2010 DRAFT RESERVE BUDGET

PROJECT	COST TO REPLACE	LIFE EXPECT IN YEARS	NEXT REPLACE YEAR	REMAINING YEARS	RESERVE BALANCE	2010 BUDGET	TO PAY FOR ALL RESERVE	SPENT EACH YEAR
Pool Cover - Summer	$5,000	12	2010	0	$0	$417	$5,000	
Clubhouse - Indoor Paint Downstairs	$3,000	10	2010	0	$0	$300	$3,000	
Clubhouse - Railings/posts	$1,100	10	2010	0	$0	$110	$1,100	
Clubhouse - Exercise Equipment	$3,000	9	2010	0	$0	$333	$3,000	$12,100
HOA - Contingencies	$10,000	10	2011	1	$1,000	$1,000	$9,000	
Tennis Courts - Complete Replacement	$72,000	15	2011	2	$9,600	$4,800	$62,400	
Clubhouse - Indoor Furniture	$5,000	9	2011	1	$556	$556	$4,444	
Clubhouse - Indoor Faux Paint Upstairs	$8,000	10	2011	1	$800	$800	$7,200	
Clubhouse - Hardwood Floors - Resurface	$3,000	7	2011	1	$429	$429	$2,571	
Clubhouse - Deck and Stair Staining	$4,000	3	2011	1	$1,333	$1,333	$2,667	$102,000
Clubhouse - Refinish Cabinets	$1,500	7	2011	1	$600	$600	$900	
Clubhouse - Grill	$600	8	2012	2	$150	$75	$450	
Pool Cover-Winter	$4,500	15	2012	2	$600	$300	$3,900	
Pool - Acid Wash	$1,500	10	2012	2	$300	$150	$1,200	
Clubhouse - Exterior Trim Paint	$3,000	4	2012	2	$1,500	$750	$1,500	
Clubhouse - Exterior Doors	$4,000	16	2012	2	$500	$250	$3,500	$15,100
Parking - Slurry Seal & Re-Stripe	$3,000	4	2013	3	$2,250	$750	$750	
HOA - Playground Equipment	$15,000	15	2013	3	$3,000	$1,000	$12,000	
Clubhouse - Camera Surveillance Syst	$7,000	10	2013	3	$2,100	$700	$4,900	$25,000
Clubhouse - Heating Furnaces	$6,000	17	2014	2	$706	$353	$5,294	
Pool - Heating Boilers	$3,500	12	2014	4	$1,167	$292	$2,333	
Fence - Pool	$15,000	10	2014	4	$6,000	$1,500	$9,000	$24,500
Pool - Resurface	$10,000	18	2015	5	$2,778	$556	$7,222	
Pool - Outdoor Furniture	$8,000	18	2015	5	$2,222	$444	$5,778	
Clubhouse - Interior Doors	$3,000	18	2015	5	$833	$167	$2,167	$21,000
Clubhouse - Kitchen Appliances	$4,500	20	2016	6	$1,350	$225	$3,150	
Clubhouse - Ext Stairwell Replace	$5,000	10	2016	6	$3,000	$500	$2,000	$9,500
Parking - Full Resurface & Stripe	$10,000	20	2017	7	$3,500	$500	$6,500	
Clubhouse - Windows	$10,000	20	2017	7	$3,500	$500	$6,500	
Clubhouse - Roof Replacement	$12,000	21	2017	7	$4,000	$571	$8,000	
Clubhouse - Carpeting	$5,500	8	2017	7	$4,813	$688	$688	
Clubhouse - Awning	$4,800	10	2017	7	$3,360	480	$1,440	$42,300
Clubhouse - Exterior Stucco Work/repaint	$7,200	10	2018	8	$5,760	$720	$1,440	
Pool - Mechanical Pool Pump	$5,000	10	2019	9	$4,500	$500	$500	
	$258,700				$72,206	$22,648	$191,494	