

Reference Only

F/S

RESERVE ACCOUNTS	2020		COSTS		2021		COSTS		12/31/20	Balance	Funding	To be	2021
	EST LIFE	YEAR NEEDED	ESTIMATED 2020	EST LIFE	YEAR NEEDED	ESTIMATED 2021	ESTIMATED 2021	Balance Estimate	remaining to be Funded	Span Years	Funded 2021	Funded Balance	
Clubhouse: replace doors & windows	15	2025	11,918	15	2025	11,918	11,918	11,918	0	5	0	11,918	
Clubhouse: replace roof/gutters	18	2023	16,000	25	2023	18,000	18,000	14,500	3,500	3	1,167	15,667	
Clubhouse: paint exterior (new)	2	2020	7,500	10	2030	9,260	0	9,260	0	10	926	926	
Clubhouse: paint interior (new)				10	2030	9,600	0	9,600	0	10	960	960	
Clubhouse: replace flooring	15	2034	10,000	15	2034	10,000	0	10,000	0	14	0	0	
Clubhouse: interior finish items	10	2025	6,300	10	2025	6,300	0	6,300	0	5	1,260	1,260	
Clubhouse: replace furnace & air cond.	15	2022	12,000	15	2022	15,600	10,622	4,978	0	2	2,489	13,111	
Repave parking lot	15	2023	50,000	15	2023	50,000	37,672	12,328	0	3	4,109	41,781	
Culvert replacement	10	2030	9,000	30	2030	9,000	0	9,000	0	10	900	900	
Pool skimmers/ladders/handrails				15	2026	3,200	0	3,200	0	6	533	533	
Pool heater	10	2028	3,800	10	2028	3,800	760	3,040	0	8	380	1,140	
Pool replumbing	10	2021	3,200	10	0	0	3,200	(3,200)	0	1	(3,200)	0	
Pool fence	20	2021	11,000	20	2023	13,000	9,800	3,200	0	3	1,067	10,867	
Pool furniture	7	2021	6,400	7	2023	6,400	6,214	186	0	3	62	6,276	
Pool deck/structure - Future	30	2049	71,000	30	2049	71,000	0	71,000	0	29	0	0	
Pool deck/structure Sealing	10	2029	4,000	0	0	0	400	(400)	0	1	(400)	0	
Pool cover	10	2023	3,500	12	2024	8,000	3,244	4,756	0	4	1,189	4,433	
Pool interior resurface	15	2026	42,800	15	2026	37,400	14,733	22,667	0	6	3,778	18,511	
Forebays dredging/Lambo Crk & Livery	10	2022	50,000	10	2022	50,000	40,090	9,910	0	2	4,955	45,045	
Dredging bays/main lake basin area	15	2030	100,000	15	2030	100,000	8,333	91,667	0	10	9,167	17,500	
Sluiceway - wood/aluminum section	15	2029	15,000	15	2029	15,000	5,719	9,281	0	9	1,031	6,750	
Sluiceway - replace ledger boards	15	2034	8,000	15	2034	8,000	0	8,000	0	14	0	0	
Dam inspection by certified engineer	5	2021	5,000	5	2021	3,000	3,334	(334)	0	1	(334)	3,000	
Dam earthen works maintenance	10	2029	5,000	10	2029	5,000	4,319	681	0	9	76	4,395	
Boat livery racks - repair/replace	15	2030	1,000	15	0	0	0	0	0	0	0	0	
Boat livery dock	15	2031	2,000	15	0	0	625	(625)	0	0	(625)	0	
Seawall - north cement sections	15	2034	3,000	15	0	0	1,772	(1,772)	0	1	(1,772)	0	
Siphon drain valve replacement	25	2044	6,000	25	0	0	0	0	0	1	0	0	
Mulch	2	2021	6,800	2	2021	6,800	3,741	3,059	0	1	3,059	6,800	
Financial 5 Year Review	5	2024	5,175	5	2024	5,175	1,035	4,140	0	4	1,035	2,070	
Security & Privacy				3	2023	10,000		10,000	0	3	3,333	3,333	
Emergency Action Plan - 3 year Update	3	2022	3,000	3	2022	3,000	1,000	2,000	0	2	1,000	2,000	
Clubhouse:redecorate interior		Completed					1,396				(1,396)	0	
Clubhouse: redecorate kitchen		Completed					(944)				944	0	
Clubhouse: paint exterior 2020		Completed					1,600				(1,600)	0	
Pool deck/structure 2020		Completed					(1,336)				1,336	0	
Totals w/o Contingency			478,393			488,453	183,747.58	305,421			35,429	219,177	
Contingency							31,537.82					23,000	
Totals with Contingency							215,285.40					242,177	

2020 WHITE SQUIRREL LANE BUDGET			
EXPENSES		INCOME	BANK BALANCES
Leaf Removal / Drain Cleaning	\$ 3,000	Road assessments (12 lots @ \$400)	PNC (Checking) \$9,139.29
Snow Removal	\$ 2,500	Interest from Money Market	PNC Money Market \$40,935.46
Corrugated Pipe Cleaning	\$ 1,000		Total \$50,074.75
Potential Pipe Repair	\$ 11,000		
TOTAL:	\$ 17,500		