

Reserve Analysis Summary Sheet

Description

Project Name: Talaverde HOA
Location: Las Vegas, Nevada
Units: 81
Project Type: Single Family Homes (Gated)
Project Age: 2001 - 2002

Fund Status

Report Start Date: 1/1/2008
Reserve Fund Balance (as of start date): \$25,946
Ideal Accumulated Reserve: \$59,682
Deficit Below Accumulated Reserve: \$33,736
Percentage Funded: 43%
Current Replacement Cost: \$192,574

Parameters

Annual Inflation Factor: 3.00%
Interest Earned on Reserve Funds: 2.75%
Annual Contingency: 3% - 5% Recommended

Funding Plan(s)

Projected 2008 Funding

First Fiscal Year: 12,092

Per Unit Per Month: 12.44

Straight Line-Annual Funding

First Fiscal Year: 12,248

Per Unit Per Month: 12.60

Talaverde HOA

Fund Status Worksheet

Percent Funded: 43%

Units: 81

Reserve Components	Usfl Life	Rmng Life	Yrs in Svc	Current Rplcmnt Cost	Actual Reserve Balance	Annual Reserve Funding	Ideal Accumulated Reserve 1/1/2008	Ideal Accum. Reserve Deficit
ASPHALT & CONCRETE SURFACES								
Asphalt Overlay	25	19	6	101,293	10,569	4,052	24,310	13,742
Asphalt Seal/Crack Fill/Repairs	5	3	2	11,370	1,977	2,274	4,548	2,571
Stamped Concrete, Seal	7	1	6	907	338	130	778	440
Concrete, Repairs	12	5	7	3,598	912	300	2,099	1,186
PAINTING								
Park Stucco Surfaces	12	6	6	3,310	719	276	1,655	936
Iron Surfaces	6	6	0	2,500	0	417	0	0
Striping & Curb Painting	3	3	0	282	0	94	0	0
FENCING, GATES & WALLS								
Vehicle Gates	25	19	6	9,600	1,002	384	2,304	1,302
Vehicle Gate Hinges	10	4	6	2,000	522	200	1,200	678
Pedestrian Gates	23	17	6	1,800	204	78	470	265
Push Key Locks @ Ped Gates	10	4	6	1,500	391	150	900	509
Miscellaneous Fencing	23	17	6	960	109	42	250	142
ENTRY/EXIT MECHANICAL								
Entry Intercom	14	8	6	4,500	838	321	1,929	1,090
Gate Operators (Incl. Battery Backup)	10	4	6	12,000	3,130	1,200	7,200	4,070
Safety Loops/Detectors	10	4	6	3,500	913	350	2,100	1,187
LIGHTING								
Pole Fixtures @ Park	18	12	6	1,500	217	83	500	283
HID Floods @ Park	18	12	6	400	58	22	133	75
Wall Fixtures @ Park	18	12	6	750	109	42	250	141
Wall Fixtures @ Entrance	18	12	6	500	72	28	167	94
Monument Floods	15	9	6	700	122	47	280	158
Entry Ground Lighting	12	11	1	1,800	65	150	150	85
Park Ground Lighting	12	11	1	1,000	36	83	83	47
Street Light Fixtures	28	22	6	10,200	950	364	2,186	1,236
Street Light Ballasts	13	7	6	3,230	648	248	1,491	843
LANDSCAPING & IRRIGATION EQUIPMENT								
Timer Clocks	10	4	6	500	130	50	300	170
Backflow Devices (Incl. Cover)	15	9	6	1,050	183	70	420	237
Ground Cover (Rock Replenish)	10	4	6	900	235	90	540	305
MISCELLANEOUS								
Monument Sign	24	18	6	4,200	456	175	1,050	594
Street Signs	16	10	6	1,575	257	98	591	334
Park Furnishings	15	9	6	4,500	783	300	1,800	1,017
Reserve Study	5	5	0	650	0	130	0	0
Totals				192,574	25,946	12,248	59,682	33,736

Component Inventory Worksheet
Talaverde HOA
Las Vegas, Nevada

October 2007
Units: 81
(Start Date: 1/01/08)

Reserve Component	Useful Life	Remaining Life	Cost Per / Unit	Unit Quantity	Present Cost	Inflationary Cost	Source Code	
<u>ASPHALT & CONCRETE SURFACES</u>								
Asphalt Overlay	25	19	0.98 /sf	103,360	101,293	172,444	1	
Asphalt Seal/Crack Fill/Repairs	5	3	0.11 /sf	103,360	11,370	12,062	1	
Stamped Concrete, Seal	7	1	0.80 /sf	1,134	907	907	1	
Concrete, Repairs (1%)	12	6	12.00 /sf	29,981	3,598	4,171	1	
TOTAL REPLACEMENT COST					\$117,167	\$189,584		
<u>PAINTING</u>								
Park Stucco Surfaces	12	6	1.25 /sf	2,648	3,310	3,837	1	
Iron Surfaces	6	6	Total	LS	2,500	2,898	2	
Striping & Curb Painting	3	3	Total	LS	282	299	2	
Fire Hydrant Painting							MAINTENANCE/OPERATING BUDGET ITEM	1
Perimeter Walls							MAINTAINED BY THE CITY OF SUMMERLIN	2
TOTAL REPLACEMENT COST					\$6,092	\$7,035		
<u>FENCING, GATES & WALLS</u>								
Vehicle Gates	27	21	2,800.00 /ea	4	11,200	20,228	3	
Vehicle Gate Hinges	10	1	600.00 /set	2	1,200	1,200	3	
Pedestrian Gates	24	18	900.00 /ea	2	1,800	2,975	3	
Push Key Locks @ Ped Gates	10	4	750.00 /ea	2	1,500	1,639	3	
Miscellaneous Fencing	23	17	Total	LS	960	1,541	1	
Perimeter Walls							MAINTAINED BY THE CITY OF SUMMERLIN	2
Park Walls							LIFE OF PROJECT/OPERATING BUDGET	1
TOTAL REPLACEMENT COST					\$16,660	\$27,583		
<u>ENTRY/EXIT MECHANICAL</u>								
Entry Intercom	14	8	6,100.00 /ea	1	6,100	7,502	3	
Gate Operators (Incl. Battery Backup)	10	4	3,675.00 /ea	4	14,700	16,063	3	
Safety Loops	10	4	Total	LS	2,800	3,060	3	
Detectors Detectors	5	1	Total	LS	1,480	1,480	3	
TOTAL REPLACEMENT COST					\$25,080	\$28,105		
<u>LIGHTING</u>								
Pole Fixtures @ Park	18	12	500.00 /ea	3	1,500	2,076	1	
HID Floods @ Park	18	12	200.00 /ea	2	400	554	1	
Wall Fixtures @ Park	18	12	125.00 /ea	6	750	1,038	1	
Wall Fixtures @ Entrance	18	12	125.00 /ea	4	500	692	1	
Monument Floods	15	9	350.00 /ea	2	700	887	1	
Entry Ground Lighting	12	11	Total	LS	1,800	2,419	1,2	
Park Ground Lighting	12	11	Total	LS	1,000	1,344	1,2	
Street Light Fixtures	28	22	600.00 /ea	17	10,200	18,975	1	
Street Light Ballasts	13	7	190.00 /ea	17	3,230	3,857	1	
Street Light Poles							LIFE OF PROJECT/OPERATING BUDGET	1
TOTAL REPLACEMENT COST					\$20,080	\$31,842		
<u>LANDSCAPING & IRRIGATION EQUIPMENT</u>								
Timer Clocks	10	4	500.00 /ea	1	500	546	1	
Backflow Devices (Incl. Cover)	15	9	1,050.00 /ea	1	1,050	1,330	1	
Ground Cover (Rock Replenish)	10	4	90.00 /ea	10	900	983	1	
Landscape Extras							MAINTENANCE/OPERATING BUDGET ITEM	1
Control Valves							MAINTENANCE/OPERATING BUDGET ITEM	1
Landscape Renovation							LIFE OF PROJECT/OPERATING BUDGET	1
TOTAL REPLACEMENT COST					\$2,450	\$2,860		

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October 2007
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Reserve Component	Useful Life	Remaining Life	Cost Per / Unit	Unit Quantity	Present Cost	Inflationary Cost	Source Code
MISCELLANEOUS							
Monument Sign	24	18	Total	LS	4,200	6,942	1
Street Signs	16	10	225.00 /ea	7	1,575	2,055	1
Park Furnishings	15	9	Total	LS	4,500	5,700	1
Reserve Study	5	5	Total	LS	650	732	2
CBU Mailboxes			USPS RESPONSIBILITY				2
TOTAL REPLACEMENT COST					\$10,925	\$15,429	

Source Codes:

- | | | |
|---|--|------------|
| (1) Construction Estimator/In-House Records | (2) Board of Director/Management Company | (3) Vendor |
| (4) Proposals/Contracts | (5) Previous Reserve Study | |

Unit Codes Abbreviations:

sf = square feet sq = squares lf = linear feet ea = each sq = square yard LS = lump sum