

WYNSTONE TOWNHOMES															
RESERVE FUNDING SUMMARY															
12/31/2005 INFLATION															
FILE: WYNSTONE RES 123105 1.025															
12/31/2005 12/31/2006 12/31/2007															
RESERVE RESERVE RESERVE															
REQ REQ REQ															
ANNUAL ANNUAL ANNUAL															
2,005 2,006 2,007															
COST COST COST															
USEFUL LAST															
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12/31/05 12/31/06 12/31/07															
REQ REQ REQ															
RES RES RES															
ITEM															
LANDSCAPING WALLS		6,476	6,638	6,804	50	2000	6	7	8	130	133	136	777	929	1,089
ROADS AND SIDEWALKS															
*** STREET SEALCOAT		4,295	4,402	4,512	7	2001	5	6	7	614	629	645	3,068	3,773	4,512
*** DRIVEWAYS SEALCOAT		1,681	1,723	1,766	4	2004	2	3	4	420	431	442	841	1,292	1,766
STREET OVERLAY		40,155	41,159	42,188	25	2000	5	6	7	1,606	1,646	1,688	8,031	9,878	11,813
DRIVEWAY OVERLAY		63,983	65,583	67,222	25	2000	5	6	7	2,559	2,623	2,689	12,797	15,740	18,822
CURBS-FLAT		10,590	10,855	11,126	25	2000	5	6	7	424	434	445	2,118	2,605	3,115
CURBS-ROUND		4,994	5,119	5,247	25	2000	5	6	7	200	205	210	999	1,229	1,469
SIDEWALKS-COMMON		10,661	10,928	11,201	25	2000	5	6	7	426	437	448	2,132	2,623	3,136
SIDEWALKS-HOMES		6,569	6,733	6,902	25	2000	5	6	7	263	269	276	1,314	1,616	1,932
CONCRETE-FRONT STEPS		3,530	3,618	3,709	25	2000	5	6	7	141	145	148	706	868	1,038
PATIOS		18,827	19,298	19,780	30	2000	5	6	7	628	643	659	3,138	3,860	4,615
OTHER			0	0											
OTHER			0	0											
OTHER			0	0											
ROOFS	ROOFS	118,624	121,590	124,629	25	2000	5	6	7	4,745	4,864	4,985	23,725	29,182	34,896
BUILDINGS															
SIDING		162,530	166,593	170,758	50	2000	5	6	7	3,251	3,332	3,415	16,253	19,991	23,906
SOFFITS AND FACIA		52,531	53,844	55,190	25	2000	5	6	7	2,101	2,154	2,208	10,506	12,923	15,453
GUTTERS/DOWNSPOUTS		13,383	13,718	14,061	25	2000	5	6	7	535	549	562	2,677	3,292	3,937
DECKS		39,537	40,525	41,539	20	2000	5	6	7	1,977	2,026	2,077	9,884	12,158	14,538
GAZEBOS		5,253	5,384	5,519	25	2000	5	6	7	210	215	221	1,051	1,292	1,545
LIGHTS		3,200	3,280	3,362	10	2005	1	2	3	320	328	336	320	656	1,009
GROUNDS															
LIGHTING		983	1,008	1,033	18	2000	5	6	7	55	56	57	273	336	402
MAILBOXES		3,000	3,075	3,152	15	2005	1	2	3	200	205	210	200	410	630
TREES AND SHRUBS			0	0		2000	5	6	7	0	0	0	0	0	0
PAINTING															
*** DECK RAILINGS AND FLOORS		10,821	11,092	11,369	4	2004	2	3	4	2,705	2,773	2,842	5,411	8,319	11,369
*** FRONT DOOR FRAMES		354	363	372	4	2004	2	3	4	89	91	93	177	272	651
*** DECK FLOOR SEALING		0	0	0	4	2004	2	3	4	0	0	0	0	0	0
WINDOWS		0	0	0											
CONTINGENCY***			0	0											
INSURANCE DEDUCTIBLE***			0	0		2005	1	2	3	1,000	1,000	1,000	0	1,000	2,000
TOTALS		581,977	596,526	611,440						24,598	25,188	25,792	106,396	134,243	163,645
*** MAINTENANCE RESERVE ITEMS															
LESS RESERVE INVESTMENT INCOME										-1,600	-2,200				
ACTUAL FUNDING AMOUNT SHOULD BE										22,998	22,988				
ACTUAL FUNDING AMOUNT TRANSFERRED										21,240	22,988				