

EXECUTIVE SUMMARY

RESERVE ANALYSIS

CYPRESS HOME OWNERS ASSOC.

DECEMBER 31, 2008

COMPONENT	CURRENT REPLACEMENT COST	REMAINING LIFE	USEFUL LIFE	PROJECTED RESERVES 12/31/08	MONTHLY FUNDING REQUIREMENT	IDEAL RESERVE
<u>BUILDING ELEMENTS</u>						
ROOFING COMPONENTS;						
Tile Mansards	\$541,800	25	30	\$1,320	\$1,801.58	\$90,300
Wood Mansards	361,200	4	30	4,574	7,429.67	313,040
Flat Roofs	150,000	15	15	0	833.33	0
Flat Roofs	1,350,000	8	15	9,206	13,966.58	630,000
Flat Roofs	375,000	1	15	5,115	30,823.75	350,000
Carport Roofs	495,000	14	25	3,183	2,927.50	217,800
SIDING REPLACEMENT;						
Wood Siding	252,840	10	30	2,463	2,086.50	168,560
OTHER;						
Termite Control-Fumigation	3,000	7	15	23	35.42	1,600
Wood Repairs	50,000	2	10	585	2,059.00	40,000
Category Total	\$3,578,840			\$26,469	61,963.33	\$1,811,300
<u>FENCES & GATES</u>						
WROUGHT IRON;						
Pool Fence	20,000	1	20	20,000	0.00	19,000
Pool Fence	40,000	3	20	497	1,097.33	34,000
Category Total	\$60,000			\$20,497	1,097.33	\$53,000
<u>PAINT</u>						
EXTERIOR SURFACES;						
Phase 1	62,980	1	5	62,980	0.00	50,384
Phase 2	62,980	2	5	552	2,601.17	37,788
Phase 3	62,980	3	5	368	1,739.25	25,192
Phase 4	62,980	4	5	184	1,308.25	12,596
Phase 5	62,980	5	5	0	1,049.67	0
WROUGHT IRON;						
Pool Fences	7,125	1	3	7,125	0.00	4,750
OTHER PAINTING;						
Clubhouse Interiors	1,700	3	6	12	46.92	850
Carports	25,500	10	10	0	212.50	0
Category Total	\$349,225			\$71,222	6,957.76	\$131,560
<u>IRRIGATION</u>						
SYSTEM COMPONENTS;						
System Upgrade	35,000	1	15	35,000	0.00	32,667
Category Total	\$35,000			\$35,000	0.00	\$32,667
<u>POOLS/WADERS</u>						
COMPONENTS & EQUIPMENT;						
Pool #1 - Plaster & Tile	14,750	12	12	0	102.42	0
Pool #1 - Gas Heater	3,200	1	12	3,200	0.00	2,933
Pool #1 - Filter	1,350	9	12	5	12.42	338
Wader #1 - Plaster & Tile	8,250	12	12	0	57.33	0
Wader #1 - Filter	1,250	9	12	5	11.50	313
Pool #2 - Plaster & Tile	14,750	8	12	72	152.92	4,917
Pool #2 - Gas Heater	3,200	1	12	3,200	0.00	2,933
Pool #2 - Filter	1,350	9	12	5	12.42	338
Pool #3 - Plaster & Tile	14,750	8	12	72	152.92	4,917
Pool #3 - Gas Heater	3,200	1	12	3,200	0.00	2,933
Pool #3 - Filter	1,350	1	12	1,350	0.00	1,238

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Wader #2 - Plaster & Tile	8,250	8	12	40	85.50	2,750
Wader #2 - Filter	1,250	1	12	1,250	0.00	1,146
Pumps & Motors	5,500	3	5	32	151.92	2,200
Incidentals	3,000	3	5	18	82.83	1,200
Mastic	3,250	3	4	12	89.92	813
Deck Reserve	50,000	10	25	438	413.00	30,000
RELATED ELEMENTS;						
Tot Lot Equipment	40,000	2	15	507	1,645.58	34,667
Category Total	\$178,650			\$13,405	2,970.68	\$93,636
<u>RECREATION ROOMS</u>						
CLUBHOUSE CONTENTS;						
HVAC Systems	6,500	7	25	68	76.58	4,680
Appliances	3,500	10	20	26	28.92	1,750
Furnishings	5,000	5	10	37	82.75	2,500
Floors	6,000	7	15	47	70.83	3,200
Remodel	9,000	13	25	63	57.25	4,320
Category Total	\$30,000			\$240	316.33	\$16,450
<u>OTHER</u>						
SIGNS;						
Common Area Signage	4,000	4	8	29	82.75	2,000
COMMON AREA;						
Trash Access Gates	27,000	2	15	342	1,110.75	23,400
Wood Benches	4,125	5	15	40	68.08	2,750
Contingency (5%)	36,102	1	1	36,102	0.00	36,102
Category Total	\$71,227			\$36,513	1,261.58	\$64,252

GRAND TOTALS:	\$4,302,942		\$203,346	\$74,567.01	\$2,202,865
Less Projected Available Reserves					203,346
Ideal Reserve Deficiency (Over Funding)*					\$1,999,519
Percent Funded To Ideal Reserve					9%
Deficiency (Over Funding) Per Unit**					\$7,998.08

* A positive result indicates an Ideal Reserve Deficiency while a (negative balance) reflects an Over Funded Condition.

** Assumes uniform assessment per ownership, if assessments vary by size or type of ownership interest see attached schedule.

NOTE: Monthly Funding Requirement is predicated on the Current Reserve Method of funding.

NOTE: This schedule reflects summary data only, for supporting details and/or additional information please refer to the complete Reserve Study Report

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