

Wildwood Community Association

Reserve Draft 2008

Asset Summary for Capital Replacement Reserve Requirements

Ending Replacement Reserve \$130,000
 Balance (Cash) - Projected
 December 2007

Balance of annual contributions

Total **\$130,000**

Description	Remaining Life	Current Cost	Annual Contribution	Monthly Contribution	Per Square Foot	Per Unit Average Mo.	Comments	Cost allocation for 2008
Pool	1	22,000	22,000	1,833.33	0.0086	13.68	Work postponed	22,000
Building and Carpentry	1	125,000	125,000	10,416.67	0.0486	77.74	Siding repairs - Phase II	40,000
Irrigation	1	28,650	28,650	2,387.50	0.0111	17.82	Cost absorbed by inhouse maintenance	30,000
Roofing/Gutters	3	90,000	30,000	2,500	0	18.66	Cost allocation in years 2007, 2008, 2009	30,000
Landscape Replacement	3	30,000	10,000	833	0	6.22	Cost allocation in years 2007, 2008, 2009	30,000
Ledge Replacement	3	60,000	20,000	1,666.67	0.0078	12.44	Cost to be cast over 3 years	20,000
Fences	3	40,793	13,598	1,133.14	0.0053	8.46		
Gates	3	8,000	2,667	222.22	0.0010	1.66	Keypad	
Pool Decking	3	8,886	2,962	246.83	0.0012	1.84	Pool bench and decking	
Recreation Facilities	3	16,489	5,496	458.03	0.0021	3.42	Carpet, appliances, plumbing fixtures, water heater, Furnishings	
Heating and Cooling	3	6,000	2,000	166.67	0.0008	1.24		
Lighting	3	4,403	1,468	122.31	0.0006	0.91	Tennis court, pole with lantern	

Sewer Line Inspection	4	20,000	5,000	416.67	0.0019	3.11	Contingency cast over 5 years	
Gate Operators	5	10,050	2,010	167.50	0.0008	1.25		
Tennis Courts	6	4,075	679	56.60	0.0003	0.42		
Fences other	8	11,774	1,472	122.65	0.0006	0.92	Wooden, pool	
Plumbing Replacement	9	350,000	38,889	3,240.74	0.0151	24.18	Contingency cast over 10 years	
Streets and Drives	10	122,000	12,200	1,016.67	0.0047	7.59		
<i>Total</i>		958,120	324,090	27,008	0.1260	201.55		172,000

Wildwood Community Association Reserve Draft 2008

Asset Summary for Capital Replacement Reserve Requirements

Beginning Replacement Reserve Balance	\$130,000
<i>Balance of annual contributions</i>	\$0
Total	\$130,000

Year	Annual Contribution	Annual Interest Contribution	Annual Expenditures	Projected Ending Reserves	
2008	190,000	2,600	177,000	145,600	--Building and Carpentry \$40,000, --Plumbing Contingency \$20,000 --Ledge Replacement 4 @ \$5,000 --Roofing contingency \$30,000 --Sewer Inspection Contribution \$5,000 --Irrigation System \$30,000 --- Pool resurfacing \$22,000
2009	190,000	2,912	125,000	213,512	--Building and Carpentry \$40,000, --Plumbing Contingency \$20,000 --Ledge Replacement 4 @ \$5,000 --Roofing Contingency \$30,000 --Sewer Inspection Contribution \$5,000 --Landscape Replacement \$10,000
2010	190,000	4,270	109,571	298,211	--Fences -- gates -- pool decking -- recreation facilities -- tennis courts -- heating and cooling -- lighting -- plumbing contingency -- sewer inspection contribution
2011	190,000	5,964	49,246	444,929	Plumbing Contingency -- Sewer inspection contribution \$5,000 - Sewer inspection year
2012	190,000	8,899	49,246	594,582	Plumbing Contingency -- Sewer inspection contribution \$5,000
2013	190,000	11,892	49,246	747,227	Plumbing Contingency -- Sewer inspection contribution \$5,000
2014	190,000	14,945	49,246	902,925	Plumbing Contingency -- Sewer inspection contribution \$5,000

2015	190,000	18,059	49,246	1,061,737	Gate Operators -- Sewer inspection contingency -- Plumbing contingency --Sewer inspection year
2016	190,000	21,235	430,782	842,190	Streets--fences (<i>plus expected contingency for building and carpentry, roofing, gutters</i>)
2017	190,000	16,844	0	1,049,034	
2018	190,000	20,981	0	1,260,015	
2019	190,000	25,200	0	1,475,215	

Annual Contribution *Based on 2006 Requirements*

Annual Interest Contribution *Based 2% annual interest.*

Annual Expenditures *Based on 4% inflation rate*