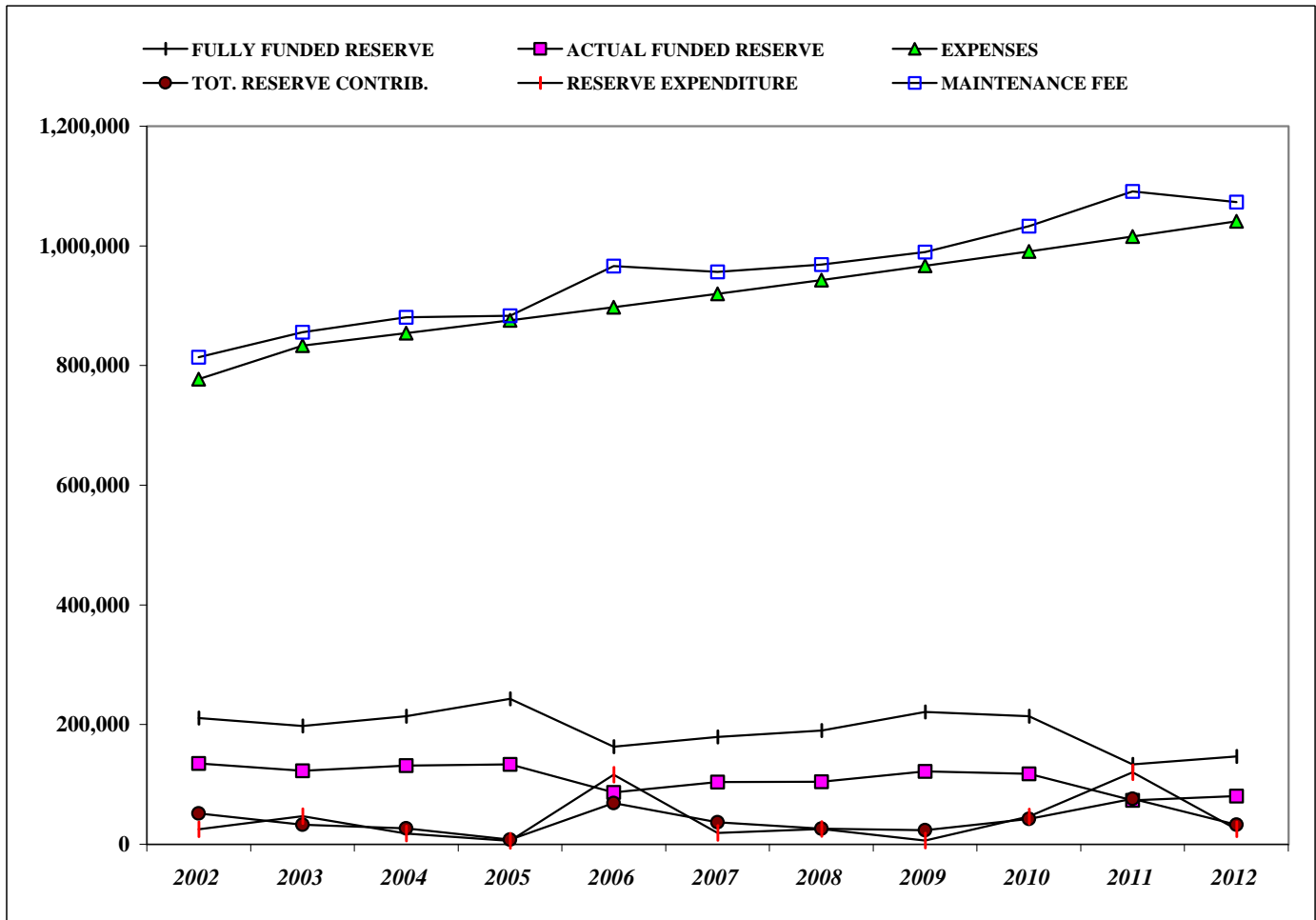


SUNSET OCEANVIEW TERRACE



MAINTENANCE FEE CALCULATION WITH VARIED PERCENT RESERVE FUNDING

PLAN YEAR	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
FULLY FUNDED RESERVE	210,970	197,657	213,699	242,912	163,147	179,236	189,940	221,275	213,850	133,232	146,503
ACTUAL FUNDED RESERVE	135,000	122,509	131,396	133,602	86,468	103,957	104,467	121,701	117,617	73,277	80,577
EXPENSES	777,285	833,424	854,260	875,616	897,506	919,944	942,943	966,516	990,679	1,015,446	1,040,832
INTEREST	4,000	3,720	4,900	5,256	5,344	3,459	4,158	4,179	4,868	4,705	2,931
OTHER INCOME	6,927	6,660	6,827	6,997	7,172	7,351	7,535	7,724	7,917	8,115	8,317
TOT. RESERVE CONTRIB.	51,641	32,470	26,538	7,805	68,911	36,440	26,023	23,177	42,216	75,801	32,389
NET RESERVE CONTRIB.	40,715	22,090	14,811	-4,448	56,395	25,630	14,330	11,275	29,431	62,981	21,141
RESERVE EXPENDITURE	25,000	46,638	17,651	5,600	116,045	18,951	25,513	5,943	46,299	120,141	25,090
MAINTENANCE FEE	814,000	855,513	880,797	883,421	966,418	956,385	968,966	989,694	1,032,895	1,091,247	1,073,222
PERCENT INCREASE	5.0%	5.1%	3.0%	0.3%	9.4%	-1.0%	1.3%	2.1%	4.4%	5.6%	-1.7%
PERCENT FUNDING	64.0%	62.0%	61.5%	55.0%	53.0%	58.0%	55.0%	55.0%	55.0%	55.0%	55.0%