Jan 2015 Reserve Study											
by Tom Tousignant	<del> </del>								+		
Approved by Board November 13, 2014	<del> </del>						<del> </del>				
30 Year Cash Flow Summary - Exhibit E (bas	io for und	loto)			I In data	0045			+		
30 Teal Cash Flow Summary - Exhibit E (bas	is ioi upu	iale)			Update	2015				Ctraight Line	2015
		Ouantitu	Measure		Start Date		Damainina	Next Year	Cumant	Straight Line Funding	
Identified Maior Commonweate		Quantity		O+ D H-it		116-11:6-	Remaining		Current		Replacement
Identified Major Components		Unit(s)	Code	Cost Per Unit	(Life Cycle)	Useful Life	Life	(Cycle)	Replace Cost	(Cost/UL)	Cost
Asphalt		100.000		00.00	0010		ļ	0010	400 700	07.047	0.15.00.4
Asphalt Seal/Stripe		198,680	SF	\$0.20	2013	5	4	2018	\$39,736	\$7,947	\$15,894
Asphalt Repair Allowance			allowance	\$10,000	2013	5	4	2018	\$10,000	\$2,000	\$4,000
Asphalt Replace		198,680	SF	\$2.50	2003	28	17	2031	\$496,700	\$17,739	\$212,871
Concrete	ļ		L	4= 4=			ļ				
Concrete Entrance - (Gerald Ford, Da Vall)	L	2	allowance	\$7,250	2009	6	1	2015	\$14,500	\$2,417	\$7,250
Concrete Street Curbs/Apron - (Picasso, Dali, Artisan E, Artis	san W, Chag	5	allowance	\$5,000	2004	20	10	2024	\$25,000	\$1,250	\$13,750
Electrical/Lighting			L								
Light Fixtures (common areas)		Refer to Oper							1		
Battery backup GF (gate operators)		2	Each	\$760	2008	6	0	2014	\$1,520	\$253	\$253
Electric Meter/ Contingency		4	allowance	\$2,500	2004	24	14	2028	\$10,000	\$417	\$4,583
Mechanical									1		
Gate Operators Gerald Ford Dr		4	allowance	\$3,250	2002	12	0	2014	\$13,000	\$1,083	\$1,083
Gate Operators Da Vall Rd		4	allowance	\$3,250	2003	12	1	2015	\$13,000	\$1,083	\$13,000
Gate Sensors/Loop Systems Da Vall (replace Dec 2011)		2	allowance	\$1,365	2011	6	3	2017	\$2,730	\$455	\$1,820
Gate Sensors/Loop Systems Gerald Ford		2	allowance	\$1,365	2006	6	1	2015	\$2,730	\$455	\$455
Intercom Gerald Ford Dr		1	allowance	\$3,924	2012	12	10	2024	\$3,924	\$327	\$981
Intercom Da Vall Rd		1	allowance	\$3,924	2012	12	10	2024	\$3,924	\$327	\$981
Water Fountains											
Water Fountain Pumps		Refer to Oper									
Water Fountain Filters		2	allowance	\$1,000	2008	12	6	2020	\$2,000	\$167	\$1,167
Water Fountain Resurface		2	allowance	\$5,000	2004	11	1	2015	\$10,000	\$909	\$10,000
Painting											
Paint Wrought Iron Gates		1	LS	\$2,100	2013	3	2	2016	\$2,100	\$700	\$1,400
Paint Block walls		2,860	LF	\$1.94	2011	10	7	2021	\$5,548	\$555	\$2,219
Paint entrance/corner Montage signs		1	LS	\$1,300	2011	4	1	2015	\$1,300	\$325	\$1,300
Refurbish Mailboxes		1	LS	\$580	2009	6	1	2015	\$580	\$97	\$580
Fences/Gates											
Entrance Gates (Vehicle)		5	allowance	\$5,000	2002	32	20	2034	\$25,000	\$781	\$10,156
Entrance Gates (Pedestrian)		2	allowance	\$850	2002	30	18	2032	\$1,700	\$57	\$737
Block Wall Repairs		1	allowance	\$3,500	as needed	5	4	2018	\$3,500	\$700	\$1,400
Landscape/Drainage											
Irrigation Timers		2	allowance	\$1,050	2009	12	7	2021	\$2,100	\$175	\$1,050
Backflow		2	allowance	\$900	2002	18	6	2020	\$1,800	\$100	\$1,300
Tree Trimming		Refer to Oper	ating Budge	et							
Palm Tree Replacement (New 2015 update)		As needed	J			50	5	2017	AN	\$500	\$1,000
Landscape Remodel (1/2 funded by Operating Budget)		Refer to Oper	ating Budge	t		10	9	2023	\$20,000	\$2,000	\$4,000
Residential Homes Drainage, Sewer				ential owners re	sponsibility)				1	, , , , , , , , , , , , , , , , , , , ,	. ,
Drainage Retention Basin (new drywell)		1	allowance	\$15,000	2012	24	22	2036	\$15,000	\$625	\$1,875
Other			· · · · · · ·	,					,		, , .
Mailboxs	<del> </del>	128	Each	\$80	2002	15	3	2017	\$10,240	\$683	\$8,875
Monuments Signage	†	5	allowance	\$1,200	as needed	10	4	2018	\$6,000	\$600	\$4,200
Contingency				<del>+ · , = • •</del>		1	-		7-,-00	7.00	7 .,200
Contingency Allowance	t	Refer to Oper	ating Budge	t					+		
Total Fully Funded Reserves:			390						\$743,632	\$44,727	\$328,181
Total Fully Funded Reserves + Inflation at 1% until 201	5. then 2%:								75,562	¥ · · ·,· = 1	\$328,181
	.,		1				1				

Identified Major Components  Asphalt Asphalt Seal/Stripe Asphalt Repair Allowance Asphalt Repair Allowance Asphalt Replace Concrete Concrete Entrance - (Gerald Ford, Da Vall) Concrete Street Curbs/Apron - (Picasso, Dali, Ar S1 Electrical/Lighting Light Fixtures (common areas) Battery backup GF (gate operators) Electric Meter/ Contingency Section Mechanical Gate Operators Gerald Ford Dr Gate Operators Da Vall Rd Gate Sensors/Loop Systems Da Vall (replace De S6 Gate Sensors/Loop Systems Gerald Ford Intercom Gerald Ford Dr Intercom Da Vall Rd Section Da Vall Rd	016											
Approved by Board November 13, 2014  30 Year Cash Flow Summary - Exhil  20 Replac Identified Major Components  Asphalt Asphalt Seal/Stripe Asphalt Repair Allowance Asphalt Repair Allowance Sasphalt Replace Concrete Concrete Concrete Concrete Concrete Street Curbs/Apron - (Picasso, Dali, Ar Electrical/Lighting Light Fixtures (common areas) Battery backup GF (gate operators) Electric Meter/ Contingency  Mechanical Gate Operators Gerald Ford Dr Gate Operators Da Vall Rd Gate Sensors/Loop Systems Da Vall (replace De Gate Sensors/Loop Systems Gerald Ford Intercom Gerald Ford Dr Intercom Da Vall Rd Water Fountains Water Fountain Pumps Water Fountain Resurface  Painting Paint Wrought Iron Gates Paint Block walls  \$20 Replac 20 Replac	016											
30 Year Cash Flow Summary - Exhil  20 Replac Replac Co Asphalt Asphalt Seal/Stripe Asphalt Repair Allowance Asphalt Repair Allowance Asphalt Replace Concrete Concrete Concrete Concrete Street Curbs/Apron - (Picasso, Dali, Ar Electrical/Lighting Light Fixtures (common areas) Battery backup GF (gate operators) Electric Meter/ Contingency Mechanical Gate Operators Gerald Ford Dr Gate Operators Da Vall Rd Gate Sensors/Loop Systems Da Vall (replace De Gate Sensors/Loop Systems Gerald Ford Intercom Gerald Ford Dr Intercom Gerald Ford Dr Intercom Da Vall Rd Water Fountains Water Fountain Filters Water Fountain Resurface Painting Paint Wrought Iron Gates Paint Block walls  \$20 Replac Replac  20 Replac	016											
Asphalt   Asphalt   Seal/Stripe   \$2   Asphalt   Asphalt   Seal/Stripe   \$2   Asphalt   Repair Allowance   \$23   Concrete   Concrete   Concrete Entrance - (Gerald Ford, Da Vall)   \$1   Concrete Street Curbs/Apron - (Picasso, Dali, Ar   Electrical/Lighting   Light Fixtures (common areas)   Battery backup GF (gate operators)   Electric Meter/ Contingency   \$2   Concrete Street Curbs/Apron - (Picasso, Dali, Ar   Structure	016											
Replact	ן סונ	2017	2018	2019	2020	2021	2022	2022	2024	2025	2026	2027
Identified Major Components  Asphalt Asphalt Seal/Stripe		-					-	2023	2024		2026	
Asphalt Asphalt Seal/Stripe \$2 Asphalt Seal/Stripe \$2 Asphalt Repair Allowance \$23 Concrete Concrete Curbs/Apron - (Picasso, Dali, Ar Electrical/Lighting Light Fixtures (common areas) Battery backup GF (gate operators) Electric Meter/ Contingency Mechanical Gate Operators Gerald Ford Dr Gate Operators Da Vall Rd Gate Sensors/Loop Systems Da Vall (replace De Gate Sensors/Loop Systems Gerald Ford Intercom Gerald Ford Dr Intercom Gerald Ford Dr Intercom Da Vall Rd  \$1 Street Sensors/Loop Systems Gerald Ford Intercom Da Vall Rd \$2 Street Sensors/Loop Systems Gerald Ford Intercom Da Vall Rd \$3 Street Fountains Water Fountain Filters Water Fountain Filters Water Fountain Resurface Painting Paint Wrought Iron Gates Paint Wrought Iron Gates Paint Block walls											Replacement	
Asphalt Seal/Stripe \$2 Asphalt Repair Allowance \$3 Asphalt Replace \$23 Concrete Concrete Entrance - (Gerald Ford, Da Vall) \$ Concrete Street Curbs/Apron - (Picasso, Dali, Ar \$1 Electrical/Lighting Light Fixtures (common areas) \$2 Battery backup GF (gate operators) \$2 Electric Meter/ Contingency \$3 Electric Me	ost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost
Asphalt Repair Allowance \$23 Asphalt Replace \$23 Concrete Concrete Entrance - (Gerald Ford, Da Vall) \$ Concrete Street Curbs/Apron - (Picasso, Dali, Ar Electrical/Lighting Light Fixtures (common areas) \$ Battery backup GF (gate operators) \$ Electric Meter/ Contingency \$ Mechanical \$ Gate Operators Gerald Ford Dr \$ Gate Operators Da Vall Rd \$ Gate Sensors/Loop Systems Da Vall (replace De \$ Gate Sensors/Loop Systems Gerald Ford Intercom Gerald Ford Dr \$ Intercom Gerald Ford Dr \$ Intercom Da Vall Rd \$ Water Fountains \$ Water Fountain Pumps \$ Water Fountain Pitters \$ Water Fountain Resurface \$ Paint Wrought Iron Gates \$ Paint Wrought Iron Gates \$ Paint Block walls \$							****					
Asphalt Replace \$23  Concrete Concrete Curbs/Apron - (Picasso, Dali, Ar \$1  Electrical/Lighting Light Fixtures (common areas)  Battery backup GF (gate operators)  Electric Meter/ Contingency \$  Mechanical Gate Operators Gerald Ford Dr Gate Operators Da Vall Rd \$  Gate Sensors/Loop Systems Da Vall (replace De Gate Sensors/Loop Systems Gerald Ford Intercom Gerald Ford Dr Intercom Da Vall Rd \$  Water Fountains Water Fountain Pumps  Water Fountain Filters \$  Water Fountain Resurface Painting Paint Wrought Iron Gates \$  Paint Wrought Iron Gates \$  Paint Block walls	23,842	\$31,789	\$39,736	\$7,947	\$15,894	\$23,842	\$31,789	\$39,736	\$7,947	\$15,894	\$23,842	\$31,789
Concrete Concrete Entrance - (Gerald Ford, Da Vall) Concrete Street Curbs/Apron - (Picasso, Dali, Ar \$1 Electrical/Lighting Light Fixtures (common areas) Battery backup GF (gate operators) Electric Meter/ Contingency Mechanical Gate Operators Gerald Ford Dr Gate Operators Da Vall Rd Gate Sensors/Loop Systems Da Vall (replace De Gate Sensors/Loop Systems Gerald Ford Intercom Gerald Ford Dr Intercom Gerald Ford Dr Intercom Da Vall Rd State Fountains Water Fountain Filters Water Fountain Filters Water Fountain Resurface Painting Paint Wrought Iron Gates Paint Block walls	\$6,000	\$8,000	\$10,000	\$2,000	\$4,000	\$6,000	\$8,000	\$10,000	\$2,000	\$4,000	\$6,000	\$8,000
Concrete Entrance - (Gerald Ford, Da Vall)  Concrete Street Curbs/Apron - (Picasso, Dali, Ar \$1  Electrical/Lighting  Light Fixtures (common areas)  Battery backup GF (gate operators)  Electric Meter/ Contingency  Mechanical  Gate Operators Gerald Ford Dr \$  Gate Operators Da Vall Rd \$  Gate Sensors/Loop Systems Da Vall (replace De \$  Gate Sensors/Loop Systems Gerald Ford Intercom Gerald Ford Dr \$  Intercom Gerald Ford Dr \$  Intercom Da Vall Rd \$  Water Fountains  Water Fountain Pumps  Water Fountain Filters \$  Water Fountain Resurface  Painting  Paint Wrought Iron Gates \$  Paint Block walls	30,611	\$248,350	\$266,089	\$283,829	\$301,568	\$319,307	\$337,047	\$354,786	\$372,525	\$390,264	\$408,004	\$425,743
Concrete Street Curbs/Apron - (Picasso, Dali, Ar Electrical/Lighting Light Fixtures (common areas) Battery backup GF (gate operators) Electric Meter/ Contingency  Mechanical Gate Operators Gerald Ford Dr Gate Operators Da Vall Rd Gate Sensors/Loop Systems Da Vall (replace De Gate Sensors/Loop Systems Gerald Ford Intercom Gerald Ford Dr Intercom Gerald Ford Dr Intercom Da Vall Rd  Water Fountains  Water Fountain Pumps Water Fountain Filters  Water Fountain Resurface  Paint Wrought Iron Gates  Paint Wrought Iron Gates  Paint Block walls	20.007							040.000		00.447	04.000	
Electrical/Lighting Light Fixtures (common areas) Battery backup GF (gate operators) Electric Meter/ Contingency  Mechanical Gate Operators Gerald Ford Dr Gate Operators Da Vall Rd Gate Sensors/Loop Systems Da Vall (replace De Gate Sensors/Loop Systems Gerald Ford Intercom Gerald Ford Dr Intercom Da Vall Rd  Water Fountains  Water Fountain Pumps Water Fountain Filters  Water Fountain Resurface  Painting Paint Wrought Iron Gates Paint Block walls	\$9,667	\$12,083	\$14,500	\$2,417	\$4,833	\$7,250	\$9,667	\$12,083	\$14,500	\$2,417	\$4,833	\$7,250
Light Fixtures (common areas)  Battery backup GF (gate operators)  Electric Meter/ Contingency  Mechanical  Gate Operators Gerald Ford Dr  Gate Operators Da Vall Rd  Gate Sensors/Loop Systems Da Vall (replace De  Gate Sensors/Loop Systems Gerald Ford  Intercom Gerald Ford Dr  Intercom Da Vall Rd  Water Fountains  Water Fountain Pumps  Water Fountain Filters  Water Fountain Resurface  Painting  Paint Wrought Iron Gates  \$ \$ \$ Paint Block walls	15,000	\$16,250	\$17,500	\$18,750	\$20,000	\$21,250	\$22,500	\$23,750	\$25,000	\$1,250	\$2,500	\$3,750
Battery backup GF (gate operators)  Electric Meter/ Contingency  Mechanical  Gate Operators Gerald Ford Dr  Gate Operators Da Vall Rd  Gate Sensors/Loop Systems Da Vall (replace De  Gate Sensors/Loop Systems Gerald Ford  Intercom Gerald Ford Dr  Intercom Da Vall Rd  State Sensors/Loop Systems Gerald Ford  Intercom Da Vall Rd  State Sensors/Loop Systems Gerald Ford  Intercom Da Vall Rd  State Fountains  Water Fountains  Water Fountain Filters  Water Fountain Filters  Water Fountain Resurface  Painting  Paint Wrought Iron Gates  Paint Block walls												
Electric Meter/ Contingency  Mechanical  Gate Operators Gerald Ford Dr  Gate Operators Da Vall Rd  Gate Sensors/Loop Systems Da Vall (replace De  Gate Sensors/Loop Systems Gerald Ford Intercom Gerald Ford Dr Intercom Da Vall Rd  State Fountains  Water Fountain Pumps  Water Fountain Filters  Water Fountain Resurface  Paint Mrought Iron Gates  Paint Wrought Iron Gates  Paint Block walls			41.010	4			4	4=44	4	4		
Mechanical   Gate Operators Gerald Ford Dr   \$   Gate Operators Da Vall Rd   \$   Gate Sensors/Loop Systems Da Vall (replace De   Sate Sensors/Loop Systems Gerald Ford Intercom Gerald Ford Dr   Intercom Da Vall Rd   \$   Water Fountains   Water Fountain Pumps   Water Fountain Filters   \$   Water Fountain Resurface   Painting   Paint Wrought Iron Gates   \$   Paint Block walls   \$   \$   \$   \$   \$   \$   \$   \$   \$	\$507	\$760	\$1,013	\$1,267	\$1,520	\$253	\$507	\$760	\$1,013	\$1,267	\$1,520	\$253
Gate Operators Gerald Ford Dr Gate Operators Da Vall Rd Sate Sensors/Loop Systems Da Vall (replace De Gate Sensors/Loop Systems Gerald Ford Intercom Gerald Ford Dr Intercom Da Vall Rd Water Fountains Water Fountain Pumps Water Fountain Filters Water Fountain Resurface Painting Paint Wrought Iron Gates Paint Block walls	\$5,000	\$5,417	\$5,833	\$6,250	\$6,667	\$7,083	\$7,500	\$7,917	\$8,333	\$8,750	\$9,167	\$9,583
Gate Operators Da Vall Rd  Gate Sensors/Loop Systems Da Vall (replace De  Gate Sensors/Loop Systems Gerald Ford Intercom Gerald Ford Dr Intercom Da Vall Rd  Water Fountains  Water Fountain Pumps  Water Fountain Filters  Water Fountain Resurface  Painting  Paint Wrought Iron Gates  Paint Block walls												
Gate Sensors/Loop Systems Da Vall (replace De Gate Sensors/Loop Systems Gerald Ford Intercom Gerald Ford Dr Intercom Da Vall Rd \$ Water Fountains  Water Fountain Pumps  Water Fountain Filters \$ Water Fountain Resurface  Paint Intercom Da Vall Rd \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$2,167	\$3,250	\$4,333	\$5,417	\$6,500	\$7,583	\$8,667	\$9,750	\$10,833	\$11,917	\$13,000	\$1,083
Gate Sensors/Loop Systems Gerald Ford Intercom Gerald Ford Dr Intercom Da Vall Rd  \$ Water Fountains Water Fountain Pumps Water Fountain Filters Water Fountain Resurface Painting Paint Wrought Iron Gates Paint Block walls	\$1,083	\$2,167	\$3,250	\$4,333	\$5,417	\$6,500	\$7,583	\$8,667	\$9,750	\$10,833	\$11,917	\$13,000
Intercom Gerald Ford Dr	\$2,275	\$2,730	\$455	\$910	\$1,365	\$1,820	\$2,275	\$2,730	\$455	\$910	\$1,365	\$1,820
Intercom Da Vall Rd \$ Water Fountains Water Fountain Pumps Water Fountain Filters \$ Water Fountain Resurface Painting Paint Wrought Iron Gates Paint Block walls \$	\$910	\$1,365	\$1,820	\$2,275	\$2,730	\$455	\$910	\$1,365	\$1,820	\$2,275	\$2,730	\$455
Water Fountains Water Fountain Pumps Water Fountain Filters Water Fountain Resurface Painting Paint Wrought Iron Gates Paint Block walls	\$1,308	\$1,635	\$1,962	\$2,289	\$2,616	\$2,943	\$3,270	\$3,597	\$3,924	\$327	\$654	\$981
Water Fountain Pumps Water Fountain Filters  Water Fountain Resurface Painting Paint Wrought Iron Gates Paint Block walls	\$1,308	\$1,635	\$1,962	\$2,289	\$2,616	\$2,943	\$3,270	\$3,597	\$3,924	\$327	\$654	\$981
Water Fountain Filters  Water Fountain Resurface  Painting  Paint Wrought Iron Gates  Paint Block walls  \$\$												
Water Fountain Resurface Painting Paint Wrought Iron Gates Paint Block walls \$												
Painting Paint Wrought Iron Gates Paint Block walls \$	\$1,333	\$1,500	\$1,667	\$1,833	\$2,000	\$167	\$333	\$500	\$667	\$833	\$1,000	\$1,167
Paint Wrought Iron Gates \$ Paint Block walls \$	\$909	\$1,818	\$2,727	\$3,636	\$4,545	\$5,455	\$6,364	\$7,273	\$8,182	\$9,091	\$10,000	\$909
Paint Block walls \$												
	\$2,100	\$700	\$1,400	\$2,100	\$700	\$1,400	\$2,100	\$700	\$1,400	\$2,100	\$700	\$1,400
Paint entrance/corner Montage signs	\$2,774	\$3,329	\$3,884	\$4,438	\$4,993	\$5,548	\$555	\$1,110	\$1,664	\$2,219	\$2,774	\$3,329
	\$325	\$650	\$975	\$1,300	\$325	\$650	\$975	\$1,300	\$325	\$650	\$975	\$1,300
Refurbish Mailboxes	\$97	\$193	\$290	\$387	\$483	\$580	\$97	\$193	\$290	\$387	\$483	\$580
Fences/Gates												
	10,938	\$11,719	\$12,500	\$13,281	\$14,063	\$14,844	\$15,625	\$16,406	\$17,188	\$17,969	\$18,750	\$19,531
Entrance Gates (Pedestrian)	\$793	\$850	\$907	\$963	\$1,020	\$1,077	\$1,133	\$1,190	\$1,247	\$1,303	\$1,360	\$1,417
Block Wall Repairs \$	\$2,100	\$2,800	\$3,500	\$700	\$1,400	\$2,100	\$2,800	\$3,500	\$700	\$1,400	\$2,100	\$2,800
Landscape/Drainage												
Irrigation Timers \$	\$1,225	\$1,400	\$1,575	\$1,750	\$1,925	\$2,100	\$175	\$350	\$525	\$700	\$875	\$1,050
Backflow \$	\$1,400	\$1,500	\$1,600	\$1,700	\$1,800	\$100	\$200	\$300	\$400	\$500	\$600	\$700
Tree Trimming												
Palm Tree Replacement (New 2015 update) \$	\$1,500	\$2,000	\$2,500	\$3,000	\$3,500	\$4,000	\$500	\$1,000	\$1,500	\$2,000	\$2,500	\$3,000
	\$6,000	\$8,000	\$10,000	\$12,000	\$14,000	\$16,000	\$18,000	\$20,000	\$2,000	\$4,000	\$6,000	\$8,000
Residential Homes Drainage, Sewer							· · · · · · · · · · · · · · · · · · ·					
	\$2,500	\$3,125	\$3,750	\$4,375	\$5,000	\$5,625	\$6,250	\$6,875	\$7,500	\$8,125	\$8,750	\$9,375
Other									,			
Mailboxs \$	\$9,557	\$10,240	\$683	\$1,365	\$2,048	\$2,731	\$3,413	\$4,096	\$4,779	\$5,461	\$6,144	\$6,827
L	\$4,800	\$5,400	\$6,000	\$600	\$1,200	\$1,800	\$2,400	\$3,000	\$3,600	\$4,200	\$4,800	\$5,400
Contingency	. ,	,	,		. ,	. ,	. ,	,		. ,	. ,	
Contingency Allowance												
	48,028	\$390,655	\$422,411	\$393,402	\$434,729	\$471,405	\$503,904	\$546,530	\$513,991	\$511,370	\$553,996	\$571,473
	51,508	\$398,507	\$435,211	\$409,376	\$456,904	\$500,406	\$540,253	\$591,814	\$562,145	\$564,870	\$618,076	\$643,950

Jan 2015 Reserve Study												
by Tom Tousignant												
Approved by Board November 13, 2014									<del> </del>			
30 Year Cash Flow Summary - Exhil									<del> </del>			
30 fear Cash Flow Summary - Exim	2028	2029	2020	2024	2022	2033	2024	2035	2036	2037	2038	2039
			2030	2031	2032		2034					
			Replacement				Replacement			, ,		
Identified Major Components	Cost	Cost	Cost	Cost	Cost	Cost	Cost	nt Cost	t Cost	t Cost	t Cost	t Cost
Asphalt		<b>A5 100</b>	040.004	045.407	<b>A5.100</b>	040.004	045.407	***	***	05.400	040.004	0.15.107
Asphalt Seal/Stripe	\$39,736	\$5,166	\$10,331	\$15,497	\$5,166	\$10,331	\$15,497	\$20,663	\$25,828	\$5,166	\$10,331	\$15,497
Asphalt Repair Allowance	\$10,000	\$2,000	\$4,000	\$6,000	\$2,000	\$4,000	\$6,000	\$8,000	\$10,000	\$2,000	\$4,000	\$6,000
Asphalt Replace	\$443,482	\$461,222	\$478,961	\$496,700	\$17,739	\$35,479	\$53,218	\$70,957	\$88,696	\$106,436	\$124,175	\$141,914
Concrete		040.000		00.117							0.1.000	47.050
Concrete Entrance - (Gerald Ford, Da Vall)	\$9,667	\$12,083	\$14,500	\$2,417	\$4,833	\$7,250	\$9,667	\$12,083	\$14,500	\$2,417	\$4,833	\$7,250
Concrete Street Curbs/Apron - (Picasso, Dali, Ar	\$5,000	\$6,250	\$7,500	\$8,750	\$10,000	\$11,250	\$12,500	\$13,750	\$15,000	\$16,250	\$17,500	\$18,750
Electrical/Lighting												
Light Fixtures (common areas)				<b>*</b> * * * * * * * * * * * * * * * * * *								***
Battery backup GF (gate operators)	\$507	\$760	\$1,013	\$1,267	\$1,520	\$253	\$507	\$760	\$1,013	\$1,267	\$1,520	\$253
Electric Meter/ Contingency	\$10,000	\$417	\$833	\$1,250	\$1,667	\$2,083	\$2,500	\$2,917	\$3,333	\$3,750	\$4,167	\$4,583
Mechanical												
Gate Operators Gerald Ford Dr	\$2,167	\$3,250	\$4,333	\$5,417	\$6,500	\$7,583	\$8,667	\$9,750	\$10,833	\$11,917	\$13,000	\$1,083
Gate Operators Da Vall Rd	\$1,083	\$2,167	\$3,250	\$4,333	\$5,417	\$6,500	\$7,583	\$8,667	\$9,750	\$10,833	\$11,917	\$13,000
Gate Sensors/Loop Systems Da Vall (replace De	\$2,275	\$2,730	\$455	\$910	\$1,365	\$1,820	\$2,275	\$2,730	\$455	\$910	\$1,365	\$1,820
Gate Sensors/Loop Systems Gerald Ford	\$910	\$1,365	\$1,820	\$2,275	\$2,730	\$455	\$910	\$1,365	\$1,820	\$2,275	\$2,730	\$455
Intercom Gerald Ford Dr	\$1,308	\$1,635	\$1,962	\$2,289	\$2,616	\$2,943	\$3,270	\$3,597	\$3,924	\$327	\$654	\$981
Intercom Da Vall Rd	\$1,308	\$1,635	\$1,962	\$2,289	\$2,616	\$2,943	\$3,270	\$3,597	\$3,924	\$327	\$654	\$981
Water Fountains												
Water Fountain Pumps												
Water Fountain Filters	\$1,333	\$1,500	\$1,667	\$1,833	\$2,000	\$167	\$333	\$500	\$667	\$833	\$1,000	\$1,167
Water Fountain Resurface	\$1,818	\$2,727	\$3,636	\$4,545	\$5,455	\$6,364	\$7,273	\$8,182	\$9,091	\$10,000	\$909	\$1,818
Painting												
Paint Wrought Iron Gates	\$2,100	\$700	\$1,400	\$2,100	\$700	\$1,400	\$2,100	\$700	\$1,400	\$2,100	\$700	\$1,400
Paint Block walls	\$3,884	\$4,438	\$4,993	\$5,548	\$555	\$1,110	\$1,664	\$2,219	\$2,774	\$3,329	\$3,884	\$4,438
Paint entrance/corner Montage signs	\$325	\$650	\$975	\$1,300	\$325	\$650	\$975	\$1,300	\$325	\$650	\$975	\$1,300
Refurbish Mailboxes	\$97	\$193	\$290	\$387	\$483	\$580	\$97	\$193	\$290	\$387	\$483	\$580
Fences/Gates												
Entrance Gates (Vehicle)	\$20,313	\$21,094	\$21,875	\$22,656	\$23,438	\$24,219	\$25,000	\$781	\$1,563	\$2,344	\$3,125	\$3,906
Entrance Gates (Pedestrian)	\$1,473	\$1,530	\$1,587	\$1,643	\$1,700	\$57	\$113	\$170	\$227	\$283	\$340	\$397
Block Wall Repairs	\$3,500	\$700	\$1,400	\$2,100	\$2,800	\$3,500	\$700	\$1,400	\$2,100	\$2,800	\$3,500	\$700
Landscape/Drainage												
Irrigation Timers	\$1,225	\$1,400	\$1,575	\$1,750	\$1,925	\$2,100	\$175	\$350	\$525	\$700	\$875	\$1,050
Backflow	\$800	\$900	\$1,000	\$1,100	\$1,200	\$1,300	\$1,400	\$1,500	\$1,600	\$1,700	\$1,800	\$100
Tree Trimming												
Palm Tree Replacement (New 2015 update)	\$3,500	\$4,000	\$500	\$1,000	\$1,500	\$2,000	\$2,500	\$3,000	\$3,500	\$4,000	\$500	\$1,000
Landscape Remodel (1/2 funded by Operating B	\$10,000	\$12,000	\$14,000	\$16,000	\$18,000	\$20,000	\$2,000	\$4,000	\$6,000	\$8,000	\$10,000	\$12,000
Residential Homes Drainage, Sewer												
Drainage Retention Basin (new drywell)	\$10,000	\$10,625	\$11,250	\$11,875	\$12,500	\$13,125	\$13,750	\$14,375	\$15,000	\$625	\$1,250	\$1,875
Other												
Mailboxs	\$7,509	\$8,192	\$8,875	\$9,557	\$10,240	\$683	\$1,365	\$2,048	\$2,731	\$3,413	\$4,096	\$4,779
Monuments Signage	\$6,000	\$600	\$1,200	\$1,800	\$2,400	\$3,000	\$3,600	\$4,200	\$4,800	\$5,400	\$6,000	\$600
Contingency												
Contingency Allowance												
Total Fully Funded Reserves:	\$601,320	\$571,929	\$607,144	\$634,589	\$149,389	\$173,144	\$188,909	\$203,754	\$241,669	\$210,438	\$236,283	\$249,678
Total Fully Funded Reserves + Inflation at 1	\$684,358	\$657,417	\$704,875	\$744,106	\$176,922	\$207,106	\$228,223	\$248,619	\$297,831	\$261,935	\$297,046	\$317,025

Jan 2015 Reserve Study						
by Tom Tousignant						
Approved by Board November 13, 2014						
30 Year Cash Flow Summary - Exhi						
30 Teal Casil Flow Sulfilliary - Extil	2040	2041	2042	2043	2044	2045
		(				
Ideatified Maior Community		Replacemen			Replaceme	Replaceme
Identified Major Components	t Cost	t Cost	nt Cost	nt Cost	nt Cost	nt Cost
Asphalt	***	***	05.400	010.001	<b>015 107</b>	***
Asphalt Seal/Stripe	\$20,663	\$25,828	\$5,166	\$10,331	\$15,497	\$20,663
Asphalt Repair Allowance	\$8,000	\$10,000	\$2,000	\$4,000	\$6,000	\$8,000
Asphalt Replace	\$159,654	\$177,393	\$195,132	\$212,871	\$230,611	\$248,350
Concrete						
Concrete Entrance - (Gerald Ford, Da Vall)	\$9,667	\$12,083	\$14,500	\$2,417	\$4,833	\$7,250
Concrete Street Curbs/Apron - (Picasso, Dali, Ar	\$20,000	\$21,250	\$22,500	\$23,750	\$25,000	\$1,250
Electrical/Lighting						
Light Fixtures (common areas)						
Battery backup GF (gate operators)	\$507	\$760	\$1,013	\$1,267	\$1,520	\$253
Electric Meter/ Contingency	\$5,000	\$5,417	\$5,833	\$6,250	\$6,667	\$7,083
Mechanical						
Gate Operators Gerald Ford Dr	\$2,167	\$3,250	\$4,333	\$5,417	\$6,500	\$7,583
Gate Operators Da Vall Rd	\$1,083	\$2,167	\$3,250	\$4,333	\$5,417	\$6,500
Gate Sensors/Loop Systems Da Vall (replace De	\$2,275	\$2,730	\$455	\$910	\$1,365	\$1,820
Gate Sensors/Loop Systems Gerald Ford	\$910	\$1,365	\$1,820	\$2,275	\$2,730	\$455
Intercom Gerald Ford Dr	\$1,308	\$1,635	\$1,962	\$2,289	\$2,616	\$2,943
Intercom Da Vall Rd	\$1,308	\$1,635	\$1,962	\$2,289	\$2,616	\$2,943
Water Fountains						
Water Fountain Pumps						
Water Fountain Filters	\$1,333	\$1,500	\$1,667	\$1,833	\$2,000	\$167
Water Fountain Resurface	\$2,727	\$3,636	\$4.545	\$5,455	\$6,364	\$7.273
Painting	· · · · · · · · · · · · · · · · · · ·	, , , , , , , , , , , , , , , , , , , ,				
Paint Wrought Iron Gates	\$2,100	\$700	\$1,400	\$2,100	\$700	\$1,400
Paint Block walls	\$4,993	\$5,548	\$555	\$1,110	\$1,664	\$2,219
Paint entrance/corner Montage signs	\$325	\$650	\$975	\$1,300	\$325	\$650
Refurbish Mailboxes	\$97	\$193	\$290	\$387	\$483	\$580
Fences/Gates	ΨΟ1	Ψ100	Ψ200	Ψουν	Ψ100	4000
Entrance Gates (Vehicle)	\$4.688	\$5,469	\$6,250	\$7,031	\$7,813	\$8,594
Entrance Gates (Verlice)	\$453	\$510	\$567	\$623	\$680	\$737
Block Wall Repairs	\$1,400	\$2,100	\$2.800	\$3,500	\$700	\$1,400
Landscape/Drainage	Ψ1,+00	Ψ2,100	Ψ2,000	\$3,300	\$700	ψ1,400
Irrigation Timers	\$1,225	\$1,400	\$1,575	\$1,750	\$1,925	\$2,100
Backflow	\$200	\$300	\$400	\$500	\$600	\$700
Tree Trimming	φ200	φ300	φ400	φ500	φυυυ	\$100
Palm Tree Replacement (New 2015 update)	\$1,500	\$2,000	\$2,500	\$3,000	\$3,500	\$4,000
Landscape Remodel (1/2 funded by Operating B						
Residential Homes Drainage, Sewer	\$14,000	\$16,000	\$18,000	\$20,000	\$2,000	\$4,000
Drainage Retention Basin (new drywell)	£0.500	62.405	60.750	¢4 075	\$F 000	¢F cor
	\$2,500	\$3,125	\$3,750	\$4,375	\$5,000	\$5,625
Other	05.404	00.411	00.007	67.500	00.400	00.075
Mailboxs	\$5,461	\$6,144	\$6,827	\$7,509	\$8,192	\$8,875
Monuments Signage	\$1,200	\$1,800	\$2,400	\$3,000	\$3,600	\$4,200
Contingency						
Contingency Allowance						
Total Fully Funded Reserves:	\$276,743	\$316,589	\$314,427	\$341,872	\$356,917	\$367,613
Total Fully Funded Reserves + Inflation at 1	\$354,905	\$410,063	\$411,337	\$451,713	\$476,308	\$495,486