

Trappers Ridge Reserve Analysis 2018

Component Replacement	Current Cost (\$)	Useful Life (Yrs)	Effective Age (Yrs)	Remaining Life (Yrs)	Desired Resv Balance (\$)
Clubhouse					
HVAC	6500	16	13	3	5,281
Roof	35000	35	13	22	13,000
Exterior Paint/Stain/Trim	7000	5	2	3	2,800
Fence Replacement	15000	20	13	7	9,750
Interior Paint	6000	10	13	0	6,000
Exercise Equipment	5000	7	13	0	5,000
Pool Furniture	7200	7	1	6	1,029
Clubhouse Furniture(phases)	10000	10	13	0	10,000
Floor	3000	10	13	0	3,000
Parking Areas/Paving	10000	18	13	6	7,222
Mail Boxes	6000	15	1	14	400
Common Areas					
Water Feature Pumps	6000	7	5	2	4,286
Bark (1/4 of TR/yr)	12000	4	4	0	12,000
Trails	8000	5	1	4	1,600
Swimming Pool/Spa					
Spa Equipment	5000	10	2	8	1,000
Swimming Pool Equipment	6000	10	13	0	6,000
Pool Cover	2500	6	2	4	833
Plaster/Tile	18000	5	2	3	7,200
Tennis Court					
Resurface	10000	10	9	1	9,000
Totals	178200				105,401
Formula	$\frac{\text{Current Cost} \times \text{Effective Age}}{\text{Useful Life}} = \text{Desired Balance}$				
	Cap Contributions at Max Life				