

Approved 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	\$2,405	\$7,595	\$195	6.97%
Painting	\$8,000	10	9	\$1,924	\$6,076	\$675	5.57%
Parking Lot	\$2,000	10	10	\$481	\$1,519	\$152	1.39%
HVAC	\$5,000	10	9	\$1,202	\$3,798	\$422	3.48%
Pool	\$6,000	10	8	\$1,443	\$4,557	\$570	4.18%
Appliances	\$5,000	15	5	\$1,202	\$3,798	\$760	3.48%
Pumps	\$35,000	10	6	\$8,417	\$26,583	\$4,431	24.39%
Well Drilling	\$52,500	25	15	\$12,625	\$39,875	\$2,658	36.59%
Road Repair	\$20,000	10	10	\$4,810	\$15,190	\$1,519	13.94%
Total Proj Reserves	\$143,500			\$34,509	\$108,991	\$11,381	100%
Reserves are currently funded at 34%.							
				Annual Share	Funding Level		
	# Lots						
Reserves Share	53			\$215	99.0%		
Operations Share	53			\$385			
Total				\$600			
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							