

GLENSHIRE/DEVONSHIRE RESIDENTS ASSN.
Reserve Analysis Summary by Category

REPORT DATE: March 4, 2003
 VERSION: 001
 ACCOUNT NUMBER: 0

DESCRIPTION	USE/REM LIFE	CURRENT COST	IDEAL RESERVES	ASSIGNED RESERVES	ANNUAL CONTBTN
BBQ	20/17	3,500	436	0	313
BBQ Shelter	30/27	27,261	2,240	0	1,967
Dumpster pad & fence	10/ 6	1,166	442	0	225
Fence - Iron Pool Perimeter	20/10	10,288	5,057	0	171
Fence - Split Rail	15/15	1,366	0	0	132
Fence - Tennis Court	30/ 5	8,000	6,667	0	267
Fence - Wading Pool	20/14	2,345	676	0	117
Flag passive park area	10/ 7	3,337	941	0	567
Gym Shed 2000	20/18	1,500	85	0	130
Landscape - Sod-Front/Side/Back	25/ 8	8,800	5,887	0	352
Parking Lot - Asphalt	15/ 2	21,000	18,200	21,000	1,750
Playground Border	7/ 0	2,750	2,750	2,750	250
Playground Equipment	15/ 7	3,890	2,054	0	259
Recycle Garbage Cans	10/10	2,000	0	0	256
Shed - Chemical Storage	25/ 8	5,000	3,400	0	200
Shed - Pass Office	20/14	1,542	449	0	77
Shed - Pool Equipment	25/ 8	5,000	3,400	0	200
Shed - Re-roofing Pool & Chemical	20/13	2,064	722	0	103
Shed - Storage Barn	20/13	1,549	542	0	77
Shed - Wading Pool	20/14	2,100	611	0	105
Sign - Clubhouse	20/15	3,500	784	0	175
Sign - East Entrance	10/ 6	2,453	904	0	474
Sign - West Entry	20/13	3,314	1,066	0	166
Snowblower	9/ 1	1,930	1,716	1,930	386
Sprinkler System	25/ 8	16,000	10,880	0	640
Tennis Court Complete Rebuild	15/ 4	28,000	20,533	23,007	1,867
Tennis Court Recoloring (2 Courts)	7/ 4	6,400	2,560	0	914
Trees - Tennis Courts	30/30	1,565	0	0	109
Walkways-Clubhouse Entry	14/ 1	11,400	10,586	11,000	1,140
Windscreens, Nets, Basketball Hoop	10/ 4	4,740	2,795	0	948
*** CATEGORY SUMMARY:		193,760	106,383	59,687	14,338
Appliances - Kitchen	20/15	3,600	900	0	180
Bathroom (Handicap upstairs)	30/27	7,589	682	0	547
Cabinets Downstairs	10/10	1,412	0	0	181
Carpet Cleaner - Steam	9/ 2	1,669	1,264	1,669	209
Deck - Balcony Decks (3)	15/10	22,000	7,085	0	1,467
Doors - Entry (3)	10/ 6	3,687	1,475	0	400
Doors - Sliding (3)	25/20	5,800	1,160	0	232
Fixtures - Bathroom Stalls	16/16	6,400	0	0	427
Fixtures - Toilets, Urinals & Sinks	18/ 2	2,000	1,778	2,000	133
Flooring - Bathroom DriDek	8/ 2	2,465	1,829	2,465	493
Flooring - Bathroom Tile	20/11	7,000	3,150	0	350

GLENSHIRE/DEVONSHIRE RESIDENTS ASSN.
Reserve Analysis Summary by Category

DESCRIPTION	USE/REM LIFE	CURRENT COST	IDEAL RESERVES	ASSIGNED RESERVES	ANNUAL CONTRBTN
Flooring - Carpet/Linoleum	5/ 0	6,000	6,000	6,000	1,200
Handicap Ramp	30/22	15,417	3,788	0	514
Heating & Air Conditioning	11/ 2	7,000	5,727	7,000	700
Lighting - Interior	30/27	3,727	373	0	333
Lockers - Both Bathrooms	20/20	1,527	0	0	125
Plumbing	30/21	7,000	2,100	0	233
Roof - Clubhouse	20/10	26,000	13,000	0	1,300
Structure - Clubhouse	40/11	220,000	159,500	0	5,500
Sump Pump & Repair	15/ 8	1,463	665	0	98
Tables - Mity-Lite 2-4 8'	6/ 0	3,420	3,420	3,420	684
*** CATEGORY SUMMARY:		355,176	213,896	22,554	15,306
Chairs & Lounges - 2000 (5)	5/ 3	4,212	1,552	4,212	1,053
Chairs & Lounges - 96	6/ 0	3,193	3,193	3,193	798
Chairs & Lounges - 97	6/ 1	3,000	2,500	3,000	750
Chairs & Lounges - 98	6/ 2	3,000	2,000	3,000	600
Chlorinator System - Main Pool	10/ 3	3,000	2,009	3,000	300
Coping & Tile - Main Pool	15/ 8	10,850	4,932	0	723
Cover - Main Pool	8/ 8	2,630	0	0	526
Cover Rack - Main Pool	10/ 3	1,291	900	1,291	129
Deck - Cement (East Side)	31/ 1	2,000	1,935	2,000	67
Deck - Pool Redwood Deck	30/24	9,000	1,740	0	300
Electrical - Main Pool	15/ 4	6,700	4,913	6,700	447
Filters - Main Pool	12/ 1	3,000	2,750	3,000	300
Heater - Main Pool	10/ 6	12,500	4,741	0	1,250
Ladders - Main Pool	9/ 2	1,000	753	1,000	250
Lifeguard Stand - Main Pool	10/ 6	1,600	589	0	160
Pumps - Main Pool	12/ 6	1,120	544	0	112
Resurface - Main Pool	23/ 6	28,000	20,696	0	1,867
Skimmers - Main Pool	20/14	6,700	2,010	0	335
Sunshades at pool	10/ 7	2,842	819	0	483
Vacuum - Main Pool	7/ 1	1,000	857	1,000	200
*** CATEGORY SUMMARY:		106,638	59,433	31,396	10,649
Chlorinating System - Wading Pool	11/ 5	2,500	1,328	0	250
Coping & Tile - Wading Pool	15/ 9	3,000	1,149	0	200
Deck - Cement Wading Pool	20/14	5,000	1,441	0	250
Electrical - Wading Pool	15/ 9	2,000	773	0	133
Filter - Wading Pool	16/10	1,000	362	0	100
Handicap Lift - Wading Pool	10/ 4	1,072	621	1,072	107
Heater - Wading Pool	12/ 6	8,000	3,886	0	800
Pump - Wading Pool	12/ 6	350	170	0	35
Resurface Wading Pool	8/ 2	3,000	2,217	3,000	600
Skimmers (2) - Wading Pool	15/ 9	2,000	773	0	133
*** CATEGORY SUMMARY:		27,922	12,718	4,072	2,609
Computer - Dell	3/ 3	850	0	0	305
Computer - Pentium Server (00)	3/ 1	850	559	850	684

GLENSHIRE/DEVONSHIRE RESIDENTS ASSN.
Reserve Analysis Summary by Category

DESCRIPTION	USE/REM LIFE	CURRENT COST	IDEAL RESERVES	ASSIGNED RESERVES	ANNUAL CONTRBTN
Desk & Chairs	6/ 3	1,702	851	1,702	284
Pass Photo Camera	10/ 4	2,086	1,252	2,086	208
Printer - HP 4 Plus Laser	8/ 0	1,500	1,500	1,500	300
*** CATEGORY SUMMARY:		6,988	4,161	6,138	1,781
TOTAL ASSET SUMMARY:					
CONTINGENCY @ 0.00%:		690,485	396,592	123,847	44,683
GRAND TOTAL:			0	0	0
			396,592	123,847	44,683

Percent Ideally Funded: 31.23%