Inflation Rate	2.5%
Interest Rate	3.0%
Starting Fund	71,625
Periods per year	12
Starting Monthly Contribution	2,083

Table 2 - Twenty-Five Year Cash-Flow Plan
Points West Resort - May 1, 2008
Scenario Revised Final-01

	Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Starting Balance	71,625	60,667	83,826	98,804	122,915	130,292	144,093	169,995	198,296	234,606	201,375	206,394	230,639	261,126	298,635	235,244	198,788	239,880	193,963	162,311	102,821	48,890	3,474	49,816	99,390
	Total Expense	32,002	10,065	13,658	6,076	24,284	19,220	8,793	8,321	2,437	73,236	35,827	18,290	14,312	9,650	111,625	84,728	8,818	97,384	83,663	111,906	106,490	98,393	8,608	8,823	68,084
	Interest	2,044	2,224	2,699	3,277	3,742	4,055	4,642	5,443	6,398	6,443	6,026	5,459	7,268	8,272	7,890	6,414	6,483	6,411	5,285	3,918	2,242	774	788	2,205	2,835
	Contribution	25,000	25,000	25,933	26,910	27,919	28,966	30,052	31,179	32,349	33,562	34,820	36,126	37,481	38,886	40,345	41,858	43,427	45,056	46,745	48,498	50,317	52,204	54,161	56,192	58,300
	Special Assessments																									
	Ending Balance	66,667	83,826	98,804	122,915	130,292	144,093	169,995	198,296	234,606	201,375	206,394	230,639	261,126	298,635	235,244	198,788	239,880	193,963	162,311	102,821	48,890	3,474	49,816	99,390	92,441
Item																										
5.1a	Replacement of complex signage.								$2,377										$3,043							
5.2a	Asphalt pavement repairs every five years.		$5,125	$5,253	$5,384	$5,519	$5,657				$5,244	$5,400	$5,560	$5,724	$5,893				$7,608	$7,798	$7,993	$8,193	$8,398			
5.2b	Asphalt pavement resurfacing.																		$73,038	$74,864	$76,735	$78,654	$80,620			
5.3a	Allowance to replace deteriorated/settled sections of the concrete walkways.					$2,208					$2,498					$2,826					$3,197						$3,617
5.4a	Chain link fence replacement.															$16,956										
5.4b	Security gate replacement.	$11,440															$16,569									
5.5a	Asphalt shingle replacement.										$18,733	$19,201														
5.5b	Vinyl siding replacement.															$10,597	$10,862									
5.5c	Soffit and fascia replacement.															$3,532	$3,621									
5.5d	Eavestrough replacement.															$3,532	$3,621									
5.5e	Windows replacement.															$14,130	$14,483									
5.5f	Door replacement.															$5,652	$5,793									
5.5g	Refinishing of floors.			$5,253					$5,943					$6,724					$7,608					$8,608		
5.5h	Refinishing of walls and ceilings.					$11,038					$12,489					$14,130					$15,987						$18,087
5.5i	Replacement of furnishings.										$9,991															$14,470
5.5j	Lawn tractor replacement.										$12,489															$18,087
5.5k	Push mower replacement.	$642			$691			$745			$802			$863			$930			$1,001			$1,078			$1,161
5.5l	Play ground upgrading.							$2,319							$2,757							$3,277				
5.6a	Pool liner replacement.		$4,940					$5,729					$6,482					$7,333					$8,297			
5.6b	Hot tub shell replacement.	$11,932															$17,281									
5.6c	Pool mechanical equipment replacement.															$23,314										
5.6d	Concrete apron repairs.					$5,519					$6,244					$7,065					$7,993						$9,044
5.7a	Completion of a meg test.										$2,498															$3,617
5.7b	Light standard painting.			$1,051							$1,249							$1,485							$1,755	
5.7c	Replacement of the light standards.															$7,065										
5.8a	Sewer line flushing.			$2,101			$2,263			$2,437			$2,624			$2,826			$3,043			$3,277			$3,529	
5.8b	Video inspection of the sewer lines.						$2,263						$2,624						$3,043						$3,529	
5.9a	Allowance to replace the laundry equipment.	$3,960					$4,480					$5,069					$5,735					$6,489				
5.9b	Allowance to complete Reserve Fund Study Updates.	$4,028					$4,557					$5,156					$5,834					$6,600				