

RDA REPORT

XYZ Homeowners Association
Huntington Beach, California
Account 10101 - Version 997
May 26, 2009

Reserve Data Analysis, California, LLC

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Prepared By

RDA Reserve Management Software
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XYZ Homeowners Association
Huntington Beach, California
RDA Reserve Analysis Report Summary

Report Date	May 26, 2009	Parameters:	
Version	997	Inflation	3.50%
Account Number	10101	Annual Contribution Increase	3.50%
Budget Year Beginning	6/ 1/09	Investment Yield	4.00%
Ending	5/31/10	Taxes on Yield	30.00%
Total Units Included	160	Contingency	3.00%
Phase Development	4 of 4	Reserve Fund Balance as of	
		6/ 1/09:	\$165,000.00

Project Profile & Introduction

For budgeting purposes, unless otherwise indicated in this report, we have used June 1990 as the basis for aging all the original components examined in this analysis.

RDA Field Inspections: January 10, 2006; May 31, 2003; June 4, 1999
February 10, 1995; March 1, 1992

RDA Summary of Calculations

Monthly Contribution to Reserves Required:	\$2,042.52
(\$12.77 per unit per month)	
Average Net Monthly Interest Contribution This Year:	321.72
Net Monthly Allocation to Reserves 6/ 1/09 to 5/31/10:	\$2,364.24
(\$14.78 per unit per month)	

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RESERVE DATA ANALYSIS • (714) 434-8396

XYZ Homeowners Association
Distribution of Accumulated Reserves

REPORT DATE: May 26, 2009
 VERSION: 997
 ACCOUNT NUMBER: 10101

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Cabana - Restroom Partitions	0	1,272.00	1,272.00
Irrigation - Controllers	0	7,450.00	7,450.00
Irrigation - Enclosures, Metal	0	1,309.00	1,309.00
Pool - Replastering & Tile Replace	0	5,620.00	5,620.00
Pool Area - Deck Caulking	0	5,215.65	5,215.65
Pool Area - Furniture	0	5,400.00	5,400.00
Spa - Replastering & Tile Replace	0	2,225.00	2,225.00
Streets - Asphalt, Repair & Replace	0	3,957.95	3,957.95
Streets - Asphalt, Slurry Sealing	0	7,600.00	7,600.00
Fencing - Wrought Iron	1	8,377.10	8,377.10
Painting - Wrought Iron	1	3,991.62	3,991.62
Spa - Filter	1	916.20	916.20
Spa - Heater	1	2,340.00	2,340.00
Painting - Woodwork	2	2,011.11	2,011.11
Streets - Asphalt, Overlay	4	50,080.70	50,080.70
Irrigation - Backflow Devices	5	895.38	895.38
Lighting - Streets	5	35,585.42	35,585.42
Pool - Filter	5	593.83	593.83
Pool - Heater	5	1,516.67	1,516.67
Cabana - Plumbing Fixtures	6	2,647.08	2,647.08
Painting - Stucco	6	1,682.63	1,682.63
Walls - Stucco, Repairs	6	20,128.24	9,506.83
Cabana - Ceramic Tile	11	3,253.26	0.00
Streets - Concrete	11	15,833.33	0.00
Total Asset Summary:		189,902.17	160,194.17
Contingency @ 3.00%:		5,697.07	4,805.83
Grand Total:		195,599.24	165,000.00
Excess Reserves Not Used:			0.00
Percent Fully Funded:	84%		

XYZ Homeowners Association
Funding Status Report

REPORT DATE: May 26, 2009
VERSION: 997
ACCOUNT NUMBER: 10101

DESCRIPTION	USE LIFE	+/-	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Streets - Asphalt, Overlay	20	+3	4	60,624	50,081	50,081
Streets - Asphalt, Repair & Replace	4	0	0	3,958	3,958	3,958
Streets - Asphalt, Slurry Sealing	4	0	0	7,600	7,600	7,600
Streets - Concrete	30	0	11	25,000	15,833	0
*** CATEGORY SUMMARY:				97,182	77,472	61,639
Painting - Stucco	8	0	6	6,731	1,683	1,683
Painting - Woodwork	4	0	2	4,022	2,011	2,011
Painting - Wrought Iron	3	0	1	6,653	3,992	3,992
*** CATEGORY SUMMARY:				17,405	7,685	7,685
Fencing - Wrought Iron	18	+2	1	8,818	8,377	8,377
Walls - Stucco, Repairs	25	0	6	26,485	20,128	9,507
*** CATEGORY SUMMARY:				35,303	28,505	17,884
Lighting - Streets	24	0	5	44,950	35,585	35,585
*** CATEGORY SUMMARY:				44,950	35,585	35,585
Cabana - Ceramic Tile	30	0	11	5,137	3,253	0
Cabana - Plumbing Fixtures	25	0	6	3,483	2,647	2,647
Cabana - Restroom Partitions	15	0	0	1,272	1,272	1,272
Pool - Filter	12	0	5	1,018	594	594
Pool - Heater	12	0	5	2,600	1,517	1,517
Pool - Replastering & Tile Replace	12	-2	0	5,620	5,620	5,620
Pool Area - Deck Caulking	4	0	0	5,216	5,216	5,216
Pool Area - Furniture	7	0	0	5,400	5,400	5,400
Spa - Filter	10	0	1	1,018	916	916
Spa - Heater	10	0	1	2,600	2,340	2,340
Spa - Replastering & Tile Replace	10	0	0	2,225	2,225	2,225
*** CATEGORY SUMMARY:				35,588	31,000	27,746
Irrigation - Backflow Devices	24	0	5	1,131	895	895
Irrigation - Controllers	15	0	0	7,450	7,450	7,450
Irrigation - Enclosures, Metal	15	0	0	1,309	1,309	1,309
*** CATEGORY SUMMARY:				9,890	9,654	9,654
TOTAL ASSET SUMMARY:				240,318	189,902	160,194
CONTINGENCY @ 3.00%:					5,697	4,806
GRAND TOTAL:					195,599	165,000

Percent Fully Funded: 84%

XYZ Homeowners Association
Asset Listing - Summary by Category

REPORT DATE: May 26, 2009
 VERSION: 997
 ACCOUNT NUMBER: 10101

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Streets - Asphalt, Overlay	4	60,624	253.96	375.61
Streets - Asphalt, Repair & Replace	0	3,958	85.07	86.17
Streets - Asphalt, Slurry Sealing	0	7,600	163.35	165.46
Streets - Concrete	11	25,000	199.81	202.39
*** CATEGORY SUMMARY:		97,182	702.19	829.63
Painting - Stucco	6	6,731	73.71	78.64
Painting - Woodwork	2	4,022	87.00	92.88
Painting - Wrought Iron	1	6,653	228.77	241.16
*** CATEGORY SUMMARY:		17,405	389.48	412.68
Fencing - Wrought Iron	1	8,818	42.12	62.46
Walls - Stucco, Repairs	6	26,485	250.02	275.72
*** CATEGORY SUMMARY:		35,303	292.14	338.18
Lighting - Streets	5	44,950	180.97	267.42
*** CATEGORY SUMMARY:		44,950	180.97	267.42
Cabana - Ceramic Tile	11	5,137	41.05	41.58
Cabana - Plumbing Fixtures	6	3,483	13.50	19.93
Cabana - Restroom Partitions	0	1,272	7.55	7.65
Pool - Filter	5	1,018	7.64	9.14
Pool - Heater	5	2,600	19.52	23.36
Pool - Replastering & Tile Replace	0	5,620	41.30	41.83
Pool Area - Deck Caulking	0	5,216	112.10	113.55
Pool Area - Furniture	0	5,400	66.96	67.83
Spa - Filter	1	1,018	9.17	11.45
Spa - Heater	1	2,600	23.42	29.25
Spa - Replastering & Tile Replace	0	2,225	19.50	19.75
*** CATEGORY SUMMARY:		35,588	361.71	385.32
Irrigation - Backflow Devices	5	1,131	4.55	6.73
Irrigation - Controllers	0	7,450	44.22	44.79
Irrigation - Enclosures, Metal	0	1,309	7.77	7.87
*** CATEGORY SUMMARY:		9,890	56.54	59.39
TOTAL ASSET SUMMARY:		240,318	1,983.03	2,292.62
CONTINGENCY @ 3.00%:			59.49	71.62
GRAND TOTAL:			2,042.52	2,364.24

XYZ Homeowners Association
RDA Standard Projections

REPORT DATE: May 26, 2009
 VERSION: 997
 ACCOUNT NUMBER: 10101

Beginning Accumulated Reserves: \$165,000

YEAR	CURRENT REPLACEMENT COST	ANNUAL CONTRBTN	ANNUAL INTEREST CONTRBTN	ANNUAL EXPENDTRS	PROJECTED ENDING RESERVES	FULLY FUNDED RESERVES	PERCENT FULLY FUNDED
09-0	240,318	24,510	3,861	40,050	153,321	179,681	85%
10-1	248,729	24,139	4,100	19,757	161,804	185,101	87%
11-2	257,435	24,498	4,784	4,309	186,777	207,885	90%
12-3	266,445	25,296	5,624	0	217,698	236,792	92%
13-4	275,771	26,269	3,779	96,450	151,296	165,132	92%
14-5	285,423	25,905	2,952	59,027	121,126	131,658	92%
15-6	295,413	25,925	2,351	50,056	99,346	107,405	92%
16-7	305,752	26,660	2,728	15,334	113,399	120,176	94%
17-8	316,453	27,520	2,946	22,088	121,777	127,081	96%
18-9	327,529	28,494	3,822	0	154,094	158,693	97%
19-0	338,993	29,488	4,236	18,197	169,621	172,964	98%
20-1	350,857	30,393	3,806	49,281	154,540	155,582	99%
21-2	363,137	31,305	3,828	33,838	155,836	155,071	100%
22-3	375,847	31,653	4,534	10,405	181,618	180,579	101%
23-4	389,002	32,522	4,830	26,146	192,824	191,289	101%
24-5	402,617	33,242	5,422	16,805	214,683	213,461	101%
25-6	416,709	35,097	5,391	40,621	214,550	212,189	101%
26-7	431,293	35,198	6,356	6,493	249,610	248,464	100%
27-8	446,389	37,572	7,353	7,471	287,065	286,218	100%
28-9	462,012	39,253	7,806	29,742	304,381	302,847	101%
29-0	478,183	39,956	8,077	37,803	314,611	312,805	101%
30-1	494,919	41,200	8,929	18,572	346,168	345,002	100%
31-2	512,241	43,958	9,334	37,100	362,361	360,011	101%
32-3	530,170	43,860	10,845	0	417,065	416,583	100%
33-4	548,726	46,888	7,059	189,556	281,456	274,596	102%
34-5	567,931	45,162	8,121	15,722	319,016	314,550	101%
35-6	587,809	48,708	9,399	9,838	367,285	363,822	101%
36-7	608,382	49,394	11,056	0	427,735	427,014	100%
37-8	629,675	53,939	10,687	75,530	416,832	413,664	101%
38-9	651,714	53,095	8,686	134,778	343,836	338,515	102%

NOTE: In some cases, the projected ending reserves may exceed the fully funded reserves during years following high expenditures. This is a result of the provision for a contingency in the report, which in the projections, is never expended. The contingency is continually adjusted according to present needs and any excess is redistributed among all assets considered.

XYZ Homeowners Association
Detail Report by Category

REPORT DATE: May 26, 2009
 VERSION: 997
 ACCOUNT NUMBER: 10101

Streets - Asphalt, Overlay		QUANTITY	1 total
		UNIT COST	60,624.000
ASSET ID	1055	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	60,624.00
CATEGORY	10	FUTURE COST	69,567.43
		ASSIGNED RESERVES	50,080.70
PLACED IN SERVICE	6/90	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+3 YEAR ADJUSTMENT		MONTHLY CNTRBTN	253.96
REPLACEMENT YEAR	2013-2014	INTEREST	121.65
4 YEAR REM LIFE		MONTHLY ALLOCTN	375.61

REMARKS:

126,452 sq. ft. of overlay	@	\$.37	=	\$ 46,787.00
29 manhole cover adjustments	@	398.00	=	11,542.00
27 valve cover adjustments	@	85.00	=	2,295.00

		TOTAL	=	\$ 60,624.00

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and the estimates adjusted accordingly.

The useful life on the asphalt repairs has been adjusted to align with the future cycle of the slurry sealing.

Streets - Asphalt, Repair & Replace		QUANTITY	126,452 sq. ft.
		UNIT COST	3.130
ASSET ID	1056	PERCENT REPL	1.00%
GROUP/FACILITY	1	CURRENT COST	3,957.95
CATEGORY	10	FUTURE COST	3,957.95
		ASSIGNED RESERVES	3,957.95
PLACED IN SERVICE	6/02	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	85.07
REPLACEMENT YEAR	2009-2010	INTEREST	1.10
0 YEAR REM LIFE		MONTHLY ALLOCTN	86.17

REMARKS:

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and the estimates adjusted accordingly.

XYZ Homeowners Association
Detail Report by Category

Streets - Asphalt, Slurry Sealing		QUANTITY	1 total
		UNIT COST	7,600.000
ASSET ID	1057	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	7,600.00
CATEGORY	10	FUTURE COST	7,600.00
		ASSIGNED RESERVES	7,600.00
PLACED IN SERVICE	6/02	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	163.35
REPLACEMENT YEAR	2009-2010	INTEREST	2.11
0 YEAR REM LIFE		MONTHLY ALLOCTN	165.46

REMARKS:

126,452 sq. ft. of slurry sealing
 2,030 lin. ft. of stall striping

The streets were slurry sealed and restriped in December 1993 for a total cost of \$7,450.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Asphalt surfaces should be slurry sealed within 3 years of their initial installation. Thereafter, a 4 to 5 year cycle should be observed and adjusted according to the client's particular needs.

Streets - Concrete		QUANTITY	1 provision
		UNIT COST	25,000.000
ASSET ID	1058	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	25,000.00
CATEGORY	10	FUTURE COST	36,499.24
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	6/90	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	199.81
REPLACEMENT YEAR	2020-2021	INTEREST	2.58
11 YEAR REM LIFE		MONTHLY ALLOCTN	202.39

REMARKS:

There are sections of interlocking concrete at both entrances to the community.

It is estimated that a percentage of the concrete areas will require repair or replacement. The actual condition of the concrete should be monitored through time and the estimates adjusted accordingly.

XYZ Homeowners Association
Detail Report by Category

CATEGORY SUMMARY:	ASSIGNED RESERVES	61,638.65
	MONTHLY CNTRBTN	702.19
	INTEREST	127.44
	MONTHLY ALLOCTN	829.63

XYZ Homeowners Association
Detail Report by Category

Painting - Stucco		QUANTITY	6,410 sq. ft.
		UNIT COST	1.050
ASSET ID	1035	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	6,730.50
CATEGORY	30	FUTURE COST	8,273.50
PLACED IN SERVICE 6/07		ASSIGNED RESERVES	1,682.63
8 YEAR USEFUL LIFE		SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	73.71
REPLACEMENT YEAR 2015-2016		INTEREST	4.93
6 YEAR REM LIFE		MONTHLY ALLOCTN	78.64

REMARKS:

Color coated stucco can last from ten to fifteen years before it will require its first painting, as the coloring is mixed into the stucco material itself. Thereafter, we have budgeted the painting of the stucco on a cycle in keeping with the more frequent painting of the woodwork.

Painting - Woodwork		QUANTITY	3,118 sq. ft.
		UNIT COST	1.290
ASSET ID	1032	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	4,022.22
CATEGORY	30	FUTURE COST	4,308.70
PLACED IN SERVICE 6/07		ASSIGNED RESERVES	2,011.11
4 YEAR USEFUL LIFE		SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	87.00
REPLACEMENT YEAR 2011-2012		INTEREST	5.88
2 YEAR REM LIFE		MONTHLY ALLOCTN	92.88

REMARKS: NONE

Painting - Wrought Iron		QUANTITY	4,685 sq. ft.
		UNIT COST	1.420
ASSET ID	1014	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	6,652.70
CATEGORY	30	FUTURE COST	6,885.54
PLACED IN SERVICE 12/07		ASSIGNED RESERVES	3,991.62
3 YEAR USEFUL LIFE		SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	228.77
REPLACEMENT YEAR 2010-2011		INTEREST	12.39
1 YEAR REM LIFE		MONTHLY ALLOCTN	241.16

XYZ Homeowners Association
Detail Report by Category

Painting - Wrought Iron, Continued ...

REMARKS:

The association intends to paint the wrought iron throughout the community for a cost of \$6,650.

The cost estimates on this asset have been based upon actual quotations provided to the client.

To ensure the longevity of wrought iron, it should be painted as recommended.

CATEGORY SUMMARY:	ASSIGNED RESERVES	7,685.36
	MONTHLY CNTRBTN	389.48
	INTEREST	23.20
	MONTHLY ALLOCTN	412.68

XYZ Homeowners Association
Detail Report by Category

Fencing - Wrought Iron		QUANTITY	1 total
ASSET ID	1011	UNIT COST	8,818.000
GROUP/FACILITY	1	PERCENT REPL	100.00%
CATEGORY	40	CURRENT COST	8,818.00
		FUTURE COST	9,126.63
PLACED IN SERVICE	6/90	ASSIGNED RESERVES	8,377.10
18 YEAR USEFUL LIFE		SALVAGE VALUE	0.00
+2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	42.12
REPLACEMENT YEAR	2010-2011	INTEREST	20.34
1 YEAR REM LIFE		MONTHLY ALLOCTN	62.46

REMARKS:

pool:	305 - lin. ft. of 5.5' fencing	@	\$ 25.37	=	\$ 7,738.00
	1 - 3' x 5.5' gate w/mesh	@	275.00	=	275.00
	1 - 3.5' x 5.5' gate w/mesh	@	305.00	=	305.00
tot lot:	27 - lin. ft. of 4' railing*	@	18.50	=	500.00

				TOTAL	= \$ 8,818.00

* This railing is located at the small stairway that is north of the tot lot.

The useful life of this asset has been extended due to its present condition.

Walls - Stucco, Repairs		QUANTITY	31,718 sq. ft.
ASSET ID	1053	UNIT COST	8.350
GROUP/FACILITY	1	PERCENT REPL	10.00%
CATEGORY	40	CURRENT COST	26,484.53
		FUTURE COST	32,556.25
PLACED IN SERVICE	6/90	ASSIGNED RESERVES	9,506.83
25 YEAR USEFUL LIFE		SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	250.02
REPLACEMENT YEAR	2015-2016	INTEREST	25.70
6 YEAR REM LIFE		MONTHLY ALLOCTN	275.72

REMARKS:

These measurements include the rear patio walls and the trash enclosures:

phase 1	-	7,442 sq. ft.
phase 2	-	7,806
phase 3	-	8,300
phase 4	-	8,170

TOTAL	=	31,718 sq. ft.

XYZ Homeowners Association
Detail Report by Category

Walls - Stucco, Repairs, Continued ...

It is estimated that a percentage of the stucco walls will require repair or replacement. The actual condition of the stucco walls should be monitored through time and the estimates adjusted accordingly.

CATEGORY SUMMARY:	ASSIGNED RESERVES	17,883.93
	MONTHLY CNTRBTN	292.14
	INTEREST	46.04
	MONTHLY ALLOCTN	338.18

XYZ Homeowners Association
Detail Report by Category

Lighting - Streets	QUANTITY	31 lights
ASSET ID 1062	UNIT COST	1,450.000
GROUP/FACILITY 1	PERCENT REPL	100.00%
CATEGORY 50	CURRENT COST	44,950.00
	FUTURE COST	53,386.50
PLACED IN SERVICE 6/90	ASSIGNED RESERVES	35,585.42
24 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	180.97
REPLACEMENT YEAR 2014-2015	INTEREST	86.45
5 YEAR REM LIFE	MONTHLY ALLOCTN	267.42

REMARKS:

These are approximately 20' tall architectural light posts with large lantern fixtures:

phase 1	-	12 lights
phase 2	-	7
phase 3	-	5
phase 4	-	7
		--
TOTAL	=	31 lights

CATEGORY SUMMARY:	ASSIGNED RESERVES	35,585.42
	MONTHLY CNTRBTN	180.97
	INTEREST	86.45
	MONTHLY ALLOCTN	267.42

XYZ Homeowners Association
Detail Report by Category

Cabana - Ceramic Tile		QUANTITY	1 total
		UNIT COST	5,036.000
ASSET ID	1007	PERCENT REPL	102.00%
GROUP/FACILITY	1	CURRENT COST	5,136.72
CATEGORY	60	FUTURE COST	7,499.46
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	6/90	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	41.05
REPLACEMENT YEAR	2020-2021	INTEREST	0.53
11 YEAR REM LIFE		MONTHLY ALLOCTN	41.58

REMARKS:

160 sq. ft. of floor tile	@	\$ 10.65	=	\$ 1,704.00
264 sq. ft. of wall tile	@	12.62	=	3,332.00

		TOTAL	=	\$ 5,036.00

The unit cost indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

Cabana - Plumbing Fixtures		QUANTITY	1 total
		UNIT COST	3,483.000
ASSET ID	1009	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	3,483.00
CATEGORY	60	FUTURE COST	4,281.50
		ASSIGNED RESERVES	2,647.08
PLACED IN SERVICE	6/90	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	13.50
REPLACEMENT YEAR	2015-2016	INTEREST	6.43
6 YEAR REM LIFE		MONTHLY ALLOCTN	19.93

REMARKS:

1 drinking fountain	@	\$ 400.00	=	\$ 400.00
1 sink, single kitchen stainless	@	455.00	=	455.00
1 urinal, wall mount	@	648.00	=	648.00
2 toilets, w/flush valves	@	550.00	=	1,100.00
2 sinks, rectangular wall mount	@	440.00	=	880.00

		TOTAL	=	\$ 3,483.00

XYZ Homeowners Association
Detail Report by Category

Cabana - Restroom Partitions		QUANTITY	1 total
		UNIT COST	1,272.000
ASSET ID	1010	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	1,272.00
CATEGORY	60	FUTURE COST	1,272.00
		ASSIGNED RESERVES	1,272.00
PLACED IN SERVICE	6/90	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	7.55
REPLACEMENT YEAR	2009-2010	INTEREST	0.10
0 YEAR REM LIFE		MONTHLY ALLOCTN	7.65

REMARKS:

These are metal partitions with a baked enamel finish:

1 urinal partition	@	\$ 342.00	=	\$ 342.00
2 toilet partitions	@	465.00	=	930.00

		TOTAL	=	\$ 1,272.00

Pool - Filter		QUANTITY	1 filter
		UNIT COST	1,018.000
ASSET ID	1015	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	1,018.00
CATEGORY	60	FUTURE COST	1,209.06
		ASSIGNED RESERVES	593.83
PLACED IN SERVICE	6/02	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	7.64
REPLACEMENT YEAR	2014-2015	INTEREST	1.50
5 YEAR REM LIFE		MONTHLY ALLOCTN	9.14

REMARKS:

This is 72 sq. ft. pool filter.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

XYZ Homeowners Association
Detail Report by Category

Pool - Heater		QUANTITY	1 heater
		UNIT COST	2,600.000
ASSET ID	1016	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	2,600.00
CATEGORY	60	FUTURE COST	3,087.98
		ASSIGNED RESERVES	1,516.67
PLACED IN SERVICE	6/02	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	19.52
REPLACEMENT YEAR	2014-2015	INTEREST	3.84
5 YEAR REM LIFE		MONTHLY ALLOCTN	23.36

REMARKS:

This is a 400K BTU pool heater.

The information used on this asset has been provided with the assistance of the client's maintenance contractor.

Pool - Replastering & Tile Replace		QUANTITY	1 pool
		UNIT COST	5,620.000
ASSET ID	1001	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	5,620.00
CATEGORY	60	FUTURE COST	5,620.00
		ASSIGNED RESERVES	5,620.00
PLACED IN SERVICE	6/90	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
-2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	41.30
REPLACEMENT YEAR	2009-2010	INTEREST	0.53
0 YEAR REM LIFE		MONTHLY ALLOCTN	41.83

REMARKS:

1,088 sq. ft. of replastering	@	\$ 3.65	=	\$ 3,971.00
175 lin. ft. of trim tile	@	8.50	=	1,488.00
18 lin. ft. of lane tile	@	8.95	=	161.00

		TOTAL	=	\$ 5,620.00

The useful life of this asset has been decreased due to its present condition.

XYZ Homeowners Association
Detail Report by Category

Pool Area - Deck Caulking		QUANTITY	1,199 lin. ft.
		UNIT COST	4.350
ASSET ID	1003	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	5,215.65
CATEGORY	60	FUTURE COST	5,215.65
		ASSIGNED RESERVES	5,215.65
PLACED IN SERVICE	6/02	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	112.10
REPLACEMENT YEAR	2009-2010	INTEREST	1.45
0 YEAR REM LIFE		MONTHLY ALLOCTN	113.55

REMARKS:

pool - 182 lin. ft.
spa - 81
deck - 936

TOTAL = 1,199 lin. ft.

Deck caulking prevents moisture from seeping through the expansion joints, which otherwise could result in cracking of the deck surface. The caulking material should be carefully monitored for deterioration and replaced as soon as water tight integrity is lost.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Pool Area - Furniture		QUANTITY	1 total
		UNIT COST	5,400.000
ASSET ID	1004	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	5,400.00
CATEGORY	60	FUTURE COST	5,400.00
		ASSIGNED RESERVES	5,400.00
PLACED IN SERVICE	6/90	SALVAGE VALUE	0.00
7 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	66.96
REPLACEMENT YEAR	2009-2010	INTEREST	0.87
0 YEAR REM LIFE		MONTHLY ALLOCTN	67.83

XYZ Homeowners Association
Detail Report by Category

Pool Area - Furniture, Continued ...

REMARKS:

This is Tropikai Verrazano style pool furniture:

2 brunch tables	@	\$ 225.00	=	\$	450.00
9 lounge chairs	@	125.00	=		1,125.00
9 tea tables	@	75.00	=		675.00
15 chaise lounges w/o arms	@	210.00	=		3,150.00

				TOTAL	= \$ 5,400.00

Spa - Filter

	QUANTITY	1 filter
ASSET ID 1017	UNIT COST	1,018.000
GROUP/FACILITY 1	PERCENT REPL	100.00%
CATEGORY 60	CURRENT COST	1,018.00
	FUTURE COST	1,053.63
PLACED IN SERVICE 6/00	ASSIGNED RESERVES	916.20
10 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	9.17
REPLACEMENT YEAR 2010-2011	INTEREST	2.28
1 YEAR REM LIFE	MONTHLY ALLOCTN	11.45

REMARKS:

This is a 72 sq. ft. spa filter.

The information used on this asset has been provided with the assistance of the client's maintenance contractor.

Spa - Heater

	QUANTITY	1 heater
ASSET ID 1018	UNIT COST	2,600.000
GROUP/FACILITY 1	PERCENT REPL	100.00%
CATEGORY 60	CURRENT COST	2,600.00
	FUTURE COST	2,691.00
PLACED IN SERVICE 6/00	ASSIGNED RESERVES	2,340.00
10 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	23.42
REPLACEMENT YEAR 2010-2011	INTEREST	5.83
1 YEAR REM LIFE	MONTHLY ALLOCTN	29.25

XYZ Homeowners Association
Detail Report by Category

Spa - Heater, Continued ...

REMARKS:

This is a 400K BTU spa heater.

The information used on this asset has been provided with the assistance of the client's maintenance contractor.

Spa - Replastering & Tile Replace	QUANTITY	1 spa
	UNIT COST	2,225.000
ASSET ID 1002	PERCENT REPL	100.00%
GROUP/FACILITY 1	CURRENT COST	2,225.00
CATEGORY 60	FUTURE COST	2,225.00
	ASSIGNED RESERVES	2,225.00
PLACED IN SERVICE 6/90	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	19.50
REPLACEMENT YEAR 2009-2010	INTEREST	0.25
0 YEAR REM LIFE	MONTHLY ALLOCTN	19.75

REMARKS:

1 spa replastering (284 sq. ft.)	@	\$ 965.00	=	\$ 965.00
76 lin. ft. of trim tile	@	8.50	=	646.00
96 lin. ft. of bench tile	@	6.40	=	614.00

		TOTAL	=	\$ 2,225.00

CATEGORY SUMMARY:	ASSIGNED RESERVES	27,746.43
	MONTHLY CNTRBTN	361.71
	INTEREST	23.61
	MONTHLY ALLOCTN	385.32

XYZ Homeowners Association
Detail Report by Category

Irrigation - Backflow Devices		QUANTITY	1 total
		UNIT COST	1,131.000
ASSET ID	1064	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	1,131.00
CATEGORY	105	FUTURE COST	1,343.27
		ASSIGNED RESERVES	895.38
PLACED IN SERVICE	6/90	SALVAGE VALUE	0.00
24 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	4.55
REPLACEMENT YEAR 2014-2015		INTEREST	2.18
5 YEAR REM LIFE		MONTHLY ALLOCTN	6.73

REMARKS:

These devices require an annual inspection and should be repaired "as needed."

The information used on this asset has been provided with the assistance of the client's maintenance contractor.

Irrigation - Controllers		QUANTITY	1 total
		UNIT COST	7,450.000
ASSET ID	1006	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	7,450.00
CATEGORY	105	FUTURE COST	7,450.00
		ASSIGNED RESERVES	7,450.00
PLACED IN SERVICE	6/90	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	44.22
REPLACEMENT YEAR 2009-2010		INTEREST	0.57
0 YEAR REM LIFE		MONTHLY ALLOCTN	44.79

REMARKS:

These are Rainbird (model ISC) irrigation controllers:

1 - 16 station controller	@	\$ 950.00	=	\$ 950.00
1 - 24 station controller	@	1,250.00	=	1,250.00
3 - 32 station controllers	@	1,750.00	=	5,250.00

		TOTAL	=	\$ 7,450.00

The information used on this asset has been provided with the assistance of the client's maintenance contractor.

XYZ Homeowners Association
Detail Report by Category

Irrigation - Enclosures, Metal	QUANTITY	1 total
	UNIT COST	1,309.000
ASSET ID 1065	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	1,309.00
CATEGORY 105	FUTURE COST	1,309.00
	ASSIGNED RESERVES	1,309.00
PLACED IN SERVICE 6/90	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	7.77
REPLACEMENT YEAR 2009-2010	INTEREST	0.10
0 YEAR REM LIFE	MONTHLY ALLOCTN	7.87

REMARKS:

This is to replace the metal irrigation enclosures.

The information used on this asset has been provided with the assistance of the client's maintenance contractor.

CATEGORY SUMMARY:	ASSIGNED RESERVES	9,654.38
	MONTHLY CNTRBTN	56.54
	INTEREST	2.85
	MONTHLY ALLOCTN	59.39

XYZ Homeowners Association
Detail Report by Category

TOTAL ALL ASSETS:	ASSIGNED RESERVES	160,194.17
	MONTHLY CNTRBTN	1,983.03
	INTEREST	309.59
	MONTHLY ALLOCTN	2,292.62
CONTINGENCY @ 3.00%:	ASSIGNED RESERVES	4,805.83
	MONTHLY CNTRBTN	59.49
	INTEREST	12.13
	MONTHLY ALLOCTN	71.62
GRAND TOTALS:	ASSIGNED RESERVES	165,000.00
	MONTHLY CNTRBTN	2,042.52
	INTEREST	321.72
	MONTHLY ALLOCTN	2,364.24