

**West Village Condominium Association
Reserve Schedule**

Component Name	Remaining Life	Current Cost	0 2011	1 2012	2 2013	3 2014	4 2015	5 2016	6 2017
Painting - Bldg, Doors, Trim (ph1)	0	\$25,000	25,000						29,851
Painting - Bldg, Doors, Trim (ph2)	1	\$20,000		20,600					
Painting - Bldg, Doors, Trim (ph 3)	2	\$20,000							
Painting - Seal/Stain Decks	0	\$3,015	3,015		4,890		3,393		3,600
Roofing - Ph 1	23	\$18,000							
Roofing Ph 2	24	\$18,000							
Roofing Ph 3	25	\$18,000							
Gutters - Additions/Repair/Rep	4	\$4,000					4,502		
Lighting - Stairwell/Hallways Ph 1	23	\$6,000							
Lighting - Stairwell/Hallways Ph 2	24	\$5,000							
Lighting - Stairwell/Hallways Ph 3	25	\$5,000							
Carpeting - Outdoor Stairwell, Replace	1	\$11,000		11,330					
Parking Lots - asphalt (ph 1)	13	\$17,000							
Parking Lots - Asphalt (ph 2)	14	\$12,000							
Parking Lots - Asphalt (ph 3)	15	\$17,000							
Parking Lots - Curb and Gutters Ph 1	23	\$18,000							
Parking Lots -Curb and Gutters Ph 2	24	\$15,000							
Parking Lots - Curb and Gutters Ph 3	25	\$18,000							
Parking Lots - Sealcoating/stripping	1	\$3,979		4,098			4,478		
Irrigation - Valve Boxes, Replace	3	\$4,100				4,480			
Irrigation - Backflow Preventer, Replace	8	\$3,000							
Irrigation - Controller/Clock, Replace	3	\$1,000				1,093			
Landscaping - Trees/Shrubs (ph 1)	3	\$2,500				2,732			
Landscaping - Trees/Shrubs (ph 2)	4	\$2,000					2,251		
Landscaping - Trees/shrubs (ph 3)	5	\$2,000						2,319	
Lighting - walkways Ph 1	23	\$4,000							
Lighting - walkways Ph 2	24	\$4,000							
Lighting - walkways Ph 3	25	\$4,000							
Sidewalks - concrete (ph 1)	23	\$18,000							
Sidewalks - concrete (ph 2)	24	\$15,000							
Sidewalks - concrete (ph 3)	25	\$18,000							
Dumpster Enclsoures - Stain/power wash	1	\$799		823			899		
Dumpster Enclosure - Replace (Ph 1)	13	\$5,000							
Dumpster Enclosure - Replace Ph 2	14	\$5,000							
Dumpster Enclosure - Replace Ph 3	15	\$5,000							
Entryway sign - Replace	23	\$4,500							
Dryer Vents - Clean out	1	\$799		989			1,080		
Estimated Total Cost		\$352,692.00	\$28,015	\$36,028	\$4,890	\$8,305	\$16,604	\$2,319	\$33,451
Annual Cash Balances									
Beginning Cash Balance					\$156,929	\$177,039	\$193,734	\$235,824	\$294,363
Reserve Contribution					\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Interest Income					\$0	\$0	\$33,695	\$35,857	\$0
Expenditures					\$4,890	\$8,305	\$16,604	\$2,319	\$33,451
Ending Cash Balance				\$156,929	\$177,039	\$193,734	\$235,824	\$294,363	\$285,912

Based on RDS Study dated: November 9, 2010

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Component Name	7 2018	8 2019	9 2020	10 2021	11 2022	12 2023	13 2024	14 2025	15 2026	16 2027
Painting - Bldg, Doors, Trim (ph1)						35,644				
Painting - Bldg, Doors, Trim (ph2)	24,597						29,371			
Painting - Bldg, Doors, Trim (ph 3)		25,335						30,252		
Painting - Seal/Stain Decks		3,819		4,052		4,299		4,560		4,838
Roofing - Ph 1										
Roofing Ph 2										
Roofing Ph 3										
Gutters - Additions/Repair/Rep			5,219					6,050		
Lighting - Stairwell/Hallways Ph 1										
Lighting - Stairwell/Hallways Ph 2										
Lighting - Stairwell/Hallways Ph 3										
Carpeting - Outdoor Stairwell, Replace			14,353							
Parking Lots - asphalt (ph 1)							24,695			
Parking Lots - Asphalt (ph 2)								18,151		
Parking Lots - Asphalt (ph 3)									26,485	
Parking Lots - Curb and Gutters Ph 1										
Parking Lots -Curb and Gutters Ph 2										
Parking Lots - Curb and Gutters Ph 3										
Parking Lots - Sealcoating/striping	4,894			5,348			5,843			6,385
Irrigation - Valve Boxes, Replace										
Irrigation - Backflow Preventer, Replace		3,800					6,021			
Irrigation - Controller/Clock, Replace							1,469			
Landscaping - Trees/Shrubs (ph 1)							3,671			
Landscaping - Trees/Shrubs (ph 2)								3,025		
Landscaping - Threes/shrubs (ph 3)									3,116	
Lighting - walkways Ph 1										
Lighting - walkways Ph 2										
Lighting - walkways Ph 3										
Sidewalks - concrete (ph 1)										
Sidewalks - concrete (ph 2)										
Sidewalks - concrete (ph 3)										
Dumpster Enclsoures - Stain/power wash	982			1,073			1,173			1,282
Dumpster Enclosure - Replace (Ph 1)							7,343			
Dumpster Enclosure - Replace Ph 2								7,563		
Dumpster Enclosure - Replace Ph 3									7,790	
Entryway sign - Replace										
Dryer Vents - Clean out	1,181			1,290			1,410			1,541
Estimated Total Cost	\$31,654	\$32,955	\$19,572	\$11,763	\$0	\$39,943	\$80,995	\$69,602	\$37,391	\$14,046
Annual Cash Balances										
Beginning Cash Balance	\$285,912	\$290,231	\$294,425	\$313,185	\$342,303	\$383,374	\$387,090	\$349,606	\$323,913	\$330,637
Reserve Contribution	\$35,974	\$37,149	\$38,331	\$40,881	\$41,071	\$43,659	\$43,511	\$43,909	\$44,115	\$47,371
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenditures	\$31,654	\$32,955	\$19,572	\$11,763	\$0	\$39,943	\$80,995	\$69,602	\$37,391	\$14,046
Ending Cash Balance	\$290,231	\$294,425	\$313,185	\$342,303	\$383,374	\$387,090	\$349,606	\$323,913	\$330,637	\$363,962

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Component Name	17 2028	18 2029	19 2030	20 2031	21 2032	22 2033	23 2034	24 2035	25 2036	26 2037
Painting - Bldg, Doors, Trim (ph1)	18,181	42,561						50,820		
Painting - Bldg, Doors, Trim (ph2)			35,070						41,876	43,132
Painting - Bldg, Doors, Trim (ph 3)				36,122						
Painting - Seal/Stain Decks		5,133		5,445		5,777		6,129		6,502
Roofing - Ph 1							35,525			
Roofing Ph 2								36,590		
Roofing Ph 3									37,688	
Gutters - Additions/Repair/Rep			7,014					8,131		
Lighting - Stairwell/Hallways Ph 1							11,842			
Lighting - Stairwell/Hallways Ph 2								10,164		
Lighting - Stairwell/Hallways Ph 3									10,469	
Carpeting - Outdoor Stairwell, Replace									23,032	
Parking Lots - asphalt (ph 1)										
Parking Lots - Asphalt (ph 2)										
Parking Lots - Asphalt (ph 3)										
Parking Lots - Curb and Gutters Ph 1							35,525			
Parking Lots -Curb and Gutters Ph 2								30,492		
Parking Lots - Curb and Gutters Ph 3									37,688	
Parking Lots - Sealcoating/stripping			6,977			7,624			8,331	
Irrigation - Valve Boxes, Replace							8,092			
Irrigation - Backflow Preventer, Replace							5,921			
Irrigation - Controller/Clock, Replace							1,974			
Landscaping - Trees/Shrubs (ph 1)										
Landscaping - Trees/Shrubs (ph 2)							4,934	4,066		
Landscaping - Threes/shrubs (ph 3)									4,188	
Lighting - walkways Ph 1							7,894			
Lighting - walkways Ph 2								8,131		
Lighting - walkways Ph 3							35,525		8,375	
Sidewalks - concrete (ph 1)										
Sidewalks - concrete (ph 2)								30,492		
Sidewalks - concrete (ph 3)									37,688	
Dumpster Enclsoures - Stain/power wash			1,401			1,530			1,672	
Dumpster Enclosure - Replace (Ph 1)										
Dumpster Enclosure - Replace Ph 2										
Dumpster Enclosure - Replace Ph 3										
Entryway sign - Replace							8,881.12			
Dryer Vents - Clean out			1,683.35			1,839.45			2010.01	
Estimated Total Cost	\$18,181	\$47,694	\$52,145	\$41,568	\$0	\$16,771	\$156,111	\$185,015	\$213,016	\$49,634
Annual Cash Balances										
Beginning Cash Balance	\$363,962	\$395,589	\$399,199	\$398,973	\$412,105	\$466,412	\$508,664	\$412,491	\$283,797	\$126,682
	\$49,808	\$51,304	\$51,920	\$54,699	\$54,307	\$59,023	\$59,938	\$56,321	\$55,901	\$60,885
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenditures	\$18,181	\$47,694	\$52,145	\$41,568	\$0	\$16,771	\$156,111	\$185,015	\$213,016	\$49,634
Ending Cash Balance	\$395,589	\$399,199	\$398,973	\$412,105	\$466,412	\$508,664	\$412,491	\$283,797	\$126,682	\$137,933

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Component Name	27 2038	28 2039	29 2040
Painting - Bldg, Doors, Trim (ph1)			
Painting - Bldg, Doors, Trim (ph2)			
Painting - Bldg, Doors, Trim (ph 3)			
Painting - Seal/Stain Decks		6898.1	
Roofing - Ph 1			
Roofing Ph 2			
Roofing Ph 3			
Gutters - Additions/Repair/Rep			9426.25
Lighting - Stairwell/Hallways Ph 1			
Lighting - Stairwell/Hallways Ph 2			
Lighting - Stairwell/Hallways Ph 3			
Carpeting - Outdoor Stairwell, Replace			
Parking Lots - asphalt (ph 1)			
Parking Lots - Asphalt (ph 2)			
Parking Lots - Asphalt (ph 3)			
Parking Lots - Curb and Gutters Ph 1			
Parking Lots -Curb and Gutters Ph 2			
Parking Lots - Curb and Gutters Ph 3			
Parking Lots - Sealcoating/stripping		9103.8	
Irrigation - Valve Boxes, Replace			
Irrigation - Backflow Preventer, Replace			
Irrigation - Controller/Clock, Replace			
Landscaping - Trees/Shrubs (ph 1)			
Landscaping - Trees/Shrubs (ph 2)			
Landscaping - Threes/shrubs (ph 3)			
Lighting - walkways Ph 1			
Lighting - walkways Ph 2			
Lighting - walkways Ph 3			
Sidewalks - concrete (ph 1)			
Sidewalks - concrete (ph 2)			
Sidewalks - concrete (ph 3)			
Dumpster Enclsoures - Stain/power wash		1827.45	
Dumpster Enclosure - Replace (Ph 1)			
Dumpster Enclosure - Replace Ph 2			
Dumpster Enclosure - Replace Ph 3			
Entryway sign - Replace			
Dryer Vents - Clean out		2196.39	
	\$59,147	\$67,368	\$68,693

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