

Jan 2013 Reserve Study Update

by Tom Tounsignant
Approved November 8, 2012

Component Inventory Schedule - Exhibit D

Update 2013

Identified Major Components	Quantity	Measure	Cost Per Unit	Start Date (Life Cycle)	Useful Life	Remaining Life	Source Code	Condition Code	Current Replace Cost	Fully Funded Reserves (Current)	Straight Line Funding (Cost/UL) Annual Addition Required	Remarks
Asphalt												
Asphalt Seal/Stripe	206,000	SF	\$0.11	2008	5	1	H	good	\$22,063	\$17,666	\$4,417	seal/strip/repair allowance
Asphalt Replace	206,000	SF	\$1.48	2003	28	19	B	good	\$304,880	\$97,997	\$10,889	replacement allowance
Concrete												
Concrete Street Curbs/Apron - (Piacasso, L	4	allowance	\$5,000	2004	20	12	B	good	\$20,000	\$8,000	\$1,000	repair allowance
Electrical/Lighting												
Light Fixtures (common areas)	Refer to Operating Budget											
Battery backup GF (gaw operators)	2	Each	\$750	2008	6	2	H	AN	\$1,500	\$1,000	\$250	replacement allowance
Electric Meter/ Contingency	4	allowance	\$2,500	2004	24	16	C	AN	\$10,000	\$3,333	\$417	circuit panels, wiring, timers
Mechanical												
Gate Operators Gerald Ford Dr	4	allowance	\$3,250	2002	10	0	B	AN	\$13,000	\$13,000	\$1,300	replacement allowance
Gate Operators Da Vall Rd	4	allowance	\$3,250	2003	10	1	B	AN	\$13,000	\$11,700	\$1,300	replacement allowance
Gate Moving Parts	Refer to Operating Budget											
Gate Sensors/Loop Systems Da Vall (Dec	1	allowance	\$1,365	2012	6	6	H	AN	\$1,365	\$0	\$228	replacement allowance
Gate Sensors/Loop Systems Gerald Ford	1	allowance	\$1,365	2006	6	0	H	AN	\$1,365	\$1,365	\$228	replacement allowance
Intercom Gerald Ford Dr	1	allowance	\$4,080	2012	12	12	B	AN	\$4,080	\$0	\$340	replacement allowance
Intercom Da Vall Rd	1	allowance	\$4,080	2012	12	12	B	AN	\$4,080	\$0	\$340	replacement allowance
Water Fountains												
Water Fountain Pumps	Refer to Operating Budget											
Water Fountain Filters	2	allowance	\$1,000	2008	12	8	H	AN	\$2,000	\$667	\$167	replacement allowance
Water Fountain Resurface	2	allowance	\$5,000	2004	10	2	C	AN	\$10,000	\$8,000	\$1,000	resurface allowance
Painting												
Paint Wrought Iron Gates	1	LS	\$1,700	2009	3	0	H	AN	\$1,700	\$1,700	\$567	prep & paint allowance
Paint Block walls	2936	LF	\$1.87	2011	10	9	H	AN	\$5,500	\$550	\$550	prep & paint allowance
Paint entrance/corner Montage signs	1	LS	\$1,300	2011	4	3	H	AN	\$1,300	\$325	\$325	prep & paint allowance
Refurbish Mailboxes	1	LS	\$550	2009	6	3	H	AN	\$550	\$275	\$92	prep & paint allowance
Fences/Gates												
Entrance Gates (Vehicle)	5	allowance	\$5,000	2002	30	20	B	good	\$25,000	\$8,333	\$833	replacement allowance
Entrance Gates (Pedestrian)	2	allowance	\$800	2002	27	17	B	good	\$1,600	\$593	\$59	replacement allowance
Block Wall Repairs	1	allowance	\$3,500	as needed	5	2	C	PM	\$3,500	\$2,100	\$700	repair allowance
Landscape/Drainage												
Irrigation Timers	3	allowance	\$999	2009	12	9	H	good	\$2,997	\$749	\$250	replacement allowance
Backflow	3	allowance	\$900	2002	18	8	B	AN	\$2,700	\$1,500	\$150	replacement allowance
Irrigation Valves/Extras	Refer to Operating Budget											
Tree Trimming	Refer to Operating Budget											
Landscape Remodel (1/2 Operating Budge	1	allowance	\$20,000	2011	10	9		good	\$20,000	\$2,000	\$2,000	replacement allowance
Landscape Remodel - Replace DG (new 2	1	allowance	\$20,000	2013	10	10		good	\$20,000	\$20,000	\$2,000	replacement allowance
Palm Tree Contingency	1	allowance	\$4,000	2011	60	59		fair	\$4,000	\$67	\$67	replacement allowance
Residential Homes Drainage, Sewer	Exclusive use area (residential owners responsibility)											
Drainage Retention Basin (new drywell)	1	allowance	\$25,000	2004	24	16	A	fair	\$25,000	\$8,333	\$1,042	repair/replace allowance
Other												
Mailboxes	128	Each	\$75	2002	15	5	B	good	\$9,600	\$6,400	\$640	replacement allowance
Monuments Signage	5	allowance	\$1,200	2004	10	2	C	AN	\$6,000	\$4,800	\$600	replacement allowance
Contingency												
Contingency Allowance	Refer to Operating Budget											
Total:									\$536,800	\$220,454	\$31,748	0%