Project	2004 Est. Repl. Cost	Normal Life	Present Age	2004	2005	2006	2007	2008	2009	2010
	<b>Replacement Projects:</b>										
1	Parking Resealing/ Striping	3,500	8					3,788			
2	Landscaping	3,000	0					3,247			3,446
3	Roof A & B	18,000	25			25,047					
4	Roof C& D	18,000	25								
5	Bldg. Ext. Stain A & B	15,000	5		15,250					16,892	
6	Bldg. Ext. Stain C & D	15,000	5				7,803				17,230
7	Deck Staining	1,000	3					1,082			1,149
8	Lighting Fixture	3,500	15								
9	Siding Replacement	60,000	30								
10	Common Area Carpet Replacement	11,000	8						12,144		
11	Common Area Paint	2,400	5							2,703	
	<b>Improvement Projects:</b>										
12	Annual Improvement Budget	1,000	1	1	-	-	1,000	1,000	1,000	1,000	1,000
13	Contingency	1%	1	1	-	-	1,514	1,514	1,514	1,514	1,514
	<b>Total Replacement Costs</b>	<b>151,400</b>			<b>15,250</b>	<b>25,047</b>	<b>10,317</b>	<b>10,631</b>	<b>14,658</b>	<b>22,109</b>	<b>24,339</b>
	Previous Y.E. Balance				30,251	22,286	5,984	9,712	13,694	14,240	7,942
	Current Year Assessment				7,200	8,640	14,012	14,572	15,155	15,762	16,392
	Current Year Interest				85	105	33	40	48	50	41
	Current Y. E. Balance				22,286	5,984	9,712	13,694	14,240	7,942	36

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Item	Capital Project	2004 Est. Repl. Cost	Normal Life	Present Age	2011	2012	2013	2014	2015	2016	2017
	<b>Replacement Projects:</b>										
1	Parking Resealing/ Striping	3,500	8				4,266				
2	Landscaping	3,000	0				3,657			3,881	
3	Roof A & B	18,000	25							23,286	
4	Roof C& D	18,000	25								
5	Bldg. Ext. Stain A & B	15,000	5					18,652			
6	Bldg. Ext. Stain C & D	15,000	5						19,025		
7	Deck Staining	1,000	3				1,219			1,293	
8	Lighting Fixture	3,500	15		4,100						
9	Siding Replacement	60,000	30								
10	Common Area Carpet Replacement	11,000	8							14,230	
11	Common Area Paint	2,400	5					2,984			
	<b>Improvement Projects:</b>										
12	Annual Improvement Budget	1,000	1	1	1,000	1,000	1,000	1,000	1,000	1,000	1,000
13	Contingency	1%	1	1	1,514	1,514	1,514	1,514	1,514	1,514	1,514
	<b>Total Replacement Costs</b>	<b>151,400</b>			<b>6,614</b>	<b>2,514</b>	<b>11,656</b>	<b>24,150</b>	<b>21,539</b>	<b>45,204</b>	<b>2,514</b>
	Previous Y.E. Balance				36	10,498	25,761	32,617	27,730	26,214	1,829
	Current Year Assessment				17,048	17,730	18,439	19,176	19,943	20,741	21,571
	Current Year Interest				28	47	74	86	79	78	39
	Current Y. E. Balance				10,498	25,761	32,617	27,730	26,214	1,829	20,925

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Item	Capital Project	2004 Est. Repl. Cost	Normal Life	Present Age	2018	2019	2020	2021	2022	2023	2024
	<b>Replacement Projects:</b>										
1	Parking Resealing/ Striping	3,500	8					4,998			
2	Landscaping	3,000	0			4,119			4,371		
3	Roof A & B	18,000	25								
4	Roof C& D	18,000	25								
5	Bldg. Ext. Stain A & B	15,000	5			20,594					22,738
6	Bldg. Ext. Stain C & D	15,000	5				21,006				
7	Deck Staining	1,000	3			1,372			1,456		
8	Lighting Fixture	3,500	15								
9	Siding Replacement	60,000	30								
10	Common Area Carpet Replacement	11,000	8								16,673
11	Common Area Paint	2,400	5			3,295					3,638
	<b>Improvement Projects:</b>										
12	Annual Improvement Budget	1,000	1	1	1,000	1,000	1,000	1,000	1,000	1,000	1,000
13	Contingency	1%	1	1	1,514	1,514	1,514	1,514	1,514	1,514	1,514
	<b>Total Replacement Costs</b>	<b>151,400</b>			<b>2,514</b>	<b>31,894</b>	<b>23,520</b>	<b>7,512</b>	<b>8,341</b>	<b>2,514</b>	<b>45,563</b>
	Previous Y.E. Balance				20,925	40,917	32,461	33,300	51,120	69,153	94,093
	Current Year Assessment				22,434	23,331	24,264	25,235	26,244	27,294	28,386
	Current Year Interest				72	107	95	98	129	161	204
	Current Y. E. Balance				40,917	32,461	33,300	51,120	69,153	94,093	77,120

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Item	Capital Project	2004 Est. Repl. Cost	Normal Life	Present Age	2025	2026	2027	2028	2029	2030
	<b>Replacement Projects:</b>									
1	Parking Resealing/ Striping	3,500	8						5,856	
2	Landscaping	3,000	0		4,638			4,923		
3	Roof A & B	18,000	25							30,726
4	Roof C & D	18,000	25		27,829					
5	Bldg. Ext. Stain A & B	15,000	5						25,105	
6	Bldg. Ext. Stain C & D	15,000	5		23,193					25,607
7	Deck Staining	1,000	3		1,545			1,640		
8	Lighting Fixture	3,500	15			5,518				
9	Siding Replacement	60,000	30							102,410
10	Common Area Carpet Replacement	11,000	8							
11	Common Area Paint	2,400	5						4,017	
	<b>Improvement Projects:</b>									
12	Annual Improvement Budget	1,000	1	1	1,000	1,000	1,000	1,000	1,000	1,000
13	Contingency	1%	1	1	1,514	1,514	1,514	1,514	1,514	1,514
	<b>Total Replacement Costs</b>	<b>151,400</b>			<b>59,719</b>	<b>8,032</b>	<b>2,514</b>	<b>9,077</b>	<b>37,492</b>	<b>161,257</b>
	Previous Y.E. Balance				77,120	47,100	69,900	99,486	123,837	121,145
	Current Year Assessment				29,521	30,702	31,930	33,207	34,536	35,917
	Current Year Interest				178	130	170	221	264	262
	Current Y. E. Balance				47,100	69,900	99,486	123,837	121,145	(3,934)