

MacArthur Park Homeowners Association, Inc.
Twenty Year Reserve Plan

2015 Budget

Revised 12/19/14
Revised 8/28/13

Item	Previous Expense Paid	Base Cost	Estimated Frequency of Item (years)	Fiscal Year																				Year Next Event Scheduled	Amount of Next Expense							
				Actual	Actual	Actual																										
				2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030			2031	2032	2033	2034			
6 Ft. Solid Wood Fence - Replace	1,051 Ln Ft.	20,442	15		repairs>>	1,500		>>>	26,019																		2046	61,484				
6 Ft. Solid Wood Fence - Restain	6,486 (04)	5,000	3		-	4,600			6,364				6,770			7,398			8,084							8,834			10,548	2037	11,526	
Asphalt - Sealcoating	10,100 sq ft	1,515	4		-	>>>	>>>	1,900					2,051																	2035	3,292	
Asphalt - Resurfacing		8,585	20																												2047	26,596
Concrete & Drain Pan - Replace	4,920 (03)	10,245	8						13,040																						2040	25,806
Landscaping - Major Improvements	14,892 (04/05)	2,060	4			1,750	8,771		2,622				2,873																		2036	4,610
Monument - Replacement / Repair		1,000	10										1,354																		2039	2,446
Other Contingency		1,000	1		-	-	-	1,254	1,273	1,295	1,321	1,354	1,395	1,436	1,480	1,524	1,570	1,617	1,665	1,715	1,767	1,820	1,874	1,931	1,988	2,048	2,110			2035	2,173	
NOTE	Carryover from Previous Year			32,602	41,687	49,489	44,172	54,385	61,045	21,964	31,071	40,656	40,795	48,734	60,005	64,411	74,313	67,734	72,593	85,981	82,670	84,513	97,425	112,808	76,859	68,179	84,223	GOALS OF PLAN				
This analysis is a planning tool to determine future cash needs for reserve expenditures. The goal of the plan is to have money required at the at the time it is needed considering estimated future values. Base costs are estimates and are not based on a detailed engineering study. This plan is not based on accrual theory. It is based on "common sense" saving. The amount to be added to reserves and the projected balances cannot be broken down to apply into individual reserve items. The plan is updated annually at budget time.	Anticipated Interest Earned			133	130	32	193	136	305	165	311	610	816	975	1,200	1,288	1,486	1,355	1,452	1,720	1,653	1,690	1,949	2,256	1,537	1,364	1,684	1 - To have funds				
	Anticipated Expense Paid			-	(1,750)	(14,871)	-	(3,154)	(49,319)	(1,295)	(1,321)	(11,530)	(4,268)	(1,436)	(8,878)	(3,833)	(20,885)	(9,701)	(1,665)	(19,039)	(14,240)	(3,639)	(1,874)	(53,972)	(26,456)	(2,048)	(12,657)	required when needed.				
	Added to Reserves			8,952	9,422	9,522	10,020	9,679	9,933	10,237	10,595	11,059	11,390	11,732	12,084	12,447	12,820	13,205	13,601	14,009	14,429	14,862	15,308	15,767	16,240	16,727	17,229	2 - To assure that all				
	Reserve Balance at End of Year			41,687	49,489	44,172	54,385	61,045	21,964	31,071	40,656	40,795	48,734	60,005	64,411	74,313	67,734	72,593	85,981	82,670	84,513	97,425	112,808	76,859	68,179	84,223	90,478	needs have been met.				
	Estimated Number of Units			80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	3 - To save at today's			
	Estimated Rate of Inflation			1%	1%	1%	1%	1%	2%	2%	2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	dollars for tomorrow.			
	Estimated Rate of Interest			0.40%	0.25%	0.06%	0.10%	0.25%	0.50%	0.75%	1.00%	1.50%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	4 - To increase saving			
	Reserves per Unit per Month			9.30	9.50	9.68	9.87	10.08	10.35	10.66	11.04	11.52	11.87	12.22	12.59	12.97	13.35	13.75	14.17	14.59	15.03	15.48	15.95	16.42	16.92	17.42	17.95	gradually each year.				
Rate of Growth in Reserve Contributions			2.45%	2.19%	1.86%	1.93%	2.19%	2.63%	3.06%	3.50%	4.38%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	future rate of Inflation	3.00%			

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