

RESERVE PLAN**HOUSE ROOFS****UPDATED: July 2018**

<u>RESERVE ITEMS</u>	Replace Cost	Year Last Done	Item Life	Item Age	Years Left	Replace Year	Yearly Reserve Req'd	Current Reserve Needed
#101/103 Bldg (1/2)	\$11,500	2011	20	7	13	2031	\$575	\$4,025
#102 Bldg (1/2)	\$11,500	2008	20	10	10	2028	\$575	\$5,750
#200 Bldg	\$23,000	2013	20	5	15	2033	\$1,150	\$5,750
#300 Bldg	\$23,000	2012	20	6	14	2032	\$1,150	\$6,900
#400 Bldg	\$23,000	2009	20	9	11	2029	\$1,150	\$10,350
#500 Bldg	\$23,000	2012	20	6	14	2032	\$1,150	\$6,900
#600 Bldg	\$23,000	2009	20	9	11	2029	\$1,150	\$10,350
#700 Bldg	\$23,000	2010	20	8	12	2030	\$1,150	\$9,200
#800 Bldg	\$23,000	2014	20	4	16	2034	\$1,150	\$4,600
#900 Bldg	\$34,500	2009	20	9	11	2029	\$1,725	\$15,525
#1004/#1005 Roofs (2/3)	\$23,000	2011	20	7	13	2031	\$1,150	\$8,050
#1006 Roof (1/3)	\$11,500	2008	20	10	10	2028	\$575	\$5,750
#1103 Bldg (1/2)	\$11,500	2008	20	10	10	2028	\$575	\$5,750
#1104 Bldg (1/2)	\$11,500	2011	20	7	13	2031	\$575	\$4,025
#1200 Bldg	\$23,000	2013	20	5	15	2033	\$1,150	\$5,750
#1400 Bldg	\$23,000	2013	20	5	15	2033	\$1,150	\$5,750
#1500 Clubhouse	\$15,500	2008	20	10	10	2028	\$775	\$7,750
#1600 Bldg	\$23,000	2008	20	10	10	2028	\$1,150	\$11,500
#1700 Bldg	\$23,000	2008	20	10	10	2028	\$1,150	\$11,500
GRAND TOTAL	\$383,500						\$19,175	\$145,175

NOTES: Replacement costs for all were increased to match estimated current prices.
Roof life was set at 20 years.

RESERVE PLAN**CARPORT ROOFS**

UPDATED: July 2018

<u>RESERVE ITEMS</u>	Replace Cost	Year Last Done	Item Life	Item Age	Years Left	Replace Year	Yearly Reserve Req'd	Current Reserve Needed
#101/#103	\$2,300	2014	20	4	16	2034	\$115	\$460
#102	\$2,300	2014	20	4	16	2034	\$115	\$460
#201/#203	\$2,300	2014	20	4	16	2034	\$115	\$460
#202/#204	\$2,300	2014	20	4	16	2034	\$115	\$460
#301/#303	\$2,300	2015	20	3	17	2035	\$115	\$345
#302/#304	\$2,300	2015	20	3	17	2035	\$115	\$345
#401/#403	\$2,300	2015	20	3	17	2035	\$115	\$345
#402/#404	\$2,300	2015	20	3	17	2035	\$115	\$345
#501/#503	\$2,300	2015	20	3	17	2035	\$115	\$345
#502/#504	\$2,300	2015	20	3	17	2035	\$115	\$345
#601/#603	\$2,300	2015	20	3	17	2035	\$115	\$345
#602/#604	\$2,300	2015	20	3	17	2035	\$115	\$345
#701/#703	\$2,300	2015	20	3	17	2035	\$115	\$345
#702/#704	\$2,300	2015	20	3	17	2035	\$115	\$345
#801/#803	\$2,300	2015	20	3	17	2035	\$115	\$345
#802/#804	\$2,300	2015	20	3	17	2035	\$115	\$345
#901/#904	\$2,300	2015	20	3	17	2035	\$115	\$345
#902/#905	\$2,300	2015	20	3	17	2035	\$115	\$345
#903/#906	\$2,300	2015	20	3	17	2035	\$115	\$345
#1001/#1004	\$2,300	2015	20	3	17	2035	\$115	\$345
#1002/#1005	\$2,300	2015	20	3	17	2035	\$115	\$345
#1003/#1006	\$2,300	2015	20	3	17	2035	\$115	\$345
#1101/#1103	\$2,300	2015	20	3	17	2035	\$115	\$345
#1102/#1104	\$2,300	2015	20	3	17	2035	\$115	\$345
#1201/#1203	\$2,300	2015	20	3	17	2035	\$115	\$345
#1202/#1204	\$2,300	2015	20	3	17	2035	\$115	\$345
#1401/#1403	\$2,300	2015	20	3	17	2035	\$115	\$345
#1402/#1404	\$2,300	2015	20	3	17	2035	\$115	\$345
#1601/#1603	\$2,300	2014	20	4	16	2034	\$115	\$460
#1602/#1604	\$2,300	2014	20	4	16	2034	\$115	\$460
#1701/#1703	\$2,300	2014	20	4	16	2034	\$115	\$460
#1702/#1704	\$2,300	2014	20	4	16	2034	\$115	\$460
Entrance	\$750	2014	20	4	16	2034	\$38	\$150
Gazebo	\$700	2015	20	3	17	2035	\$35	\$105
TOTAL	\$75,050						\$3,753	\$12,215

NOTES: Roof life was set at 20 years.
Replacement costs based on our usual vendor's estimate.

RESERVE PLAN**CLUBHOUSE and POOL**

UPDATED: July 2018

<u>RESERVE ITEMS</u>	Replace Cost	Year Last Done	Item Life	Item Age	Years Left	Replace Year	Yearly Reserve Req'd	Current Reserve Needed
<u>CLUBHOUSE:</u>								
Flooring (tile?)	\$12,000	2009	10	9	1	2019	\$1,200	\$10,800
Wood Deck	\$4,400	2012	15	6	9	2027	\$293	\$1,760
Awning & Frame	\$4,100	2016	12	2	10	2028	\$342	\$683
Furnishings & Sound reduction	\$5,000	2009	10	9	1	2019	\$500	\$4,500
Furnishings - part 2	\$5,000	2009	12	9	3	2021	\$417	\$3,750
Furnishings - part 3	\$5,000	2009	14	9	5	2023	\$357	\$3,214
TV	\$2,100	2016	10	2	8	2026	\$210	\$420
Kitchen Appliances (Stove/Microwave/Fridge/Dishwasher/Disposal/Grill)	\$5,500	2006	20	12	8	2026	\$275	\$3,300
Exercise Equipment	\$2,500	2009	20	9	11	2023	\$125	\$1,125
Treadmill	\$3,000	2010	10	8	2	2020	\$300	\$2,400
Furnace & AC	\$6,000	2004	18	14	4	2022	\$333	\$4,667
Water Heater	\$1,100	2014	12	4	8	2026	\$92	\$367
Gas Logs	\$1,000	2016	6	2	4	2022	\$167	\$333
TOTAL CLUBHOUSE	\$56,700						\$4,610	\$37,319
<u>POOL:</u>								
Pool Liner	\$15,000	1997	25	21	4	2022	\$600	\$12,600
Pool Tiles	\$5,000	2006	15	12	3	2021	\$333	\$4,000
Pool Sand Filter	\$1,300	2005	20	13	7	2025	\$65	\$845
Pool Pump/Equip.	\$1,000	2005	15	13	2	2020	\$67	\$867
Pool Heater	\$3,400	2016	10	2	8	2026	\$340	\$680
Pool Repairs (Major)	deleted							
Pool Fence & Lamps	\$10,000	2005	14	13	1	2019	\$714	\$9,286
Pool Furniture	\$5,000	2018	16	0	16	2034	\$313	\$0
Pool Apron Surface	\$12,000	2013	12	5	7	2025	\$1,000	\$5,000
TOTAL POOL	\$52,700						\$3,432	\$33,277
TOTAL CH & POOL	\$109,400						\$8,042	\$70,597

NOTES: Furnishings category combines Furniture and Décor categories.
Water heater and Gas logs split into separate lines.
Clubhouse carpet changed to flooring (probably tile).
Clubhouse sound reduction added because of probable change to tile.

RESERVE PLAN**SEWER STATION & COLLECTORS**

UPDATED: July 2018

<u>RESERVE ITEMS</u>	Replace Cost	Year Last Done	Item Life	Item Age	Years Left	Replace Year	Yearly Reserve Req'd	Current Reserve Needed
Sewer System Infrastructure (Includes Block House, Sewer Pit, Manholes, and Collector Mains)	\$80,000	1985	50	33	17	2035	\$1,600	\$52,800
Grinder Pump #1	\$6,000	2001	10	17	-7	2011	\$600	\$6,000
Grinder Pump #2	\$6,000	2008	10	10	0	2018	\$600	\$6,000
Control Panel	\$6,000	1993	30	25	5	2023	\$200	\$5,000
Emergency Generator	\$6,000	2006	15	12	3	2021	\$400	\$4,800
Lift Station Misc. Hardware	\$5,000	2013	20	5	15	2033	\$250	\$1,250
TOTALS	<u>\$109,000</u>						<u>\$3,650</u>	<u>\$75,850</u>

NOTES: Block House, Sewer Pit, Manholes, and Collector Mains categories were combined into one line, as they share the same age and life.

RESERVE PLAN**ROAD and DRIVEWAYS**

DATE: July 2018

PRELIMINARY**RESERVE ITEMS**

	Replace Cost	Year Last Done	Item Life	Item Age	Years Left	Replace Year	Yearly Reserve Req'd	Current Reserve Needed
Road Repaving:	\$80,000	never	50	33	17	2035	\$1,600	\$52,800
Driveway Repaving:								
#101/#103	\$4,780	never	35	33	2	2020	\$137	\$4,507
#102	\$3,556	2003	17	15	2	2020	\$209	\$3,138
#201/#203	\$5,161	never	36	33	3	2021	\$143	\$4,731
#202/#204	\$4,884	never	36	33	3	2021	\$136	\$4,477
#301/#303	\$5,415	never	37	33	4	2022	\$146	\$4,830
#302/#304	\$6,431	never	37	33	4	2022	\$174	\$5,736
#401/#403	\$6,431	never	40	33	7	2025	\$161	\$5,306
#402/#404	\$5,761	never	40	33	7	2025	\$144	\$4,753
#501/#503	\$8,613	never	41	33	8	2026	\$210	\$6,932
#502/#504	\$7,747	never	41	33	8	2026	\$189	\$6,236
#601/#603	\$5,034	never	44	33	11	2029	\$114	\$3,775
#602/#604	\$4,699	never	44	33	11	2029	\$107	\$3,524
#701/#703	\$4,618	unknown	45	12	33	2030	\$103	\$1,231
#702/#704	\$4,618	never	45	33	12	2030	\$103	\$3,387
#801/#803	\$3,545	never	47	33	14	2032	\$75	\$2,489
#802/#804	\$2,321	never	47	33	14	2032	\$49	\$1,629
#901/#904	\$2,852	never	49	33	16	2034	\$58	\$1,921
#902/#905	\$2,852	never	49	33	16	2034	\$58	\$1,921
#903/#906	\$2,852	never	49	33	16	2034	\$58	\$1,921
#1001/#1004	\$3,152	never	48	33	15	2033	\$66	\$2,167
#1002/#1005	\$3,152	never	48	33	15	2033	\$66	\$2,167
#1003/#1006	\$3,152	never	48	33	15	2033	\$66	\$2,167
#1101/#1103	\$4,849	2000	47	18	29	2032	\$103	\$1,857
#1102/#1104	\$2,194	2000	47	18	29	2032	\$47	\$840
#1201/#1203	\$5,577	never	46	33	13	2031	\$121	\$4,001
#1202/#1204	\$5,265	never	46	33	13	2031	\$114	\$3,777
#1401/#1403	\$5,923	never	43	33	10	2028	\$138	\$4,546
#1402/#1404	\$5,138	never	43	33	10	2028	\$119	\$3,943
#1500 Clubhouse	\$8,382	never	42	33	9	2027	\$200	\$6,586
#1601/#1603	\$4,272	never	39	33	6	2024	\$110	\$3,615
#1602/#1604	\$6,131	never	39	33	6	2024	\$157	\$5,188
#1701/#1703	\$8,798	never	38	33	5	2023	\$232	\$7,640
#1702/#1704	\$6,466	never	38	33	5	2023	\$170	\$5,615
TOTAL DRIVEWAYS:	\$164,618						\$4,082	\$126,549
TOTAL PAVING:	\$244,618						\$5,682	\$179,349

Last Updated: 07/22/2016 by PNT & WEJ

NOTES: Road estimate was chosen at \$80,000, with the work to be done after driveways are completed.
 Driveway estimates were chosen to get to an average cost of \$5,000 each - doing some each year from the entrance to the circle.

RESERVE PLAN MAJOR BUILDING and COMMON ITEMS

Allowances for Future Needs

UPDATED: July 2018

<u>RESERVE ITEMS</u>	Year Started	Years Accum.	Amount Accum.	2018 Plan	Yearly Reserve Req'd	Current Reserve Needed
<u>This is a list of annual Reserve allowances to be saved for future needs that are not yet well defined.</u>						
Termite Treatment and Contract	2016	3	\$2,400	\$800	\$800	\$2,400
Major Building Repairs (unspecified)	2013	6	\$21,500	\$18,000	\$20,000	\$21,500
Clubhouse & Pool Storage Area	2012	2	\$3,100	\$0	HOLD	\$3,100
Concrete Items - Sidewalks & Carport Floors	2013	6	\$9,550	\$6,000	\$10,000	\$9,550
TOTAL FUTURE PROJECT ALLOWANCES				\$24,800	\$30,800	\$33,450

NOTES: This list is simply placeholders for items that are known to be future expenses, but have not or cannot be accurately estimated in cost or timing at present.
 As more information is developed on these items, they may be moved to a different list or to their own list.