

**Long Term Reserve Plan for the Fiscal Year 2010-2011
Funds Available October 1, 2010 as of 8/22/2011**

Item	Replace\$	# Years Useful Life	#Years Expended	Total \$ Accumulated	Current Year Expenses	Total Current Accumulated Balance	Required Annual Reserve
<u>Buildings</u>							
Roofs - All	\$900,000	25	20	\$572,289	\$0	\$572,289	\$36,000
Painting	\$175,000	10	7	\$123,434	\$0	\$123,434	\$17,500
Siding/Prepntg repairs	\$50,000	10	7	\$30,136	\$0	\$30,136	\$7,054
Stairways	\$150,000	40	2	(\$62,406)	\$0	(\$62,406)	\$3,750
Gutters	\$20,000	20		\$3,000	\$0	\$3,000	\$1,000
HVAC	\$30,000	15	5	\$5,244	\$0	\$5,244	\$2,000
Electrical	\$15,000	35		\$8,120	\$0	\$8,120	\$430
Carports	\$100,000	40		\$2,500	\$0	\$2,500	\$2,500
<u>Grounds</u>							
Fences	\$100,000	30	18	\$56,830	\$0	\$56,830	\$3,333
Asphalt	\$60,000	10		\$18,638	\$0	\$18,638	\$6,000
Landscaping	\$35,000	15		(\$10,996)	\$0	(\$10,996)	\$2,333
Concrete	\$45,000	5		\$16,711	\$0	\$16,711	\$9,000
Sprinkler System	\$12,500	35		\$6,171	\$0	\$6,171	\$350
Sewer System	\$30,000	20		\$8,299	\$0	\$8,299	\$1,500
<u>Pool</u>							
Pool/Hot Tub	\$50,000	20	3	\$4,641	\$0	\$4,641	\$2,500
Heaters/Pumps	\$10,000	8		\$3,680	\$0	\$3,680	\$1,250
Furniture	\$2,500	10	7	\$718	\$0	\$718	\$250
<u>Laundry/Mailroom</u>							
	\$12,000	10	1	\$2,400	\$0	\$2,400	\$1,200
<u>Clubhouse</u>							
	\$66,000	25	5	\$15,948	\$0	\$15,948	\$2,640
<u>Large Equipment</u>							
Maintenance	\$40,000	15		\$4,040	\$0	\$4,040	\$2,700
Office	\$1,500	4		\$1,984	\$0	\$1,984	\$375
<u>Contingency</u>							
	\$50,000	10		\$7,313		\$7,313	\$5,000
Totals	\$1,954,500			\$892,096	\$0	\$892,096	\$108,665
						Interest Income -	(\$20,000)
						Amount To Be Saved 2010-2011 Budget Year =	\$88,665
						Actual Savings for 2010-2011 in Budget:	\$84,525
						Total in Reserve Account as of 10/1/10:	\$892,096