

**Trails End 2011
Reserves Budget**

Reserve Items	Est Cost	Est Total Useful Life (Yrs)	Est Remg Useful Life (Yrs)	Est Fund Balance 12/31/10	Est Balance Needed	Annual Required to Reach Goals	% By Category	
Roof Replacement	\$10,000	40	39	\$2,511	\$7,489	\$192	6.97%	
Painting	\$8,000	10	9	\$2,008	\$5,992	\$666	5.57%	
Parking Lot	\$2,000	10	10	\$502	\$1,498	\$150	1.39%	
HVAC	\$5,000	10	9	\$1,255	\$3,745	\$416	3.48%	
Pool	\$6,000	10	8	\$1,506	\$4,494	\$562	4.18%	
Appliances	\$5,000	15	5	\$1,255	\$3,745	\$749	3.48%	
Pumps	\$35,000	10	6	\$8,787	\$26,213	\$4,369	24.39%	
Well Drilling	\$52,500	25	15	\$13,181	\$39,319	\$2,621	36.59%	
Road Repair	\$20,000	10	10	\$5,021	\$14,979	\$1,498	13.94%	
Total Proj Reserves	\$143,500			\$36,027	\$107,473	\$11,222	100%	
Reserves are currently funded at 34%.								
				Annual Share	Funding Level			
Reserves Share	# Lots			\$212	100.0%			
Pumps			Ave				Wt Ave	
	3	15,000	10	2	\$7,500	\$3,750	6	
	4	20,000	10	9	\$2,222	\$247	36	
Total Pumps		35,000	10	6	0	9,722	3,997	21
ASSUMPTIONS								
% of reserves based on preliminary projections of expenses								
Roof Expense of \$10,000 with 40 year expectancy								
Painting at \$8,000 every 10 years								
Parking lot re-coating at \$2,000 every 10 years								
Pump replacement expense @ \$5,000 each on average								
4 pumps replaced in 2009/2010								
Re-drilling of wells @ \$15,000 with life expectancy 25 years								