Roads

RESERVE EXPENDITURES

for

Lake Monticello

Property Owners Association

Palmyra, Virginia

Explanatory Notes:

1) **3.0%** **is the estimated future Inflation Rate for estimating Future Replacement Costs.**

2) **FY 2009 is Fiscal Year beginning January 1 and ending December 31.**

Line Item	Quantities: 30-Year Total	Per Phase	Units	Reserve Component Inventory	Estimated 1st Year of Replacement	Life Analysis, Years Useful	Remaining	Unit Cost, $	2009 Cost of Replacement per Phase, $	Total Future Costs of Replacement, $	(See Notes 1 & 2) RUL = 0 FY2009	1 2010	2 2011	3 2012	4 2013	5 2014	6 2015	7 2016	8 2017	9 2018	10 2019	11 2020	12 2021	13 2022	14 2023	15 2024	16 2025	17 2026	18 2027	19 2028	20 2029
232	101,040	**16,840**	Square Yards	Asphalt Pavement, Parking Areas, Crack Repair, Patch and Seal Coat	2013	3 to 5	4	1.40	23,576	**238,679**					26,535			29,865								37,833				42,581
233	16,840	**16,840**	Square Yards	Asphalt Pavement, Parking Areas, Mill and Overlay	2021	15 to 20	12	11.00	185,240	**264,108**												264,108								
234	4,260,000	**710,000**	Square Yards	Asphalt Pavement, Streets, Crack Repair and Patch	2012	3 to 5	3	0.35	248,500	**2,433,307**				271,543					314,792					364,931				423,055		
235	710,000	**88,750**	Square Yards	Asphalt Pavement, Streets, Mill and Overlay (Incl. 10% Total Replacement)	2015	15 to 20	6	11.00	976,250	**10,365,738**							1,165,694	1,200,664	1,236,684	1,273,785	1,311,998	1,351,358	1,391,899	1,433,656						
236	532,500	**88,750**	Square Yards	Asphalt Pavement, Streets, Mill and Overlay (Incl. 25% Total Replacement)	2034	15 to 20	25	14.00	1,242,500	**16,827,693**																				
237	6	**1**	Allowance	Drainage Improvements	2034	20 to 30	25	300,000.00	300,000	**4,063,024**																				
				Anticipated Expenditures, By Year						**$34,192,549**	**$0**	**$0**	**$0**	**$271,543**	**$26,535**	**$0**	**$1,165,694**	**$1,200,664**	**$1,581,341**	**$1,273,785**	**$1,311,998**	**$1,351,358**	**$1,656,007**	**$1,798,587**	**$0**	**$0**	**$37,833**	**$0**	**$423,055**	**$0**	**$42,581**