

**Approved 2013
Trails End Reserve Budget**

Reserve Items	Est Cost	Est Total Useful Life (Yrs)	Est Remg Useful Life (Yrs)	Est Fund Balance 12/31/12	Est Balance Needed	Annual Required to Reach Goals	% By Category
Roof Replacement	\$10,000	40	39	\$3,195	\$6,805	\$174	7.22%
Painting	\$8,000	10	9	\$2,556	\$5,444	\$605	5.78%
Parking Lot	\$2,000	10	10	\$639	\$1,361	\$136	1.44%
HVAC	\$5,000	10	8	\$1,597	\$3,403	\$425	3.61%
Pool	\$6,000	10	7	\$1,917	\$4,083	\$583	4.33%
Appliances	\$5,000	15	4	\$1,597	\$3,403	\$851	3.61%
Pumps	\$30,000	10	5	\$9,584	\$10,374	\$2,075	21.66%
Well Drilling	\$52,500	25	14	\$16,771	\$35,729	\$2,552	37.91%
Road Repair	\$20,000	10	9	\$6,389	\$13,611	\$1,512	14.44%
Total Proj Reserve:	\$138,500			\$44,244	\$84,214	\$8,914	100%
	# Lots			Annual Share	Funding Level		
Reserves Share	54			\$165	100.0%		
Operations Share	54			\$321			
Total				\$486			
Pumps			Ave				Wt Ave
1	5,000	10	9	\$556	\$62		9
2	10,000	10	1	\$10,000	\$10,000		2
4	20,000	10	8	\$2,500	\$313		32
Total Pumps	30,000	10	6	0	13,056	10,374	14
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							