

Community Profile

12.26.2003

Community Name: Pleasant Oaks			
Date of Financials Used:	30.Sep.03	\$	109,844.40 Current Reserve Balance
End of Fiscal Year:	31.Dec.03	\$	1,054.00 Reserve Monthly Allocation at 100%
Inflation Rate:	3.00%	\$	14.44 Current Monthly Allocation Per Unit
NET Return on Investment:	2.25%		73 Total Units

Start Date	Life.Item - Component	Life/Yrs	Quant.	Cost
Mar.2002	2.1 - Striping, Curb Painting	2	1	\$ 900.00
Nov.2003	3.2 - Reserve Study	3	1	\$ 850.00
Mar.2001	4.3 - Entry Gates	4	4	\$ 350.00
Sep.2001	4.4 - Monument Maintenance	4	1	\$ 400.00
Mar.2003	5.5 - Asphalt Slurry Seal	5	110,058	\$ 0.09
Mar.1999	5.6 - Water Feature Equipment	5	1	\$ 3,500.00
Mar.1999	5.7 - Landscape Lighting	5	1	\$ 750.00
Mar.2001	5.8 - Drainage Easement	5	1	\$ 900.00
Mar.1996	8.9 - Irrigation Clocks	8	3	\$ 250.00
Sep.1995	10.10 - Gate Motors	10	4	\$ 3,200.00
Mar.1995	10.11 - Gate Key Pad	10	1	\$ 4,300.00
Mar.1996	10.12 - Landscape Contingency	10	73	\$ 100.00
Mar.1994	15.13 - Landscape Rock	15	400	\$ 0.65
Mar.1994	30.14 - Concrete Flatwork	30	2,173	\$ 6.50
Mar.1994	30.15 - Asphalt Overlay	30	110,058	\$ 0.90
Mar.1994	30.16 - Curbs	30	1,294	\$ 14.00
Sep.1994	30.17 - Monument Replacement	30	1	\$ 4,500.00