

LONG TERM PROJECTS		USEFUL	YRS	IND EXP		2003	2003
	@3%	LIFE	TO GO	COSTS		<i>Budget</i>	<i>Actuals</i>
COMPUTER/PRINTER/FAX		5	2	3,000			
/COPIER				@1%			
CAMPUS LIGHTING		30	25	10,000			
				@3%			
MAILBOX REPL/RPR		10	0	6,000			
				@3%			
EXT BUILDING PAINT		10	7/9	60,000			
				@2%			
POOL RENOVATION		12	12	15,000		15,000	9,280
				@3%			
ROOF REPLACEMENT		20	14	85,000			
				@3%			
DRYER VENT CLEANOUT		3	2	4,500		4,500	3,000
/MAINT/REPL				@1%			
PARKING LOTS RPR		5	1	7,500			
/SEAL/STRIPE				@3%			
WALKWAYS/LANDINGS		10	0	10,000		0	2,000
				@3%			
PLUMBING	<i>Common area rpr</i>						<i>incl in annual budget</i>
ROUTINE POOL	<i>Common area rpr</i>						<i>incl in annual budget</i>
LANDSCAPING	<i>Common area rpr</i>						<i>incl in annual budget</i>
	TOTALS					19,500	14,280
							<i>projected monthly assessment</i>
YEARLY OPER INCOME							95,976
EST OPER EXP		incr @3%					86,443
RESERVE SET-ASIDE		bld RSRVS					15,150
PROJECTED RESERVES						\$37,524	\$48,909

2011	2012	2013	2014	2015	2016
2,200					2,400
				2,100	
23,433	23,900	24,380			
				13,920	
	3,900			4,150	
			10,380		
		5,000	5,000		
25,633	27,800	29,380	15,380	20,170	2,400
<i>130.00</i>	<i>135.00</i>	<i>135.00</i>	<i>140.00</i>	<i>140.00</i>	<i>145.00</i>
107,640	111,780	111,780	115,920	115,920	120,060
87,129	89,742	92,435	95,208	98,064	101,006
20,511	22,038	19,345	20,712	17,856	19,054
\$145,383	\$139,621	\$129,586	\$134,918	\$132,604	\$149,258

2023	2024	2025	2026	2027	2028
			2,800		
					21,565
		2,500			
29,720					
				20,880	
	5,400			5,900	
	13,952				
6,750	6,750	0			
36,470	26,102	2,500	2,800	26,780	21,565
<i>170.00</i>	<i>175.00</i>	<i>180.00</i>	<i>185.00</i>	<i>190.00</i>	<i>195.00</i>
140,760	144,900	149,040	153,180	157,320	161,460
124,225	127,951	131,790	135,743	139,816	144,010
16,535	16,949	17,250	17,437	17,504	17,450
\$13,836	\$4,682	\$19,433	\$34,069	\$24,793	\$20,678

LONG TERM PROJECTS	
COMPUTER/PRINTER/FAX	
/COPIER	
CAMPUS LIGHTING	
MAILBOX REPL/RPR	
EXT BUILDING PAINT	
POOL RENOVATION	
ROOF REPLACEMENT	
DRYER VENT CLEANOUT	
/MAINT/REPL	
PARKING LOTS RPR	
/SEAL/STRIPE	
CONCRETE WALKS	
<i>PLUMBING</i>	
<i>ROUTINE POOL</i>	
<i>LANDSCAPING</i>	
YEARLY INCOME	
EST YRLY EXP	
POTENTIAL VARIANCE	
PROJECTED RESERVES	