

Trappers Ridge Reserve Analysis 2020 Fiscal Year

Component Replacement	Current Cost (\$)	Useful Life (Yrs)	Effective Age (Yrs)	Remaining Life (Yrs)	Desired Resv Balance (\$)
Clubhouse					
HVAC	6500	16	14	2	5,688
Roof	35000	35	14	21	14,000
Exterior Paint/Stain/Trim	7000	5	3	2	4,200
Fence Replacement	15000	20	14	6	10,500
Interior Paint	6000	10	14	0	6,000
Exercise Equipment	5000	7	14	0	5,000
Pool Furniture	7200	7	2	5	2,057
Clubhouse Furniture(phases)	10000	10	14	0	10,000
Floor	10000	10	14	0	10,000
Parking Areas/Paving	10000	18	14	4	7,778
Mail Boxes	6000	15	2	13	800
Common Areas					
Water Feature Pumps	6000	7	6	1	5,143
Bark (1/4 of TR/yr)	12000	4	4	0	12,000
Trails	8000	5	2	3	3,200
Swimming Pool/Spa					
Spa Equipment	5000	10	3	7	1,500
Swimming Pool Equipment	6000	10	14	0	6,000
Pool Cover	2500	6	3	3	1,250
Plaster/Tile	18000	5	3	2	10,800
Tennis Court					
Resurface	10000	10	10	0	10,000
Totals					
	185200				125,915
Formula					
	$\frac{\text{Current Cost} \times \text{Effective Age}}{\text{Useful Life}} = \text{Desired Balance}$ Cap Contributions at Max Life				