

Cypress Home Owners Association
Reserve Study - Funding Calculations
December 31, 2010

US Dollars

Units = 250

Inflation Rate = 3.00%

COMPONENT	Current Replacement Cost	Estimated Usfl Rmng Life		Current Annual Reserve Requirement	Current Accumulated Reserve Requirement	Projected Cash In Reserves	Current Deficit	Future Replacement Cost	(Option I) Recommended Annual Contribution
		Life	Life						
ROOFING:									
Carport Roofs	360,300	25	13	14,412	172,944	48,365	124,579	529,113	23,995
Flat Roofs - 2	10,000	25	8	400	6,800	1,902	4,898	12,668	1,012
Flat Roofs - 11	55,000	25	9	2,200	35,200	9,844	25,356	71,763	5,017
Flat Roofs - 6	30,000	25	11	1,200	16,800	4,698	12,102	41,527	2,300
Flat Roofs - 29	145,000	25	12	5,800	75,400	21,086	54,314	206,735	10,326
Flat Roofs - 13	65,000	25	16	2,600	23,400	6,544	16,856	104,306	3,654
Flat Roofs - 12	60,000	25	17	2,400	19,200	5,369	13,831	99,171	3,214
Flat Roofs - 22	110,000	25	18	4,400	30,800	8,613	22,187	187,268	5,633
Flat Roofs - 24	120,000	25	19	4,800	28,800	8,054	20,746	210,421	5,892
Flat Roofs - 26	130,000	25	20	5,200	26,000	7,271	18,729	234,794	6,136
Flat Roofs - 7	35,000	25	21	1,400	5,600	1,566	4,034	65,110	1,592
Flat Roofs - 13	65,000	25	22	2,600	7,800	2,181	5,619	124,547	2,855
Flat Roofs - 40	200,000	25	23	8,000	16,000	4,474	11,526	394,717	8,501
Flat Roofs - 27	135,000	25	25	5,400	-	-	-	282,660	5,400
Flat Roofs - 23	115,000	25	2	4,600	105,800	29,588	76,212	122,004	42,706
Roof Mansards - 12	40,200	50	42	804	6,432	1,799	4,633	139,120	914
Roof Mansards - 22	73,700	50	43	1,474	10,318	2,885	7,433	262,705	1,647
Roof Mansards - 24	80,400	50	44	1,608	9,648	2,698	6,950	295,185	1,766
Roof Mansards - 26	87,100	50	45	1,742	8,710	2,436	6,274	329,377	1,881
Roof Mansards - 7	23,450	50	46	469	1,876	525	1,351	91,339	498
Roof Mansards - 16	53,600	50	47	1,072	3,216	899	2,317	215,038	1,121
Roof Mansards - 37	123,950	50	48	2,479	4,958	1,387	3,571	512,193	2,553
Roof Mansards - 6	20,100	50	49	402	402	112	290	85,550	408
Roof Mansards - 21	70,350	50	50	1,407	-	-	-	308,408	1,407
Roof Mansards - 84	281,400	50	2	5,628	270,144	75,547	194,597	298,537	102,926
PAINTING:									
W. Iron Fence & Rails	7,340	4	1	1,835	5,505	1,540	3,965	7,560	5,800
Carports	42,500	6	5	7,083	7,083	1,981	5,102	49,269	8,104
Building Exteriors	105,000	7	7	15,000	-	-	-	129,137	15,000
Building Exteriors	255,000	7	1	36,429	218,571	61,125	157,447	262,650	193,875
HEATING & AIRCONDITIONING:									
HVAC - Clubhouse #2	5,890	20	6	295	4,123	1,153	2,970	7,033	789
HVAC - Clubhouse #1	5,890	20	2	295	5,301	1,482	3,819	6,249	2,204
PLAY AREA:									
Play Equip & Surface	34,340	15	3	2,289	27,472	7,683	19,789	37,524	8,886
FENCING:									
W. Iron Fence Pool 1	8,000	20	6	400	5,600	1,566	4,034	9,552	1,072
W. Iron Fence Pool 2	8,000	20	6	400	5,600	1,566	4,034	9,552	1,072
W. Iron Fence Pool 3	8,000	20	6	400	5,600	1,566	4,034	9,552	1,072
Wood Fences	10,000	20	10	500	5,000	1,398	3,602	13,439	860

Cypress Home Owners Association
Reserve Study - Funding Calculations
December 31, 2010

US Dollars

Inflation Rate = 3.00%

Units = 250

COMPONENT	Current Replacement Cost	Estimated Usfl Life	Rmng Life	Current Annual Reserve Requirement	Current Accumulated Reserve Requirement	Projected Cash In Reserves	Current Deficit	Future Replacement Cost	(Option I) Recommended Annual Contribution
CLUBHOUSE:									
C. House Improve 1	12,200	15	2	813	10,573	2,957	7,616	12,943	4,622
C. House Improve 2	12,200	15	2	813	10,573	2,957	7,616	12,943	4,622
Folding Furniture 1	1,526	20	10	76	763	213	550	2,051	131
Folding Furniture 2	1,526	20	10	76	763	213	550	2,051	131
Water Heater 1	1,200	12	1	100	1,100	308	792	1,236	892
Water Heater 2	1,200	12	1	100	1,100	308	792	1,236	892
POOL AREA:									
Pool 1 Resurface	14,140	12	11	1,178	1,178	330	849	19,573	1,255
Pool 2 Resurface	14,140	12	8	1,178	4,713	1,318	3,395	17,912	1,603
Pool 3 Resurface	8,460	12	12	705	-	-	-	12,062	705
Pool Filter 1	2,450	10	9	245	245	69	176	3,197	265
Pool Filter 2	2,450	10	4	245	1,470	411	1,059	2,757	510
Pool Filter 3	850	10	2	85	680	190	490	902	330
Pool Heater 1	2,500	10	2	250	2,000	559	1,441	2,652	970
Pool Heater 2	2,800	10	4	280	1,680	470	1,210	3,151	583
Pool Heater 3	2,000	10	4	200	1,200	336	864	2,251	416
Bathrooms 1	2,500	12	4	208	1,667	466	1,201	2,814	508
Bathrooms 2	2,500	12	4	208	1,667	466	1,201	2,814	508
Bathrooms 3	2,500	12	4	208	1,667	466	1,201	2,814	508
IRRIGATION:									
Auto Sprinkler Sys.	100,000	20	5	5,000	75,000	20,974	54,026	115,927	15,805
Totals	3,166,652			159,393	1,294,143	361,914	932,229	5,987,058	517,350

Percent Funded : 28.0%

Current Deficit Per Unit \$ 3,729

(1) Note: Projected cash in reserves of \$361,914 as of 12/31/10 equals actual reserve cash of \$271,914 as of 08/31/10 plus budgeted reserve allocations of \$90,000 for the remaining months of the year end 12/31/10.