

**Mooreland Estates Homeowners Association
Recommendation of the
Capital Budget Committee
September 26, 2005**

Members of the 2005 Capital Budget Committee are Mary Gaines, Carole Hallum, Paul Carter, Katherine Broadwater, Elizabeth Harris, Glenn Mizell (Board Liaison) and Rob Walker (Chairman).

The Committee met on August 2, August 15, August 29, and September 19, 2005 in the clubhouse, and was charged with allocating the capital budget expenditures for the 2006 calendar year. Funds for the 2006 capital budget are being currently being collected as part of the 2005 monthly maintenance fee. The amount is \$104,800 or \$58.61 per unit per month.

The Committee was also charged with setting the funding level for the 2007 capital budget which will be collected as part of the 2006 monthly maintenance fee.

2006 Capital Budget

Roof Replacement

After much discussion and consideration, the Committee voted to maintain the current appropriation level for roof replacements at \$50,000 or \$27.96 per unit per month. It is anticipated that this level is adequate to migrate to a 15-year replacement cycle.

Unit Painting

The Committee recommends \$47,000 or \$26.29 per unit per month for unit painting.

Gutters / Shutters

The Committee recommends \$4,000 or \$2.24 per unit per month for gutters and shutters.

Sidewalks & Lights

The Committee recommends \$1,000 or \$0.56 per unit per month for sidewalks and lights.

Street Paving

The Committee has set a higher priority for street paving and recommends \$12,700 or \$7.10 per unit per month.

Trees & Landscaping

The Committee recommends \$1,500 or \$0.84 per unit per month for trees and landscaping.

Retaining Walls

Included in this item are the wood fences on top of the retaining walls. The Committee recommends \$1,000 or \$0.84 per unit per month for the retaining walls.

Contingency

The Committee expects the contingency to be used for unexpected emergencies and street patch paving. The Committee recommends \$5,000 or \$2.80 per unit per month for contingencies.

**Mooreland Estates Homeowners Association
Recommendation of the
Capital Budget Committee
September 26, 2005
(Continued)**

Non-Appropriation

The Committee recommends no appropriation for the following items for 2006.

- Swimming Pool
- Fencing
- Clubhouse
- Drainage Improvements
- Tennis Courts
- Playground

Application of Reserve

The above recommendation exceeds the amount available by \$17,900 or \$10.01 per unit per month. The Committee believes this level of spending is necessary, and therefore requests the difference be funded from the general reserve fund. If approved by the Board, the 2006 Capital Budget will be increased to \$122,700, or \$68.62 per unit.

2007 Capital Budget Funding Level

The Committee expects to maintain the spending level at \$122,700, or \$68.62 per unit per unit per month for 2007, and therefore recommends the 2006 maintenance fee be increased \$10.00 per unit per month for the capital budget.

Respectfully Submitted,
2005 Capital Budget Committee

Mooreland Estates Homeowner's Association
Capital Budget
2006 Calendar Year

11/17/2005

	2005 Budget		2006 Budget		2007 Budget		2008 Budget		2009 Budget	
	Annual	*	Annual	*	Annual	*	Annual	*	Annual	*
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Appropriation										
Roof Replacement	50,000	27.96	50,000	27.96	50,000	27.96	50,000	27.96	50,000	27.96
Unit Painting	33,000	18.46	47,000	26.29	47,000	26.29	10,000	5.59	10,000	5.59
Gutters / Shutters	4,100	2.29	4,000	2.24	4,000	2.24	5,000	2.80	5,000	2.80
Sidewalks & Lights	2,000	1.12	1,000	0.56	1,000	0.56	1,000	0.56	1,000	0.56
Swimming Pool	4,600	2.57	-	-	-	-	3,100	1.73	2,500	1.40
Street Paving	-	-	12,700	7.10	16,400	9.17	21,400	11.97	21,400	11.97
Fencing	-	-	-	-	-	-	-	-	4,000	2.24
Clubhouse	3,600	2.01	-	-	-	-	-	-	3,600	2.01
Drainage Improvements	-	-	-	-	-	-	1,500	0.84	-	-
Trees & Landscaping	-	-	1,500	0.84	-	-	3,500	1.96	-	-
Tennis Courts	-	-	-	-	-	-	7,500	4.19	-	-
Playground	-	-	-	-	-	-	4,000	2.24	-	-
Retaining Walls	-	-	1,500	0.84	-	-	-	-	10,000	5.59
Contingency	7,500	4.19	5,000	2.80	4,300	2.40	6,700	3.75	6,200	3.47
Total	104,800.00	58.61	122,700.00	68.62	122,700.00	68.62	113,700.00	63.59	113,700.00	63.59
Funding										
Monthly Maintenance Fee	104,800.00	58.61	104,800.00	58.61	122,700.00	68.62	122,700.00	68.62	122,700.00	68.62
Reserve			17,900.00	10.01						
Total	104,800.00	58.61	122,700.00	68.62	122,700.00	68.62	122,700.00	68.62	122,700.00	68.62

* Per Unit Per Month