2015

Update

Jan 2015 Reserve Study by Tom Tousignant Approved by Board November 13, 2014

Component Inventory Schedule - Exhibit D

Applit         Control mean	Identified Major Components	Quantity Unit(s)	Measure Code	Cost Per Unit	Start Date (Life Cycle)	Useful Life	Remaining Life (Adjusted based on Survey 10/11/14)	Source Code	Condition Code	Current Replace Cost	Fully Funded Reserves (Current)	Straight Line Funding (Cost/UL) Annual Addition Reguired
Aphal Replat R		Unit(S)	Measure Code	Unit	Cycle)	Uselul Lile	10/11/14)	Source Code	Code	Replace Cost	(Current)	Required
Asphal Repair Allowance         1         allowance         \$10,000         2013         5         4         H         AN         \$10,000         \$22,000         \$21,000         \$21,000		109 690	SE.	¢0.20	2012	5	4	٨	DN	\$20,726	¢7 047	\$7.047
Asphalt Replace         198,680         SF         \$2.50         203         28         17         B         AN         \$496,700         \$195,132         \$17,739           Concrete         Concrete         Concrete         Concrete         Concrete         Concrete         Concrete         Standard         \$2,000         \$12,500         \$25,100         \$12,500         \$25,100         \$12,500         \$12,500         \$26,100         \$12,500         \$12,500         \$26,100         \$12,500         \$12,500         \$12,500         \$10,500         \$12,500         \$10,500         \$12,500         \$10,500         \$12,500         \$10,500												
Concrete		-										
Concrete Entrance - (Gerial Ford, Da Vall)         2         allowance         \$7.250         2009         6         4         H/C         fair         \$1.4500         \$4.833         \$2.417           Concrete Entraci/Lighting Light Fixtures (common areas)         Refer to Operating Budget         St.000         2004         20         10         C         good         \$21.500         \$1.250           Electric Metry Contingency         2         Each         \$700         2008         6         0         H         AN         \$1.520         \$1.520         \$21.50           Electric Metry Contingency         4         allowance         \$3.250         2002         12         4         B/C         AN         \$1.000         \$8.667         \$1.083           Gate Operators Da Vall Rd         4         allowance         \$3.250         2002         12         4         B/C         AN         \$3.000         \$8.667         \$1.083           Gate Sensors/Loop Systems Da Vall (De 11)         2         allowance         \$3.252         2012         12         10         B         AN         \$3.273         \$1.385         \$2.101         50         21.050         \$1.385         \$2.101         B         AN         \$3.292         \$2.102		190,000	36	φ2.50	2003	20	17	В	AN	φ <del>4</del> 90,700	φ195,15Z	φ17,73 <del>9</del>
Concrete Street Curba/Apron - (Picasso, Dail, Ar         5         allowance         \$5,000         20.04         20         10         C         good         \$25,000         \$1,250         \$1,250         \$1,250         \$1,250         \$1,250         \$1,250         \$1,250         \$1,250         \$1,250         \$1,250         \$1,250         \$1,250         \$2,253           Electric Meter/ Contingeny         4         allowance         \$2,250         20.04         24         14         C         AN         \$1,000         \$4,167         \$4,171           Gate Operators Da Vall RD         4         allowance         \$3,250         2002         12         4         BC         AN         \$1,000         \$8,667         \$1,083           Gate Operators Da Vall RD         4         allowance         \$3,250         2001         6         3         H         good         \$2,730         \$1,365         \$465           Gate Sensors/Loop Systems Carel Ford Dr         1         allowance         \$3,924         2012         12         10         B         AN         \$3,924         \$654         \$327           Intercom Davial RD         1         allowance         \$3,924         2012         12         100         B         AN		2	allowanco	\$7.250	2000	6	4	ЦIC	foir	\$14 500	¢1 922	¢0 /17
Electrical/Lighting         Normal State         Normal												
Light Futures (common areas)         Refer to Operating Budget         Kefer to Operating Budget <th< td=""><td></td><td>1 5</td><td>allowalice</td><td>\$5,000</td><td>2004</td><td>20</td><td>10</td><td>C</td><td>goou</td><td>φ25,000</td><td>φ12,500</td><td>φ1,250</td></th<>		1 5	allowalice	\$5,000	2004	20	10	C	goou	φ25,000	φ12,500	φ1,250
Battery backup GF (gate operators)         2         Each         \$760         2008         6         0         H         AN         \$1,520         \$253         \$253           Electric Metric Contingency         4         allowance         \$2,500         2000         12         4         B/C         AN         \$10,000         \$4,167         \$417           Mechanical         Gate Operators Garal Ford Dr         4         allowance         \$3,250         2000         12         4         B/C         AN         \$13,000         \$8,667         \$1,083           Gate Sensors/Loop Systems Geraid Ford         2         allowance         \$1,365         2006         6         2         H         AN         \$2,730         \$1,865         \$455           Gate Sensors/Loop Systems Geraid Ford         1         allowance         \$3,924         2012         12         10         B         AN         \$3,924         \$654         \$3271           Intercom Garal Ford Dr         2         allowance         \$3,924         2012         12         10         B         AN         \$3,924         \$654         \$3271           Mater Fountain Pumps         Refer to Operating Budget         Audigat         Ann         \$1,050	0 0	Pofor to Op	orating Rudgot									
Electric Metter / Contingency       4       allowance       \$2,500       2004       24       14       C       AN       \$10,000       \$4,167       \$417         Gate Operators Geraid 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       2002       12       4       B/C       AN       \$13,000       \$8,667       \$1,083         Gate Sensors/Loop Systems Da Vall (De 11)       2       allowance       \$1,385       2016       6       2       H       AN       \$3,924       \$564       \$3271         Intercon Geraid Ford Dr       1       allowance       \$3,924       2012       12       10       B       AN       \$3,924       \$564       \$3271         Matter Fountain       1       allowance       \$3,924       2012       12       10       B       AN       \$3,924       \$564       \$3271         Watter Fountain Pumps       Refer to Operating Budget       2       allowance       \$1,050       2011       11       B/C       AN       \$1,000       \$50       \$1,050       \$175         Paint			0 0	\$760	2009	e	0	L		¢1 500	¢1 500	¢050
Machanical         Control         Contr         Control <thcontrol< th=""> <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<></thcontrol<>												
Gate Operators Gardle Ford Dr         4         allowance         \$3,250         2002         12         4         B/C         AN         \$13,000         \$8,667         \$1,083           Gate Operators Da Vall (Dec 11)         2         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         2016         6         2         H         AN         \$2,730         \$1,820         \$455           Intercom Gardle Ford Dr         1         allowance         \$3,924         2012         12         10         B         AN         \$3,324         \$664         \$327           Water Fountains         Refer to Operating Budget         Water Fountain Filters         2         allowance         \$1,050         2008         12         6         H         AN         \$2,100         \$1,050         \$1,055         \$1,055         \$1,055         \$1,055         \$1,055         \$1,055         \$1,055         \$1,055         \$1,055         \$1,055         \$1,055         \$1,055         \$1,055         \$2,050         \$1,055         \$1,055         \$1,055         \$1,055         \$2,055		4	allowance	φ2,500	2004	24	14	C	AN	\$10,000	φ4,107	φ <del>4</del> 17
Gate Operators Da Vall Red       4       allowance       \$3,250       2003       12       4       B       AN       \$13,000       \$8,667       \$1,083         Gate Sensors/Loop Systems Gerald Ford       2       allowance       \$1,365       2006       6       2       H       AN       \$2,730       \$1,385       \$465         Intercom Gerald Ford Dr       1       allowance       \$3,924       2012       12       10       B       AN       \$3,924       \$654       \$3271         Water Fountains       Refer to Operating Budget       Refer to Operating Budget       Refer to Operating Budget       B       AN       \$5,100       \$1,050       \$175         Water Fountain Resurface       2       allowance       \$5,000       2013       3       2       H       AN       \$2,100       \$1,050       \$175         Water Fountain Resurface       1       LS       \$2,100       2013       3       2       H       AN       \$2,100       \$5000       \$500         Paint Mindecomer Montage signs       1       LS       \$2,100       2013       3       2       H       AN       \$51,000       \$500       \$500       \$500       \$500       \$500       \$500       2002       <		4		¢2.250	2002	10	4	D/C	A N I	¢12.000	¢0.007	¢4.000
Gate Sensors/Loop Systems Da Vall (Dec 11)         2         allowance         \$1,365         2016         6         3         H         good         \$2,730         \$1,365         \$4455           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         \$664         \$327           Water Fountains         1         allowance         \$1,900         2018         12         6         H         AN         \$2,100         \$1,050         \$175           Water Fountain Resurface         2         allowance         \$5,000         2014         11         11         B/C         AN         \$1,000         \$1,050         \$175           Water Fountain Resurface         1         LS         \$2,100         2013         3         2         H         good         \$2,100         \$1,050         \$175           Paint entrance/comer Montage signs         1         LS         \$1,345         2009         6         1         H         AN <td>•</td> <td></td> <td></td> <td>. ,</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>. ,</td>	•			. ,								. ,
Gate SensorsLoop 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           Water Fountains Pumps         Refer to Operating Budget          AN         \$3,924         \$654         \$327           Water Fountains Pumps         Refer to Operating Budget          AN         \$3,924         \$664         \$327           Water Fountain Resurface         2         allowance         \$1,050         \$2100         \$2104         11         B/C         AN         \$1,000         \$0         \$909           Painting         2         allowance         \$5,000         2014         1         11         B/C         AN         \$1,000         \$0         \$909           Paint Bick walls         2,860         LF         \$1,94         2011         10         7         H         good         \$5,550         \$1,665         \$5555           Paint Bick walls         2,860         LF         \$1,900         \$202	•			. ,								
Intercom Geraid Ford Dr         1         allowance         \$3,924         2012         12         10         B         AN         \$3,924         \$654         \$327           Water Fountains         Refer to Operating Budget         Image and the future fountain Filters         2         allowance         \$1,050         2008         12         6         H         AN         \$2,100         \$1,050         \$1075           Water Fountain Filters         2         allowance         \$1,050         2008         12         6         H         AN         \$2,100         \$3,050         \$3107           Water Fountain Filters         2         allowance         \$5,000         2014         11         11         B/C         AN         \$2,100         \$1,050         \$1050         \$309           Paint Mought fron Gates         1         LS         \$2,100         2013         3         2         H         good         \$5,550         \$1,665         \$5,555         \$1,665         \$5,555         \$1,665         \$5,555         \$2,000         \$2,010         \$1,030         \$2,000         \$2,000         \$1,000         \$5,255         \$2,1665         \$2,256         \$2,1665         \$2,256         \$2,1665         \$2,555         \$2,1665				. ,					•			
Intercom Da Vall Rd         1         allowance         \$3,924         2012         12         10         B         AN         \$3,924         \$654         \$327           Water Fountain Pumps         Refer to Operating Budget             AN         \$3,924         \$654         \$327           Water Fountain Flurs         2         allowance         \$1,050         2018         12         6         H         AN         \$2,100         \$1,050         \$175           Water Fountain Resurface         2         allowance         \$2,000         2014         3         2         H         good         \$2,100         \$1,050         <				. ,								
Water Fountain Pumps         Refer to Operating Budget:           Water Fountain Pilters         2         allowance         \$1,050         2008         12         6         H         AN         \$2,100         \$1,050         \$10,50           Water Fountain Riters         2         allowance         \$5,000         2014         11         11         B/C         AN         \$2,100         \$10,50         \$20,550         \$1,605         \$55,550         \$1,605         \$55,556         \$1,605         \$55,556         \$1,605         \$55,567         \$1,605         \$55,567         \$1,605         \$55,567         \$1,605         \$560         \$20,20         \$2         20         B/C         good         \$1,300         \$1,300         \$1,300         \$1,305         \$1,616         \$1,507         \$20,00         \$1,616         \$1,657         \$1,616         \$1,616         \$1,616         \$		-		. ,								
Water Fountain Pumps         Refer to Operating Budget         Valuer Fountain Filters         2         allowance         \$1,050         2008         12         6         H         AN         \$2,000         \$1,050         \$175           Water Fountain Resurface         2         allowance         \$5,000         2014         11         11         B/C         AN         \$21,000         \$1,050         \$175           Paint Block walls         2,860         LF         \$1,944         2011         10         7         H         good         \$5,550         \$1,665         \$555           Paint Block walls         2,860         LF         \$1,94         2011         10         7         H         good         \$5,550         \$1,665         \$555           Paint Block walls         2,860         LF         \$1,94         2011         4         4         H         AN         \$1,050         \$500         \$225           Paint Block walls         2,860         LF         \$1,900         2022         32         20         B/C         good         \$25,000         \$3,757           Entrance Gates (Velotestrian)         2         allowance         \$5,000         2002         30         18         B/C		1	allowance	\$3,924	2012	12	10	В	AN	\$3,924	\$654	\$327
Water Fountain Filters         2         allowance         \$1,050         2175           Water Fountain Resurface         2         allowance         \$1,050         2014         11         11         B/C         AN         \$1,000         \$0         \$909           Paint Ignot          1         LS         \$2,000         2013         3         2         H         good         \$2,100         \$700         \$700           Paint Wrought Iron Gates         1         LS         \$2,860         LF         \$1,94         2011         10         7         H         good         \$5,550         \$1,665         \$5555           Paint Inck walls         2,860         LF         \$1,300         2014         4         4         H         AN         \$1,300         \$0         \$325           Refurbish Maliboxes         1         LS         \$580         2002         32         20         B/C         good         \$1,700         \$680         \$57           Block Wall Repairs         1         allowance         \$5,000         2002         32         38         B/C         good         \$1,700         \$787         \$781           Inringation Timers         2         allowan												
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         \$5,500         \$700         \$700           Paint Wrought Iron Gates         1         LS         \$1,944         2011         10         7         H         good         \$5,500         \$1,665         \$5,550           Paint entrance/corner Montage signs         1         LS         \$1,300         2002         32         2009         6         1         H         AN         \$1,300         \$0         \$3325           Refurbish Mailboxes         1         LS         \$5,800         2002         32         200         B/C         good         \$25,000         \$9,375         \$781           Entrance Gates (Pedestrian)         2         allowance         \$5,000         2002         32         4         C         AN         \$3,500         \$9,375         \$781           Entrance Gates (Pedestrian)         2         allowance         \$1,050         2009         12         7 <td></td> <td></td> <td></td> <td></td> <td></td> <td>10</td> <td></td> <td></td> <td></td> <td><b>6</b>0 400</td> <td></td> <td>0.175</td>						10				<b>6</b> 0 400		0.175
Painting         Paint Wrought Iron Gates         1         LS         \$\$2,100         2013         3         2         H         good         \$\$2,00         \$\$700         \$\$555           Paint Block walls         2,860         LF         \$\$1.94         2011         10         7         H         good         \$\$2,100         \$\$5,550         \$\$1,665         \$\$555           Paint Block walls         2,860         LF         \$\$1.900         2014         4         4         H         AN         \$\$1,300         \$\$0         \$\$325           Refurbish Mailboxes         1         LS         \$\$1,000         2012         32         20         B/C         good         \$\$25,000         \$\$9,375         \$\$781           Fences/Gates         5         allowance         \$\$5,000         2002         32         20         B/C         good         \$\$1,700         \$\$680         \$\$57           Block Wall Repairs         1         allowance         \$\$5,000         2002         30         18         B/C         good         \$\$1,700         \$\$680         \$\$57           Block Wall Repairs         2         allowance         \$\$900         2009         12         7         H/C         AN												
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           Refurbish Mailboxes         1         LS         \$1300         2014         4         4         H         AN         \$1,300         \$5         \$5           Refurbish Mailboxes         1         LS         \$580         2009         6         1         H         AN         \$580         \$483         \$97           Fences/Gates         5         allowance         \$5,000         2022         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         2         allowance         \$1,050         2009         12         7         H/C         AN         \$1,800         \$1,200         \$100		2	allowance	\$5,000	2014	11	11	B/C	AN	\$10,000	\$0	\$909
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         \$3225           Paint entrance/corner Montage signs         1         LS         \$1,800         2009         6         1         H         AN         \$1,300         \$0         \$3225           Fences/Gates         1         LS         \$580         2002         32         20         B/C         good         \$25,000         \$9,375         \$781           Entrance Gates (Pedestrian)         2         allowance         \$3500         as needed         5         4         C         AN         \$3,500         \$700         \$800         \$570           Block Wall Repairs         2         allowance         \$1,050         2009         12         7         H/C         AN         \$1,800         \$1,200         \$100           Irrigation Timers         2         allowance         \$800         50         5-20         guess         AN         NA         NA	•											
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       \$1,300       \$0       \$325         Fences/Gates       Entrance Gates (Vehicle)       5       allowance       \$5,000       2002       32       20       B/C       good       \$25,000       \$9,375       \$781         Entrance Gates (Vehicle)       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       \$10,50       2009       12       7       H/C       AN       \$1,800       \$1,200       \$100         Tree Trimming       Refer to Operating Budget       Refer to Operating Budget       Exclusive use area (residential owners responsibility)       guess       AN       NA       NA       NA         Landscape Remodel (1/		-							•			
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 (Vehicle)       2       allowance       \$850       2002       30       18       B/C       good       \$1,700       \$680       \$577         Block Wall Repairs       1       allowance       \$3,500       as needed       5       4       C       AN       \$3,500       \$700       \$700         Landscape/Drainage       Irrigation Timers       2       allowance       \$900       2002       18       6       B/C       AN       \$1,800       \$1,200       \$100         Tere Trimming       Refer to Operating Budget       Paim 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       Exclusive use area (residential owners responsibility)       0       guess       AN       NA       NA		,							0			
Fences/GatesImage: Constraint of the cons	5 5	-										
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         1         allowance         \$1,050         2002         18         6         B/C         AN         \$2,100         \$875         \$175           Backflow         2         allowance         \$900         2002         18         6         B/C         AN         \$1,200         \$100           Tree Trimming         Refer to Operating Budget         106         allowance         \$800         50         5-20         guess         AN         NA         NA         NA           Landscape Remodel (1/2 Operating Budget         1         allowance         \$15,000         2012         24         22         H/C         AN         \$1,000		1	LS	\$580	2009	6	1	н	AN	\$580	\$483	\$97
Entrance Gates (Pedestrian)2allowance\$85020023018B/Cgood\$1,700\$680\$57Block Wall Repairs1allowance\$3,500as needed54CAN\$3,500\$700\$700Landscape/DrainageIrrigation Timers2allowance\$1,0502009127H/CAN\$2,100\$875\$175Backflow2allowance\$9002002186B/CAN\$1,800\$1,200\$100Tree TrimmingRefer to Operating Budget106allowance\$800505-20guessANNANANAPalm Tree Replacement (New 2015 update)106allowance\$80020122422guessANNANANARefer to Operating BudgetExclusive use area (residential owners responsibility)Exclusive use area (residential owners responsibility)Fere to Operating Budget53B/Cgood\$10,240\$8,192\$683Mailboxs128Each\$802002153B/Cgood\$10,240\$8,192\$683Monuments Signage5allowance\$1,200as needed104Cgood\$10,240\$8,192\$683ContingencyContingencyContingency AllowanceRefer to Operating Budget53B/Cgood\$6,000\$3,600\$600		_										
Block Wall Repairs1allowance\$3,500as needed54CAN\$3,500\$700\$700Landscape/DrainageIrrigation Timers2allowance\$1,0502009127H/CAN\$2,100\$875\$175Backflow2allowance\$9002002186B/CAN\$1,800\$1,200\$100Tree TrimmingRefer to Operating Budget7H/CAN\$1,800\$1,200\$100Tree Replacement (New 2015 update)106allowance\$800505-20guessANNANANALandscape Remodel (1/2 Operating Budget)Refer to Operating BudgetExclusive use area (residential owners responsibility)505-20guessANNANANADrainage Retention Basin (new drywell)1allowance\$15,00020122422H/CAN\$15,000\$1,250\$625Other128Each\$802002153B/Cgood\$10,240\$8,192\$683Monuments Signage5allowance\$1,200as needed104Cgood\$6,000\$3,600\$600ContingencyContingency AllowanceRefer to Operating Budget<	, ,			. ,					0			• •
Landscape/DrainageIrrigation Timers2allowance\$1,0502009127H/CAN\$2,100\$875\$175Backflow2allowance\$9002002186B/CAN\$1,800\$1,200\$100Tree TrimmingRefer to Operating Budget106allowance\$800505-20guessANNANANAPalm Tree Replacement (New 2015 update)106allowance\$800505-20guessANNANANARefer to Operating BudgetExclusive use area (residential owners responsibility)Exclusive use area (residential owners responsibility)Test exclusive use area (reside	· · · · · · · · · · · · · · · · · · ·								0			
Irrigation Timers2allowance\$1,0502009127H/CAN\$2,100\$875\$175Backflow2allowance\$9002002186B/CAN\$1,800\$1,200\$100Tree TrimmingRefer to Operating Budget106allowance\$800505 - 20guessANNANANAPalm Tree Replacement (New 2015 update)106allowance\$800505 - 20guessANNANANAResidential Homes Drainage, SewerExclusive use area (residential owners responsibility)1allowance\$15,00020122422H/CAN\$15,000\$1,250\$625OtherMailboxs128Each\$802002153B/Cgood\$10,240\$8,192\$683Monuments Signage128Each\$1,200as needed104Cgood\$6,000\$3,600\$600ContingencyContingencyContingencyKefer to Operating BudgetKefer to Operating	•	1	allowance	\$3,500	as needed	5	4	С	AN	\$3,500	\$700	\$700
Backflow2allowance\$9002002186B/CAN\$1,800\$1,200\$100Tree TrimmingRefer to Operating Budget106allowance\$800505-20guessANNANANANAPalm Tree Replacement (New 2015 update)106allowance\$800505-20guessANNANANANALandscape Remodel (1/2 Operating BudgetRefer to Operating BudgetExclusive use area (residential owners responsibility)Exclusive use area (residential owners responsibility)1allowance\$15,00020122422H/CAN\$15,000\$1,250\$625Other128Each\$802002153B/Cgood\$10,240\$8,192\$683Monuments Signage5allowance\$1,200as needed104Cgood\$6,000\$3,600\$600ContingencyContingency AllowanceRefer to Operating BudgetFFFFFFContingency AllowanceRefer to Operating BudgetFFFFFFFContingency AllowanceRefer to Operating BudgetFFFFFFFContingency AllowanceRefer to Operating BudgetFFFFFFFFContingency AllowanceRefer to Operating BudgetFFFFFFFFFConti							_					
Tree TrimmingRefer to Operating BudgetPalm Tree Replacement (New 2015 update)106allowance\$800505 - 20guessANNANANALandscape Remodel (1/2 Operating Budget)Refer to Operating BudgetExclusive use area (residential owners responsibility)Exclusive use area (residential owners responsibility)1allowance\$15,00020122422H/CAN\$15,000\$1,250\$625OtherMailboxs128Each\$802002153B/Cgood\$10,240\$8,192\$683Monuments Signage5allowance\$1,200as needed104Cgood\$6,000\$3,600\$600ContingencyContingencyRefer to Operating BudgetSS	0			. ,						. ,		
Palm Tree Replacement (New 2015 update) Landscape Remodel (1/2 Operating Budget) Residential Homes Drainage, Sewer106allowance\$800505 - 20guessANNANANANADrainage Retention Basin (new drywell)1allowance\$15,00020122422H/CAN\$15,000\$1,250\$625OtherNailboxs128Each\$802002153B/Cgood\$10,240\$8,192\$683Monuments Signage5allowance\$1,200 as needed104Cgood\$6,000\$3,600\$600ContingencyContingencyRefer to Operating BudgetSSSSSSSSSContingency AllowanceRefer to Operating BudgetSSSSSSSSSSSSSSSSSContingency AllowanceRefer to Operating BudgetSS <td></td> <td></td> <td></td> <td>\$900</td> <td>2002</td> <td>18</td> <td>6</td> <td>B/C</td> <td>AN</td> <td>\$1,800</td> <td>\$1,200</td> <td>\$100</td>				\$900	2002	18	6	B/C	AN	\$1,800	\$1,200	\$100
Landscape Remodel (1/2 Operating Budget) Residential Homes Drainage, SewerRefer to Operating Budget Exclusive use area (residential owners responsibility)IRefer to Operating Budget Exclusive use area (residential owners responsibility)Drainage Retention Basin (new drywell)1allowance\$15,00020122422H/CAN\$15,000\$1,250\$625Other	5		• •									
Residential Homes Drainage, SeverExclusive use area (residential owners responsibility) Drainage Retention Basin (new drywell)Exclusive use area (residential owners responsibility) 1Allowance\$15,00020122422H/CAN\$15,000\$1,250\$625OtherMailboxs128Each\$802002153B/Cgood\$10,240\$8,192\$683Monuments Signage5allowance\$1,200as needed104Cgood\$6,000\$3,600\$600ContingencyContingencyRefer to Operating BudgetKefer t				\$800		50	5 - 20	guess	AN	NA	NA	NA
Drainage Retention Basin (new drywell)1allowance\$15,00020122422H/CAN\$15,000\$1,250\$625Other3Mailboxs128Each\$802002153B/Cgood\$10,240\$8,192\$683Monuments Signage5allowance\$1,200as needed104Cgood\$6,000\$3,600\$600ContingencyContingency AllowanceRefer to Operating BudgetEachSecSecSecSecSecSecSec												
OtherMailboxs128Each\$802002153B/Cgood\$10,240\$8,192\$683Monuments Signage5allowance\$1,200as needed104Cgood\$6,000\$3,600\$600ContingencyContingency AllowanceRefer to Operating BudgetEEEEEEEEEEE												
Mailboxs     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     Refer to Perating Budget     Refer to Operating Budget     Refer to Operating Budget     Refer to Operating Budget		1	allowance	\$15,000	2012	24	22	H/C	AN	\$15,000	\$1,250	\$625
Monuments Signage 5 allowance \$1,200 as needed 10 4 C good \$6,000 \$3,600 \$600 Contingency Contingency Allowance Refer to Operating Budget												
Contingency Contingency Allowance Refer to Operating Budget									•			
Contingency Allowance Refer to Operating Budget	0 0	5	allowance	\$1,200	as needed	10	4	С	good	\$6,000	\$3,600	\$600
Total: \$723,734 \$279,696 \$42,235		Refer to Ope	erating Budget									
	Total:									\$723,734	\$279,696	\$42,235

1-2015-Reserve-Study-Approved-2014-11-13-2-2.xls

## 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 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%