

Cashflow Calculations/Maint. Schedule  
 SUBMIT THIS REPORT WITH ANNUAL BUDGET

**Pleasant Oaks**

Current Funding Allocation \$	14.44
Recommended Funding Allocation \$	11.00
Total Units	73

*Return on invested reserves after taxes of: 2.25%*

*Inflation rate of: 3.00%*

Per Financials As Of	FY	2003	2004	2005	2006	2007	2008
<b>Current Funding Balances</b>		\$ 116,552	\$ 127,293	\$ 123,697	\$ 129,694	\$ 147,021	\$ 152,845
<b>Current Funding Adjusted funding w/inflation</b>		\$ 14.44	\$ 14.87	\$ 15.32	\$ 15.78	\$ 16.25	\$ 16.74
<b>Recommended Funding Balances</b>		\$ 116,552	\$ 123,861	\$ 116,651	\$ 118,848	\$ 132,180	\$ 133,806
<b>Recommended Funding Adjusted funding w/inflation</b>		\$ 14.44	\$ 11.00	\$ 11.33	\$ 11.67	\$ 12.02	\$ 12.38
<b>Component</b>	<b>Life/Years</b>	\$ -	\$ 5,067	\$ 20,042	\$ 10,775	\$ -	\$ 12,326
2.1 - Striping, Curb Painting	2		\$ 911		\$ 967		\$ 1,026
3.2 - Reserve Study	3				\$ 931		
4.3 - Entry Gates	4			\$ 1,462			
4.4 - Monument Maintenance	4			\$ 424			
5.5 - Asphalt Slurry Seal	5						\$ 11,300
5.6 - Water Feature Equipment	5		\$ 3,547				
5.7 - Landscape Lighting	5		\$ 760				
5.8 - Drainage Easement	5				\$ 969		
8.9 - Irrigation Clocks	8		\$ 760				
10.10 - Gate Motors	10			\$ 13,646			
10.11 - Gate Key Pad	10			\$ 4,510			
10.12 - Landscape Contingency	10				\$ 7,908		
15.13 - Landscape Rock	15						
30.14 - Concrete Flatwork	30						
30.15 - Asphalt Overlay	30						
30.16 - Curbs	30						
30.17 - Monument Replacement	30						

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*Return on invested reserves after taxes of:*

Per Financials As Of	FY	2009	2010	2011	2012	2013	2014	2015
Current Funding Balances		\$ 163,125	\$ 181,452	\$ 200,628	\$ 218,616	\$ 225,251	\$ 241,028	\$ 239,089
Current Funding Adjusted funding w/inflation		\$ 17.24	\$ 17.76	\$ 18.29	\$ 18.84	\$ 19.40	\$ 19.99	\$ 20.59
Recommended Funding Balances		\$ 139,678	\$ 153,379	\$ 167,701	\$ 180,600	\$ 181,900	\$ 192,089	\$ 184,297
Recommended Funding Adjusted funding w/inflation		\$ 12.75	\$ 13.13	\$ 13.53	\$ 13.93	\$ 14.35	\$ 14.78	\$ 15.23
Component	Life/Years	\$ 8,446	\$ 1,088	\$ 1,124	\$ 3,230	\$ 15,489	\$ 7,012	\$ 25,615
2.1 - Striping, Curb Painting	2		\$ 1,088		\$ 1,155		\$ 1,225	
3.2 - Reserve Study	3	\$ 1,018			\$ 1,112			\$ 1,215
4.3 - Entry Gates	4	\$ 1,646				\$ 1,852		
4.4 - Monument Maintenance	4	\$ 477				\$ 537		
5.5 - Asphalt Slurry Seal	5					\$ 13,100		
5.6 - Water Feature Equipment	5	\$ 4,111					\$ 4,766	
5.7 - Landscape Lighting	5	\$ 881					\$ 1,021	
5.8 - Drainage Easement	5			\$ 1,124				
8.9 - Irrigation Clocks	8				\$ 963			
10.10 - Gate Motors	10							\$ 18,339
10.11 - Gate Key Pad	10							\$ 6,061
10.12 - Landscape Contingency	10							
15.13 - Landscape Rock	15	\$ 312						
30.14 - Concrete Flatwork	30							
30.15 - Asphalt Overlay	30							
30.16 - Curbs	30							
30.17 - Monument Replacement	30							

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Per Financials As Of	FY	2016	2017	2018	2019	2020	2021	2022
<b>Current Funding Balances</b>		\$ 250,039	\$ 272,340	\$ 280,521	\$ 300,667	\$ 327,129	\$ 350,296	\$ 379,075
<b>Current Funding Adjusted funding w/inflation</b>		\$ 21.20	\$ 21.84	\$ 22.49	\$ 23.17	\$ 23.86	\$ 24.58	\$ 25.32
<b>Recommended Funding Balances</b>		\$ 189,120	\$ 205,009	\$ 206,482	\$ 219,614	\$ 238,745	\$ 254,249	\$ 275,023
<b>Recommended Funding Adjusted funding w/inflation</b>		\$ 15.68	\$ 16.15	\$ 16.64	\$ 17.14	\$ 17.65	\$ 18.18	\$ 18.73
<b>Component</b>	<b>Life/Years</b>	\$ 13,230	\$ 2,690	\$ 17,892	\$ 6,709	\$ 1,463	\$ 5,988	\$ 1,552
2.1 - Striping, Curb Painting	2	\$ 1,299		\$ 1,379		\$ 1,463		\$ 1,552
3.2 - Reserve Study	3			\$ 1,328			\$ 1,451	
4.3 - Entry Gates	4		\$ 2,085				\$ 2,347	
4.4 - Monument Maintenance	4		\$ 605				\$ 681	
5.5 - Asphalt Slurry Seal	5			\$ 15,186				
5.6 - Water Feature Equipment	5				\$ 5,525			
5.7 - Landscape Lighting	5				\$ 1,184			
5.8 - Drainage Easement	5	\$ 1,303					\$ 1,510	
8.9 - Irrigation Clocks	8							
10.10 - Gate Motors	10							
10.11 - Gate Key Pad	10							
10.12 - Landscape Contingency	10	\$ 10,627						
15.13 - Landscape Rock	15							
30.14 - Concrete Flatwork	30							
30.15 - Asphalt Overlay	30							
30.16 - Curbs	30							
30.17 - Monument Replacement	30							

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Per Financials As Of	FY	2023	2024	2025	2026	2027	2028
Current Funding Balances		\$ 393,121	\$ 146,390	\$ 138,016	\$ 148,608	\$ 176,243	\$ 184,752
Current Funding Adjusted funding w/inflation		\$ 26.08	\$ 26.86	\$ 27.67	\$ 28.50	\$ 29.35	\$ 30.23
Recommended Funding Balances		\$ 280,709	\$ 25,248	\$ 7,762	\$ 8,846	\$ 26,562	\$ 24,725
Recommended Funding Adjusted funding w/inflation		\$ 19.29	\$ 19.87	\$ 20.46	\$ 21.08	\$ 21.71	\$ 22.36
Component	Life/Years	\$ 17,605	\$ 279,392	\$ 36,198	\$ 17,779	\$ 1,732	\$ 22,261
2.1 - Striping, Curb Painting	2		\$ 1,646		\$ 1,746		\$ 1,853
3.2 - Reserve Study	3		\$ 1,585			\$ 1,732	
4.3 - Entry Gates	4			\$ 2,641			
4.4 - Monument Maintenance	4			\$ 766			
5.5 - Asphalt Slurry Seal	5	\$ 17,605					\$ 20,409
5.6 - Water Feature Equipment	5		\$ 6,405				
5.7 - Landscape Lighting	5		\$ 1,373				
5.8 - Drainage Easement	5				\$ 1,751		
8.9 - Irrigation Clocks	8						
10.10 - Gate Motors	10			\$ 24,646			
10.11 - Gate Key Pad	10			\$ 8,145			
10.12 - Landscape Contingency	10				\$ 14,282		
15.13 - Landscape Rock	15		\$ 487				
30.14 - Concrete Flatwork	30		\$ 27,854				
30.15 - Asphalt Overlay	30		\$ 195,335				
30.16 - Curbs	30		\$ 35,725				
30.17 - Monument Replacement	30		\$ 8,982				

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Per Financials As Of	FY	2029	2030	2031	2032	2033	2034
<b>Current Funding Balances</b>		\$ 203,667	\$ 232,828	\$ 265,327	\$ 299,381	\$ 306,773	\$ 332,632
<b>Current Funding Adjusted funding w/inflation</b>		\$ 31.14	\$ 32.07	\$ 33.03	\$ 34.02	\$ 35.05	\$ 36.10
<b>Recommended Funding Balances</b>		\$ 32,851	\$ 50,766	\$ 71,544	\$ 93,383	\$ 88,149	\$ 100,856
<b>Recommended Funding Adjusted funding w/inflation</b>		\$ 23.03	\$ 23.72	\$ 24.43	\$ 25.17	\$ 25.92	\$ 26.70
<b>Component</b>	<b>Life/Years</b>	\$ 12,852	\$ 3,858	\$ 2,030	\$ 2,085	\$ 30,044	\$ 12,665
2.1 - Striping, Curb Painting	2		\$ 1,966		\$ 2,085		\$ 2,212
3.2 - Reserve Study	3		\$ 1,893			\$ 2,068	
4.3 - Entry Gates	4	\$ 2,973				\$ 3,346	
4.4 - Monument Maintenance	4	\$ 862				\$ 970	
5.5 - Asphalt Slurry Seal	5					\$ 23,659	
5.6 - Water Feature Equipment	5	\$ 7,426					\$ 8,608
5.7 - Landscape Lighting	5	\$ 1,591					\$ 1,845
5.8 - Drainage Easement	5			\$ 2,030			
8.9 - Irrigation Clocks	8						
10.10 - Gate Motors	10						
10.11 - Gate Key Pad	10						
10.12 - Landscape Contingency	10						
15.13 - Landscape Rock	15						
30.14 - Concrete Flatwork	30						
30.15 - Asphalt Overlay	30						
30.16 - Curbs	30						
30.17 - Monument Replacement	30						