

Jan 2015 Reserve Study

by Tom Tousignant

Approved by Board November 13, 2014

Component Inventory Schedule - Exhibit D

Identified Major Components	Quantity Unit(s)	Measure Code	Cost Per Unit	Start Date (Life Cycle)	Useful Life	Update	Source Code	Condition Code	Current Replace Cost	Fully Funded Reserves (Current)	Straight Line Funding (Cost/UL) Annual Addition Required
						2015 Remaining Life (Adjusted based on Survey 10/11/14)					
Asphalt											
Asphalt Seal/Stripe	198,680	SF	\$0.20	2013	5	4	A	RN	\$39,736	\$7,947	\$7,947
Asphalt Repair Allowance	1	allowance	\$10,000	2013	5	4	H	AN	\$10,000	\$2,000	\$2,000
Asphalt Replace	198,680	SF	\$2.50	2003	28	17	B	AN	\$496,700	\$195,132	\$17,739
Concrete											
Concrete Entrance - (Gerald Ford, Da Vall)	2	allowance	\$7,250	2009	6	4	H/C	fair	\$14,500	\$4,833	\$2,417
Concrete Street Curbs/Apron - (Picasso, Dali, Ar	5	allowance	\$5,000	2004	20	10	C	good	\$25,000	\$12,500	\$1,250
Electrical/Lighting											
Light Fixtures (common areas)	Refer to Operating Budget										
Battery backup GF (gate operators)	2	Each	\$760	2008	6	0	H	AN	\$1,520	\$1,520	\$253
Electric Meter/ Contingency	4	allowance	\$2,500	2004	24	14	C	AN	\$10,000	\$4,167	\$417
Mechanical											
Gate Operators Gerald Ford Dr	4	allowance	\$3,250	2002	12	4	B/C	AN	\$13,000	\$8,667	\$1,083
Gate Operators Da Vall Rd	4	allowance	\$3,250	2003	12	4	B	AN	\$13,000	\$8,667	\$1,083
Gate Sensors/Loop Systems Da Vall (Dec 11)	2	allowance	\$1,365	2011	6	3	H	good	\$2,730	\$1,365	\$455
Gate Sensors/Loop Systems Gerald Ford	2	allowance	\$1,365	2006	6	2	H	AN	\$2,730	\$1,820	\$455
Intercom Gerald Ford Dr	1	allowance	\$3,924	2012	12	10	B	AN	\$3,924	\$654	\$327
Intercom Da Vall Rd	1	allowance	\$3,924	2012	12	10	B	AN	\$3,924	\$654	\$327
Water Fountains											
Water Fountain Pumps	Refer to Operating Budget										
Water Fountain Filters	2	allowance	\$1,050	2008	12	6	H	AN	\$2,100	\$1,050	\$175
Water Fountain Resurface	2	allowance	\$5,000	2014	11	11	B/C	AN	\$10,000	\$0	\$909
Painting											
Paint Wrought Iron Gates	1	LS	\$2,100	2013	3	2	H	good	\$2,100	\$700	\$700
Paint Block walls	2,860	LF	\$1.94	2011	10	7	H	good	\$5,550	\$1,665	\$555
Paint entrance/corner Montage signs	1	LS	\$1,300	2014	4	4	H	AN	\$1,300	\$0	\$325
Refurbish Mailboxes	1	LS	\$580	2009	6	1	H	AN	\$580	\$483	\$97
Fences/Gates											
Entrance Gates (Vehicle)	5	allowance	\$5,000	2002	32	20	B/C	good	\$25,000	\$9,375	\$781
Entrance Gates (Pedestrian)	2	allowance	\$850	2002	30	18	B/C	good	\$1,700	\$680	\$57
Block Wall Repairs	1	allowance	\$3,500	as needed	5	4	C	AN	\$3,500	\$700	\$700
Landscape/Drainage											
Irrigation Timers	2	allowance	\$1,050	2009	12	7	H/C	AN	\$2,100	\$875	\$175
Backflow	2	allowance	\$900	2002	18	6	B/C	AN	\$1,800	\$1,200	\$100
Tree Trimming	Refer to Operating Budget										
Palm Tree Replacement (New 2015 update)	106	allowance	\$800		50	5 - 20	guess	AN	NA	NA	NA
Landscape Remodel (1/2 Operating Budget)	Refer to Operating Budget										
Residential Homes Drainage, Sewer	Exclusive use area (residential owners responsibility)										
Drainage Retention Basin (new drywell)	1	allowance	\$15,000	2012	24	22	H/C	AN	\$15,000	\$1,250	\$625
Other											
Mailboxes	128	Each	\$80	2002	15	3	B/C	good	\$10,240	\$8,192	\$683
Monuments Signage	5	allowance	\$1,200	as needed	10	4	C	good	\$6,000	\$3,600	\$600
Contingency											
Contingency Allowance	Refer to Operating Budget										
Total:									\$723,734	\$279,696	\$42,235

Remarks

seal/stripe/repair allowance
 repair allowance
 replacement allowance

clean/seal/repair
 clean/seal/repair

replacement allowance
 replacement allowance
 circuit panels, wiring, timers

replacement allowance
 replacement allowance
 replacement allowance
 replacement allowance
 replacement allowance
 replacement allowance

replacement allowance
 replacement allowance
 resurface allowance

prep & paint allowance
 prep & paint allowance
 prep & paint allowance
 prep & paint allowance

replacement allowance
 replacement allowance
 repair allowance

replacement allowance
 replacement allowance

replacement allowance

repair/replace allowance
 storm damage contingency

replacement allowance
 replacement allowance

0%