

**Big Trees Village Homeowners Association
Updated Reserve Requirements Study
For Years beginning after: 2011**

Component <u>Description</u>	Year Orig. Purch. <u>/Repl.</u>	Total Est. Life <u>(Yrs)</u>	Remain'g Estimated Life	Total Estimated Repl'ment Cost	Annual Reserve Amount	Projected Reserve Balance <u>(Pro-Rata)</u>	Required Reserve Balance <u>12/31/2011</u>	Projected Net Reserve Deficit
Buildings - Painting								
Exterior Siding	2000	15	4	\$2,000.00	\$133.33	\$207.63	\$1,466.67	\$1,259.04
Overhang/Facia/Trim	2001	15	5	\$500.00	\$33.33	\$47.19	\$333.33	\$286.15
Exterior & Overhead Doors	1989	30	8	\$800.00	\$26.67	\$83.05	\$586.67	\$503.62
Masonry Wall	1999	30	18	\$300.00	\$10.00	\$16.99	\$120.00	\$103.01
Caulking	1989	20	0	\$200.00	\$10.00	\$28.31	\$200.00	\$171.69
Sealing Deck/Rail	1999	5	0	\$2,000.00	\$400.00	\$283.13	\$2,000.00	\$1,716.87
Interior Painting	2009	5	3	\$500.00	\$100.00	\$28.31	\$200.00	\$171.69
Buildings - Roofing								
Comp Roof	2001	25	15	\$7,000.00	\$280.00	\$396.38	\$2,800.00	\$2,403.62
Comp Roof - Shed	2001	25	15	\$700.00	\$28.00	\$39.64	\$280.00	\$240.36
Plumbing & Electrical								
50 Gal Elec Wtr Htr/37 GPH	2002	20	11	\$1,000.00	\$50.00	\$63.70	\$450.00	\$386.30
16' Light Poles (5)	1989	40	18	\$6,000.00	\$150.00	\$467.16	\$3,300.00	\$2,832.84
Exterior Light Fixtures	1989	20	0	\$10,000.00	\$500.00	\$1,415.64	\$10,000.00	\$8,584.36
Valve Room Plumbing	2009	20	18	\$1,000.00	\$50.00	\$14.16	\$100.00	\$85.84
Pavement								
Asph. Overlay - BB Court	1993	18	0	\$10,000.00	\$555.56	\$1,415.64	\$10,000.00	\$8,584.36
Asph. Overlay - Small Lot	2001	18	8	\$7,500.00	\$416.67	\$589.85	\$4,166.67	\$3,576.81
Asph. Overlay - Large Lot	1986	18	0	\$40,000.00	\$2,222.22	\$5,662.58	\$40,000.00	\$34,337.42
Asphalt Maintenance	2008	10	6	\$6,000.00	\$600.00	\$254.82	\$1,800.00	\$1,545.18
Swimming Pool								
175K BTU Small Pool	2011	10	10	\$1,500.00	\$150.00	\$0.00	\$0.00	\$0.00
400K BTU Big Pool 2	2011	10	10	\$3,500.00	\$350.00	\$0.00	\$0.00	\$0.00
Pool Pump Large Pool	2010	10	9	\$12,000.00	\$1,200.00	\$169.88	\$1,200.00	\$1,030.12
Pool Pumps	2011	10	9	\$8,700.00	\$870.00	\$0.00	\$0.00	\$0.00
Chlorinator	2000	12	1	\$600.00	\$50.00	\$77.86	\$550.00	\$472.14
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Replaster Pools	2004	10	3	\$60,000.00	\$6,000.00	\$5,945.71	\$42,000.00	\$36,054.29
Tile Coping Repairs	2004	10	3	\$6,000.00	\$600.00	\$594.57	\$4,200.00	\$3,605.43
Under Water Pool Lights (4)	1997	20	6	\$1,700.00	\$85.00	\$168.46	\$1,190.00	\$1,021.54
55pcs Plastic Pool Furniture	2002	15	6	\$1,000.00	\$66.67	\$84.94	\$600.00	\$515.06
Tables & Umbrellas	2002	20	11	\$600.00	\$30.00	\$38.22	\$270.00	\$231.78
Gutters-Pool Deck	2000	25	14	\$3,000.00	\$120.00	\$186.87	\$1,320.00	\$1,133.13
Pool Deck Slab	1986	40	15	\$6,000.00	\$150.00	\$530.87	\$3,750.00	\$3,219.13
Pool Cover Roller	1994	10	0	\$550.00	\$55.00	\$77.86	\$550.00	\$472.14
Tennis Courts								
Resurface	1987	20	0	\$50,000.00	\$2,500.00	\$7,078.22	\$50,000.00	\$42,921.78
Nylon Net - 2 ea.	2006	10	5	\$300.00	\$30.00	\$21.23	\$150.00	\$128.77
10' Vinyl Fence	1971	40	0	\$7,250.00	\$181.25	\$1,026.34	\$7,250.00	\$6,223.66
3.5' Vinyl Fence	1971	40	0	\$1,500.00	\$37.50	\$212.35	\$1,500.00	\$1,287.65
Large Gate	1971	40	0	\$500.00	\$12.50	\$70.78	\$500.00	\$429.22
3 Small Gates	1971	40	0	\$750.00	\$18.75	\$106.17	\$750.00	\$643.83
Fencing & Misc.								
6' Galv Fence - Ball Field	1971	40	0	\$6,000.00	\$150.00	\$849.39	\$6,000.00	\$5,150.61
Back Stop Fencing	1971	40	0	\$1,000.00	\$25.00	\$141.56	\$1,000.00	\$858.44
6' Chain Link Fence	2002	30	17	\$25,000.00	\$833.33	\$1,061.73	\$7,500.00	\$6,438.27
Propane Encl Fence	2001	20	10	\$1,000.00	\$50.00	\$70.78	\$500.00	\$429.22
3 Pipe Gates	2002	40	31	\$1,500.00	\$37.50	\$47.78	\$337.50	\$289.72
Wood Deck	1990	20	0	\$5,200.00	\$260.00	\$736.14	\$5,200.00	\$4,463.86
Wood & Trex Decks (2)	2002	20	11	\$10,000.00	\$500.00	\$637.04	\$4,500.00	\$3,862.96
Wood Handrail	1990	20	0	\$3,000.00	\$150.00	\$424.69	\$3,000.00	\$2,575.31
Deck Framing	1990	40	19	\$6,800.00	\$170.00	\$505.39	\$3,570.00	\$3,064.61
Project Sign	1990	30	9	\$1,100.00	\$36.67	\$109.00	\$770.00	\$661.00
Wood Bridge	2001	50	40	\$10,000.00	\$200.00	\$283.13	\$2,000.00	\$1,716.87
Shuffle Board Court	2010	40	19	\$3,000.00	\$75.00	\$10.62	\$75.00	\$64.38
10 Signs	2001	20	10	\$2,500.00	\$125.00	\$176.96	\$1,250.00	\$1,073.04
Stainless BBQ Counters	1976	25	0	\$6,000.00	\$240.00	\$849.39	\$6,000.00	\$5,150.61
Sprinkler System & Timer	1992	15	0	\$20,000.00	\$1,333.33	\$2,831.29	\$20,000.00	\$17,168.71
46 Picnic Tables	1986	15	0	\$25,000.00	\$1,666.67	\$3,539.11	\$25,000.00	\$21,460.89
Riding Lawnmower	2002	10	1	\$2,600.00	\$260.00	\$331.26	\$2,340.00	\$2,008.74
Chain Saw	2002	10	1	\$600.00	\$60.00	\$76.44	\$540.00	\$463.56
2 Blower, Weedeater, etc.	2002	10	2	\$2,000.00	\$200.00	\$254.82	\$1,800.00	\$1,545.18
Alarm System	1998	10	0	\$1,300.00	\$130.00	\$184.03	\$1,300.00	\$1,115.97

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Office Equipment & Furniture								
Computer & Printers	2008	5	3	\$2,000.00	\$400.00	\$169.88	\$1,200.00	\$1,030.12
Desk, Tables & Chairs	1999	20	8	\$1,500.00	\$75.00	\$127.41	\$900.00	\$772.59
Copier	2001	10	0	\$450.00	\$45.00	\$63.70	\$450.00	\$386.30
Carpet	1999	10	0	\$1,000.00	\$100.00	\$141.56	\$1,000.00	\$858.44
Gas Stove	1996	20	5	\$1,200.00	\$60.00	\$127.41	\$900.00	\$772.59
Laptop	2011	5	5	\$1,000.00	\$200.00	\$0.00	\$0.00	\$0.00
Time clock	2011	5	5	\$300.00	\$60.00	\$0.00	\$0.00	\$0.00
2 Printers	2009	5	3	\$200.00	\$40.00	\$11.33	\$80.00	\$68.67
Fax Machine	2003	5	0	\$100.00	\$20.00	\$14.16	\$100.00	\$85.84
Satellite Equipment	2006	10	5	\$500.00	\$50.00	\$35.39	\$250.00	\$214.61
PA System	2008	5	2	\$300.00	\$60.00	\$25.48	\$180.00	\$154.52
Snack Bar Equipment & Furniture								
3 Microwaves	1999	8	0	\$600.00	\$75.00	\$84.94	\$600.00	\$515.06
Ice Cream Machine	2009	10	8	\$4,000.00	\$400.00	\$113.25	\$800.00	\$686.75
Freezer	2001	20	10	\$1,900.00	\$95.00	\$134.49	\$950.00	\$815.51
Freezer	2011	20	20	\$275.00	\$13.75	\$0.00	\$0.00	\$0.00
Other Equip/Cash Reg	2002	15	6	\$2,000.00	\$133.33	\$169.88	\$1,200.00	\$1,030.12
Swamp Cooler	1994	7	0	\$1,000.00	\$142.86	\$141.56	\$1,000.00	\$858.44
Snack Bar Remodel	1994	30	13	\$3,100.00	\$103.33	\$248.68	\$1,756.67	\$1,507.99
Portable Cooler	2005	20	14	\$1,000.00	\$50.00	\$42.47	\$300.00	\$257.53
Other								
1200 Gal Septic System	1985	50	24	\$10,000.00	\$200.00	\$736.14	\$5,200.00	\$4,463.86
2400 Gal Septic System	1975	30	0	\$20,000.00	\$666.67	\$2,831.29	\$20,000.00	\$17,168.71
2004 Golf Cart	2005	20	14	\$4,800.00	\$240.00	\$203.85	\$1,440.00	\$1,236.15
SUBTOTALS				\$452,375.00	\$27,854.88	\$46,025.79	\$325,122.50	\$279,096.71
Average Est. Life:		19.9	6.9					
Total Number of Voluntary Members:					527			
Annual Reserve Assesment per Member over ORIGINAL estimated lives:					\$52.86			
RESERVE ACCOUNT BALANCE @ 1/1/2011:				\$46,025.79				