

EAGLE POINT HOMEOWNER'S, INC.

Reserve Funding Analysis - per G.A.B. Robbins Report_2005

Item	Useful Life (years)	Remaining Life (years)	Estimated Replacement Cost	Current Balance	Required Yearly Finding	Required Quarterly Funding	Quarterly per HOMEOWNER
Office Furniture	20	10	\$ 8,000.00	\$ -	\$ 800.00	\$ 200.00	\$ 0.81
Recreation Hall Furniture	15	10	\$ 20,000.00	\$ -	\$ 2,000.00	\$ 500.00	\$ 2.02
Recreation Hall Carpeting	10	1	\$ 1,696.00	\$ 1,696.00	\$ -	\$ -	\$ -
Recreation Hall Ceilings & Lighting	25	1	\$ 16,000.00	\$ 16,000.00	\$ -	\$ -	\$ -
Recreation Hall Flooring & Walls	25	4	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -
Kitchen Renovation	25	10	\$ 12,000.00	\$ -	\$ 1,200.00	\$ 300.00	\$ 1.21
Recreation Hall Renovation	25	3	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -	\$ -
Golf Cart Replacement	12	1	\$ 6,600.00	\$ 6,600.00	\$ -	\$ -	\$ -
HVAC Unit Replacement	20	4	\$ 20,700.00	\$ 20,700.00	\$ -	\$ -	\$ -
Kitchen Appliance & Equipment	20	6	\$ 13,500.00	\$ -	\$ 2,250.00	\$ 562.50	\$ 2.27
Laundry Equipment	10	6	\$ 8,700.00	\$ -	\$ 1,450.00	\$ 362.50	\$ 1.46
Mowers & Lawn Equipment	10	2	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -	\$ -
Paint Clubhouse Exterior	7	5	\$ 5,849.00	\$ 5,047.00	\$ 160.40	\$ 40.10	\$ 0.16
Asphalt Overlay	25	8	\$ 143,513.00	\$ -	\$ 17,939.13	\$ 4,484.78	\$ 18.08
Asphalt Sealcoat	5	1	\$ 20,987.00	\$ 20,987.00	\$ -	\$ -	\$ -
Roofing, Office	20	13	\$ 14,857.00	\$ -	\$ 1,142.85	\$ 285.71	\$ 1.15
Roofing, Rec. Bldg.	20	15	\$ 47,450.00	\$ -	\$ 3,163.33	\$ 790.83	\$ 3.19
Roofing,	15	11	\$ 5,030.00	\$ -	\$ 457.27	\$ 114.32	\$ 0.46
Dock Restoration	18	9	\$ 19,482.00	\$ -	\$ 2,164.67	\$ 541.17	\$ 2.18
Fencing, Chain Link	25	22	\$ 7,035.00	\$ -	\$ 319.77	\$ 79.94	\$ 0.32
Fencing, Wood	20	8	\$ 22,529.00	\$ -	\$ 2,816.13	\$ 704.03	\$ 2.84
Shuffleboard Courts, Resurfacing	5	3	\$ 2,970.00	\$ 2,970.00	\$ -	\$ -	\$ -
Shuffleboard Shelters	25	14	\$ 10,894.00	\$ -	\$ 778.14	\$ 194.54	\$ 0.78
Pool Deck Pavers	20	17	\$ 11,809.00	\$ -	\$ 694.65	\$ 173.66	\$ 0.70

Pool Equipment/Heater	10	5	\$ 5,600.00	\$ -	\$ 1,120.00	\$ 280.00	\$ 1.13
Pool Furniture	12	5	\$ 6,120.00	\$ -	\$ 1,224.00	\$ 306.00	\$ 1.23
Pool Interior Repair	30	1	\$ 5,400.00	\$ 5,400.00	\$ -	\$ -	\$ -
Pool Interior, Resurfacing & Tile	12	1	\$ 9,600.00	\$ 9,600.00	\$ -	\$ -	\$ -
Lift Station Pumps & Equipment	15	10	\$ 14,000.00	\$ -	\$ 1,400.00	\$ 350.00	\$ 1.41
Sewer Line Rehabilitation	40	8	\$ 354,000.00	\$ -	\$ 44,250.00	\$ 11,062.50	\$ 44.61
Water Line Rehabilitation	50	18	\$ 246,000.00	\$ -	\$ 13,666.67	\$ 3,416.67	\$ 13.78
			\$ 1,095,321.00	\$ 124,000.00	\$ 98,997.00	\$ 24,749.25	\$ 99.80