

SUNSET OCEANVIEW TERRACE PROJECT DATA AS OF OCTOBER 11, 2003

		2002 Reserve Exp.		25,000	SOURCE CODES			CONDITION CODES			
PROPERTY MANAGER		THE PLAN ASSUMPTIONS 2003 REF. YR. 2002 2012 814,000 10,927 2003 INT 3,720 777,285 % FEE CHG 5.10% 47,641 2003 FEES 855,514 135,000 2003 O/INC 6,660 2.50% 2003 EXP 833,424 4.00% 2003 RSV 28,750			1. CONTRACTOR PROPOSAL 2. CONTRACTOR ESTIMATE 3. ENGINEER/ARCH ESTIMATE 4. COST WHEN LAST DONE 5. COST ON SIMILAR PROJECT 6. STATISTICS/GUIDELINES			E. EXCELLENT G. GOOD F. FAIR P. POOR			
JAMES SMITH					A 99 YEAR LIFE INDICATES A ONE TIME EVENT. RESERVES WILL BE ACCRUED BASED UPON THE DATE DONE LAST AND THE NEXT DUE DATE.						
FIRST PLAN YEAR	CALENDAR	2003	REF. YR.	2002							
FINAL PLAN YEAR		2012									
2002 ANNUAL MAINTENANCE FEES		814,000									
2002 INTEREST & OTHER INCOME		10,927	2003 INT	3,720							
2002 ANNUAL OPERATING EXPENSE		777,285	% FEE CHG	5.10%							
2002 ANNUAL RESERVE CONTRIBUTION		47,641	2003 FEES	855,514							
PROJECTED RESERVES - END OF 2002		135,000	2003 O/INC	6,660							
PROJECTED INFLATION RATE		2.50%	2003 EXP	833,424							
PROJECTED SAVINGS INT. RATE		4.00%	2003 RSV	28,750							
CAPITAL INVENTORY		NORM	DONE	LAST	NEXT	COST	COST	FUNDING	AVAIL		
ITEM	TYPE	LIFE	LAST	COST	COND	DUE DATE	NOW	SRC	QOMNT	RES	DEFICIT
PAINTING BLDGS. 1 & 2	Repaint	7	1996	20,000		2003	25,000		21,429	21,429	
WALKWAYS	Repair	5	1998	11,000		2003	12,000		9,600	9,600	
BLDG. 11 ROOF	Replace	5	1998	10,000		2003	8,500		6,800	6,800	
POOLS 1 & 2	Reline	10	1994	10,000		2004	15,500		12,400	12,400	
TOOL SHED	Refurbish	23	1981	10,000		2004	1,300		1,187	1,187	
OFFICE	Refurbish	10	1995	5,000		2005	2,800		1,960	1,960	
SECURITY GATE	Upgrade	6	1999	2,000		2005	2,400		1,200	1,200	
IRRIGATION	Upgrade	7	1999	6,000		2006	55,000		23,571	23,571	
CHECK VALVES	Replace	25	1981	25,000		2006	30,000		25,200	25,200	
BLDG. 3 PLUMBING	Upgrade	25	1981	7,000		2006	7,500		6,300	6,300	
BLDG. 4 PLUMBING	Upgrade	25	1981	7,000		2006	7,000		5,880	5,880	
BLDG. 5 PLUMBING	Upgrade	25	1981	5,000		2006	5,631		4,730	4,730	
BLDG. 12 ROOF	Replace	25	1982	15,000		2007	16,750		13,400	13,400	
BLDG. 7 CONTROL VALVE	Replace	27	1981	1,200		2008	1,500		1,167	1,167	
TERMITE INSPECTION (1 -5)		10	1999	3,500		2009	5,000		1,500	176	1,324
TERMITE INSPECTION (6 -14)		10	2000	7,000		2010	8,000		1,600		1,600
TERMITE INSPECTION (15 -20)		10	2000	4,500		2010	5,000		1,000		1,000
BLDG. 8, 9, 10, 11 ROOFS	Replace	30	1981	50,000		2011	45,500		31,850		31,850
BLDG. 12, 13, 14, 15 ROOFS	Replace	30	1981	41,000		2011	37,500		26,250		26,250
OFFICE ROOF	Replace	30	1981	3,000		2011	5,000		3,500		3,500
BLDG. 16, 17, 18, 19 ROOFS	Replace	30	1981	40,000		2011	4,000		2,800		2,800
ENTRY GATE	Refurbish	10	2001	1,650		2011	1,800		180		180
BLDG. 20, 21 ROOFS	Replace	15	1997	17,000		2012	18,000		6,000		6,000
FIRE GATE	Refurbish	15	1997	2,000		2012	1,600		533		533
BLDG. 20 ROOF	Replace	15	2000	8,000		2015	7,000		933		933