

PREPARED BY:
 GITTLEMAN MANAGEMENT CORPORATION
 UPDATED: September 10, 2009

THE BRIDGEWATER PARKING ASSOCIATION
 RESERVE AND CAPITAL EXPENDITURE SCHEDULE
 JANUARY 2010 THROUGH DECEMBER 2029

3.00% YEARLY INFLATION RATE APPLIED

YEAR		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	TOTAL
BEGINNING CASH BALANCE (FROM CASH FLOW PROJECTION)		103,032	74,636	41,608	78,476	106,017	146,367	188,672	152,426	197,250	231,303	256,292	197,404	154,959	6,524	41,557	93,766	148,561	97,750	(90,177)	(50,509)	103,032
BUDGETED CONTRIBUTION - ASSUMING AN ANNUAL INCREASE OF:	3%	34,300	34,300	35,329	36,389	37,481	38,605	39,763	40,956	42,185	43,450	44,754	46,096	47,479	48,904	50,371	51,882	53,438	55,041	56,693	58,393	895,809
SPECIAL ASSESSMENT INCOME		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0

CAPITAL EXPENDITURES	REPLACEMENT																					TOTAL	
	YEAR	COST	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		19
MECHANICAL																							0
1 LIGHTING, 20 YEARS	2027	147,000																				242,969	242,969
2 REPLACEMENT OF GARAGE DOOR, MOTORS, 25 YEARS	2032	150,000																					0
3 REPLACE CO MONITORING SYSTEM, 15 YEARS	2022	47,500													67,724								67,724
4 RESTRIPING OF GARAGE, 5 YEARS	2010	2,000		2,060					2,388					2,788					3,209				10,426
5 EXHAUST FAN-PROPELLER WALL 15 YEARS	2022	90,000													128,318								128,318
7 SUMP PUMP, 12 YEARS	2019	18,000										23,486											23,486

GARAGE - MISCELLANEOUS																						TOTAL	
1 SEALER - 5 YEARS - 213,864sqft .30/sqft	2010	64,159	64,159	66,084					76,609						88,811							102,957	398,621
2 MISCELLANEOUS CONCRETE REPAIRS - 5 YEARS		10,000			10,927						12,668					14,685						17,024	55,305
3 GARAGE CARD READER	2020	80,000											107,513										107,513
4																							0
5																							0
6																							0
7																							0
8																							0
9																							0
10																							0

TOTAL CAPITAL EXPENDITURES		608,659	64,159	68,144	0	10,927	0	0	78,998	0	12,668	23,486	107,513	91,580	196,042	14,685	0	0	106,166	242,969	17,024	0	1,034,361
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3.00% INTEREST EARNINGS CALCULATED			2,195	1,224	2,308	3,118	4,305	5,549	4,483	5,801	6,803	7,538	5,806	4,558	192	1,222	2,758	4,369	2,875	0	0	237	65,341
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33.33% INCOME TAX CALCULATED			(732)	(408)	(769)	(1,039)	(1,435)	(1,850)	(1,494)	(1,934)	(2,267)	(2,512)	(1,935)	(1,519)	(64)	(407)	(919)	(1,456)	(958)	0	0	(79)	(21,778)
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ENDING CASH BALANCE		74,636	41,608	78,476	106,017	146,367	188,672	152,426	197,250	231,303	256,292	197,404	154,959	6,524	41,557	93,766	148,561	97,750	(90,177)	(50,509)	8,043	8,043
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