

**RESERVE PLAN****CARPORT ROOFS**

DATE: 2011-20

RESERVE ITEMS	Replace Cost	Year Last Done	Item Life	Item Age	Years Left	Replace Year	Yearly Reserve Req'd	Current Reserve Needed
(--2011 - 2020 --)								
<b>CARPORT ROOFS</b>								
#102	\$2,500	NEVER	25	25	0	2013	\$100	\$2,500
#101/#103	\$2,500	NEVER	25	25	0	2013	\$100	\$2,500
#201/#203	\$2,500	NEVER	25	25	0	2013	\$100	\$2,500
#202/#204	\$2,500	NEVER	25	25	0	2013	\$100	\$2,500
#301/#303	\$2,500	NEVER	25	25	0	2014	\$100	\$2,500
#302/#304	\$2,500	NEVER	25	25	0	2014	\$100	\$2,500
#401/#403	\$2,500	NEVER	25	25	0	2014	\$100	\$2,500
#402/#404	\$2,500	NEVER	25	25	0	2014	\$100	\$2,500
#501/#503	\$2,500	NEVER	25	25	0	2015	\$100	\$2,500
#502/#504	\$2,500	NEVER	25	25	0	2015	\$100	\$2,500
#601/#603	\$2,500	NEVER	25	25	0	2015	\$100	\$2,500
#602/#604	\$2,500	NEVER	25	25	0	2015	\$100	\$2,500
#701/#703	\$2,500	NEVER	25	25	0	2015	\$100	\$2,500
#702/#704	\$2,500	NEVER	25	25	0	2015	\$100	\$2,500
#801/#803	\$2,500	NEVER	25	25	0	2016	\$100	\$2,500
#802/#804	\$2,500	NEVER	25	25	0	2016	\$100	\$2,500
#901/#904	\$2,500	NEVER	25	25	0	2016	\$100	\$2,500
#902/#905	\$2,500	NEVER	25	25	0	2016	\$100	\$2,500
#903/#906	\$2,500	NEVER	25	25	0	2017	\$100	\$2,500
#1001/#1004	\$2,500	NEVER	25	25	0	2017	\$100	\$2,500
#1002/#1005	\$2,500	NEVER	25	25	0	2017	\$100	\$2,500
#1003/#1006	\$2,500	NEVER	25	25	0	2017	\$100	\$2,500
#1101/#1103	\$2,500	NEVER	25	25	0	2018	\$100	\$2,500
#1102/#1104	\$2,500	NEVER	25	25	0	2018	\$100	\$2,500
#1201/#1203	\$2,500	NEVER	25	25	0	2018	\$100	\$2,500
#1202/#1204	\$2,500	NEVER	25	25	0	2018	\$100	\$2,500
#1401/#1403	\$2,500	NEVER	25	25	0	2019	\$100	\$2,500
#1402/#1404	\$2,500	NEVER	25	25	0	2019	\$100	\$2,500
#1601/1603	\$2,500	NEVER	25	25	0	2019	\$100	\$2,500
#1602/1604	\$2,500	NEVER	25	25	0	2019	\$100	\$2,500
#1701/1703	\$2,500	NEVER	25	25	0	2020	\$100	\$2,500
#1702/1704	\$2,500	NEVER	25	25	0	2020	\$100	\$2,500
Entrance & Gazebo	\$2,500	NEVER	30	30	0	2013	\$83	\$2,500
<b>CARPORT ROOF</b>								
<b>TOTALS</b>	<b>\$82,500</b>						<b>\$3,283</b>	<b>\$82,500</b>

Last Update: 06/15/2010

**RESERVE PLAN****HOUSE ROOFS**

DATE: 2011-15

<u>RESERVE ITEMS</u> (-- 2011-2015 --)	Replace Cost	Year Last Done	Item Life	Item Age	Years Left	Replace Year	Yearly Reserve Req'd	Current Reserve Needed
<b>NEED NEW HOUSE ROOFS (complete in number 1 thru 5--from consultant report):</b>								
1. #1104 Bldg (Half)	9,000	Oct-00	10	10	0	2011	\$900	\$9,000
2. #1400 Bldg	\$18,000	Never	25	24	1	2011	\$720	\$17,280
3. #200 Bldg	\$18,000	Never	25	24	1	2012	\$720	\$17,280
4. #300 Bldg	\$18,000	Never	25	24	1	2012	\$720	\$17,280
5. #101/103 Bldg (Half)	<u>\$9,000</u>	Never	25	24	1	2013	<u>\$360</u>	<u>\$8,640</u>
<b>SUB-TOTALS</b>	<b>\$72,000</b>						<b>\$3,420</b>	<b>\$69,480</b>
<b>ROOFS REPLACED FROM 2002 THRU 2010):</b>								
#102 Bldg (Half)	\$7,890	Dec-08	30	2	28	2038	\$263	\$526
#400 Bldg	\$17,600	May-09	30	1	29	2039	\$587	\$587
#500 Bldg	\$3,755	Oct-04	25	6	19	2029	\$150	\$901
#600 Bldg	\$18,000	Sep-09	30	1	29	2039	\$600	\$600
#700 Bldg	\$18,000	Jul-10	30	0	30	2040	\$600	\$0
#800 Bldg	\$11,175	Mar-99	25	11	14	2024	\$447	\$4,917
#900 Bldg	\$27,300	Oct-09	30	1	29	2039	\$910	\$910
#1004/#1005 Roofs (2 Thirds)	\$7,050	Feb-08	30	2	28	2038	\$235	\$470
#1006 Roof (1 Third)	\$4,770	Nov-08	30	2	28	2038	\$159	\$318
#1103 Bldg (Half)	\$4,770	Nov-08	30	2	28	2038	\$159	\$318
#1200 Bldg	\$3,115	Jul-02	25	8	17	2027	\$125	\$997
#1500 Clubhouse	\$10,200	Sep-08	30	2	28	2038	\$340	\$680
#1600 Bldg	\$16,330	Jan-08	30	2	28	2038	\$544	\$1,089
#1700 Bldg	<u>\$17,130</u>	Nov-08	30	2	28	2038	<u>\$571</u>	<u>\$1,142</u>
<b>SUB-TOTALS</b>	<b>\$167,085</b>						<b>\$5,690</b>	<b>\$13,454</b>
<b>GRAND TOTALS</b>	<b>\$239,085</b>						<b>\$9,110</b>	<b>\$82,934</b>

Last Update: 06/15/2010

## MAJOR BUILDING REPAIRS

### RESERVE PLAN

### SUPPORT POSTS

DATE: 2011-15

<u>RESERVE ITEMS</u>	<u>Replace Cost</u>	<u>Year Lst Done</u>	<u>Item Life</u>	<u>Item Age</u>	<u>Years Left</u>	<u>Replace Year</u>	<u>Yearly Reserve Req'd</u>	<u>Current Reserve Needed</u>
<u>-- 2011-2015 --</u>								
<b><u>SUPPORT POSTS</u></b>								
702 South, 3rd post in	\$650	1985	26	25	1	2011	\$25	\$625
802 South, Corner Post	\$1,500	1985	26	25	1	2011	\$58	\$1,442
802 Center Post-Brick Wall	\$650	1985	26	25	1	2011	\$25	\$625
1401 South, 2nd post in	\$650	1985	26	25	1	2011	\$25	\$625
1003 North,3rd,4th,5th Posts	\$1,500	1985	27	25	2	2012	\$56	\$1,389
901 West, 2nd post in	\$650	1985	28	25	3	2013	\$23	\$580
1204 South,3rd&4th Post S.	\$650	1985	28	25	3	2013	\$23	\$580
102 North Post	\$650	1985	30	25	5	2015	\$22	\$542
601 North, 2nd Post in	<u>\$650</u>	1985	30	25	5	2015	<u>\$22</u>	<u>\$542</u>
<b><u>TOTAL SUPPORT POSTS</u></b>	<b>\$7,550</b>						<b>\$278</b>	<b>\$6,950</b>

### OTHER

#### CAMPUS PROJECTS

Last Update: 06/15/2010

**RESERVE PLAN****CLUBHOUSE & POOL**

DATE: 2011-15

**RESERVE ITEMS -- 2011 - 2015**

	Replace Cost	Year Last Done	Item Life	Item Age	Years Left	Replace Year	Yearly Reserve Req'd	Current Reserve Needed
<b>CLUBHOUSE:</b>								
Carpet	\$3,500	2009	12	1	11	2021	\$292	\$292
Wood Deck	\$3,700	2000	30	10	20	2030	\$123	\$1,233
Awning & Frame	\$4,000	2009	20	1	19	2029	\$200	\$200
Furniture	\$5,200	2009	15	1	14	2024	\$347	\$347
Décor	\$5,000	2009	12	1	11	2021	\$417	\$417
Kitchen Appliances (Stove/Microwave/Fridge/Dishwasher/Disposal/Grill)	\$3,700	2006	25	4	21	2031	\$148	\$592
Exercise Equipment	\$3,400	2007-09	17	2	15	2024-26	\$200	\$400
Furnace & AC	\$6,000	2004	20	6	14	2024	\$300	\$1,800
Water Htr/Gas Logs	\$2,300	1999	12	11	1	2011	\$192	\$2,108
<b>TOTAL CLUBHOUSE</b>	<b>\$36,800</b>						<b>\$2,218</b>	<b>\$7,389</b>
<b>POOL:</b>								
Pool Liner	\$15,000	1997	25	13	12	2022	\$600	\$7,800
Pool Tiles	\$5,000	2006	15	4	11	2021	\$333	\$1,333
Pool Sand Filter	\$1,300	2005	20	5	15	2025	\$65	\$325
Pool Pump/Equip.	\$1,200	2005	15	5	10	2020	\$80	\$400
Pool Heater	\$2,000	2010	25	0	25	2035	\$80	\$0
Pool Repairs(Major)	\$4,500	2009	30	1	29	2039	\$150	\$150
Pool Fence&Lamps	\$2,000	2005	20	5	15	2025	\$100	\$500
Pool Furniture	\$4,000	2001	15	9	6	2016	\$267	\$2,400
Pool Apron Surface	\$4,200	2006	15	4	11	2021	\$280	\$1,120
<b>TOTAL POOL</b>	<b>\$39,200</b>						<b>\$1,955</b>	<b>\$14,028</b>
<b>TOTAL CH+POOL</b>	<b>\$76,000</b>						<b>\$4,173</b>	<b>\$21,417</b>

Last Update: 06/15/2010

**RESERVE PLAN****COMMON ITEMS #1**DATE: 2011-15

<b>RESERVE ITEMS</b>	<b>Replace Cost</b>	<b>Year Last Done</b>	<b>Item Life</b>	<b>Item Age</b>	<b>Years Left</b>	<b>Replace Year</b>	<b>Yearly Reserve Req'd</b>	<b>Current Reserve Needed</b>
<b>(-- 2011 - 2015 --)</b>								
<b><u>Carport Floors (Unit #)</u></b>								
101-3	\$2,000	1985	40	25	15	2025	\$50	\$1,250
201-3	\$2,000	1985	40	25	15	2025	\$50	\$1,250
202-4	\$2,000	1985	40	25	15	2025	\$50	\$1,250
301-3	\$2,000	1985	40	25	15	2025	\$50	\$1,250
302-4	\$2,000	1985	40	25	15	2025	\$50	\$1,250
401-3	\$2,000	1985	40	25	15	2025	\$50	\$1,250
402-4	\$2,000	1985	40	25	15	2025	\$50	\$1,250
501-3	\$2,000	1985	40	25	15	2025	\$50	\$1,250
502-4	\$2,000	1985	40	25	15	2025	\$50	\$1,250
601-3	\$2,000	1985	40	25	15	2025	\$50	\$1,250
602-4	\$2,000	1985	40	25	15	2025	\$50	\$1,250
701-3	\$2,000	1985	40	25	15	2025	\$50	\$1,250
702-4	\$2,000	1985	40	25	15	2025	\$50	\$1,250
801-3	\$2,000	1985	40	25	15	2025	\$50	\$1,250
802-4	\$2,000	1985	40	25	15	2025	\$50	\$1,250
901-4	\$2,000	1985	40	25	15	2025	\$50	\$1,250
902-5	\$2,000	1985	40	25	15	2025	\$50	\$1,250
903-6	\$2,000	1985	40	25	15	2025	\$50	\$1,250
1001-4	\$2,000	1985	40	25	15	2025	\$50	\$1,250
1002-5	\$2,000	1985	40	25	15	2025	\$50	\$1,250
1003-6	\$2,000	1985	40	25	15	2025	\$50	\$1,250
1101-3	\$2,000	1985	40	25	15	2025	\$50	\$1,250
1102-4	\$2,000	1985	40	25	15	2025	\$50	\$1,250
1201-3	\$2,000	1985	40	25	15	2025	\$50	\$1,250
1202-4	\$2,000	1985	40	25	15	2025	\$50	\$1,250
1401-3	\$2,000	1985	40	25	15	2025	\$50	\$1,250
1402-4	\$2,000	1985	40	25	15	2025	\$50	\$1,250
1601-3	\$2,000	1985	40	25	15	2025	\$50	\$1,250
1602-4	\$2,000	1985	40	25	15	2025	\$50	\$1,250
1701-3	\$2,000	1985	40	25	15	2025	\$50	\$1,250
1702-4	\$2,000	1985	40	25	15	2025	\$50	\$1,250
	<b>\$62,000 **</b>		<b><u>TOTAL CARPORT FLOORS</u></b>				<b>\$1,550</b>	<b>\$38,750</b>

\*\* These Replacement Costs are simply guesstimates by Ron R. (Bill S. couldn't get vendor estimates)

**SIDEWALKS**

- All Sidewalks between buildings are OK for a minimum of 10 years (through 2020)  
Begin including Sidewalk costs in the 2012 Plan Year.
- All Sidewalks from Buildings to Mailboxes will be removed when driveway paving occurs

Last Update: 06/15/2010

**RESERVE PLAN****SEWER****DATE: 2011-15**

<b>RESERVE ITEM</b>	<b>Replace Cost</b>	<b>Year Last Done</b>	<b>Item Life</b>	<b>Item Age</b>	<b>Years Left</b>	<b>Replace Year</b>	<b>Yearly Reserve Req'd</b>	<b>Current Reserve Needed</b>
<b>(--2011 - 2015--)</b>								
Block House	\$5,000	1985	30	25	5	2015	\$167	\$4,167
Sewer Pit	\$20,000	1985	30	25	5	2015	\$667	\$16,667
Manholes	\$25,000	1985	40	25	15	2025	\$625	\$15,625
Collector Mains	\$25,000	1985	40	25	15	2025	\$625	\$15,625
Grinder Pump #1	\$3,800	2008	10	2	8	2018	\$380	\$760
Grinder Pump #2	\$3,800	2001	10	9	1	2011	\$380	\$3,420
Control Panel	\$3,000	1993	30	17	13	2023	\$100	\$1,700
Emergency Generator	<u>\$4,500</u>	2006	15	4	11	2021	<u>\$300</u>	<u>\$1,200</u>
<b>TOTALS</b>	<b>\$90,100</b>						<b>\$3,243</b>	<b>\$59,163</b>

Last Update: 06/15/2010