

HOA Reserve Components Modifications In 2006

#	Description	Life	Rem L	Cost
Common Area				
1118	Gatehouse - Repair	20	19	7,219 New
Parks & Landscape				
1005	Granite Park #5 - Replenish	10	0	1,500 New
1010	Granite Park #10A - Replenish	10	3	30,480 10 was split into
1025	Granite Park #10B - Replenish	10	0	6,420 10A & 10B
1026	Granite Park #14A - Replenish	10	0	16,875 New
1015	Granite Park #15 - Replenish	15	14	9,550 New
1017	Granite Park #17 - Replenish	15	14	9,550 New
1018	Granite Park #18 - Replenish	15	14	7,800 New

All Granite Parks have a life of 15 years after they have been replenished

HOA Reserve Components Modifications In 2007

#	Description	Life	Rem L	Cost
Common Area				
201	Asphalt - Resurface	30	23	808,992 Combined 1 & 2
205	Asphalt - Seal Coat	4	1	39,912 Renamed
206	Asphalt - Crack Fill	4	0	20,834 New
207	Asphalt - Overlay (SAM)	15	9	237,308 New
Parks & Landscape				
1006	Granite Park #6A - Replenish	10	6	11,070 6 was split into 6A
1027	Granite Park #6B - Replenish	10	0	4,713 (front) & 6B (back)
1007	Granite Park #7 - Replenish	10	0	9,426 Changed Cost
1008	Granite Park #8 - Replenish	10	0	9,426 Changed Cost
1010	Granite Park #10A - Replenish	10	2	14,139 Changed Cost
1014	Granite Park #14B - Replenish	10	7	3,015 Renamed
1022	Granite Park #22 - Replenish	10	0	2,828 New

All Granite Parks have a life of 10 years after they have been replenished

HOA Reserve Components Modifications In 2008

#	Description	Life	Rem L	Cost
Parks & Landscape				
705	Gate Operators - Replace	15	3	6,600 Added 3 yrs
912	Gatehouse - Computer - Replace	5	1	1,500 Added 1 yr
1116	Gatehouse Trim - Repaint	3	0	1,280 Added 1 yr
1002	Granite Park #2 - Replenish	10	9	33,213 New
1011	Granite Park #11 - Replenish			Did only part of park at lower cost - in future will do all of park at projected cost

HOA Reserve Components Modifications In 2009

#	Description	Life	Rem L	Cost
Common Area				
205	Asphalt - Seal Coat	4	3	35,505 Changed Cost Base
601	Fountain Pump/Motor-Replace	8	6 ---	Deleted from Reserve
703	Entry System-Replace	12	11 ---	Deleted from Reserve
705	Gate Operators-Replace	15	2 ---	Deleted from Reserve
912	Gatehouse Computer-Replace	7	2	1,500 Added 2 yrs
1107	Metal Fences/Gate-Repaint	6	2	975 Added 2 yrs
1115	Gatehouse Stucco-Repair/Repaint	6	0	8,000 Combined w/#1118; Moved to 2009 Name change
1116	Gatehouse Eaves-Repaint	3	0	982 Changed to 3 yrs. Name change
1117	Gatehouse Wood (u/roof)-Stain	12	8	1,741 Name change
1118	Gatehouse-Repair	---	---	Combined into #1115 Deleted From Res
Parks & Landscape				
1003	Blue Fox Park #3	17	8	New cost needed
1004	S. Viva Park #4	17	1	4,500 Added 1 yr.

The Reserve Committee made the following resolutions:

- 1 Reserve line items will be limited to expenses estimated to have a cost of \$500 or more.
- 2 All Granite Parks have a life of 17 years after they have been replenished.
- 3 Restart the "Inflation Factor" at zero the year a "Reserve Component" is done or completed and replace the "Base Cost" with actual cost(s).

HOA Reserve Components Modifications In 2010

#	Description	Life	Rem L	Cost
Common Area				
206	Asphalt - Crack Fill	4	0	22,103 Shortened life, moved up one year from 2011 to 2010
913	Gatehouse - Copier - replace	11	1	650 Extended life, one year
1107	Metal Fences/Gate-Repaint	6	0	975 Shortened life one year to include w/#1115 repair contract
1113	Stucco Walls - repaint	6	0	2,300 Shortened life one year to include w/#1115 repair contract
1115	Gatehouse Stucco-Repair/	6	0	8,000 Extended life one year to 2010
1116	Gatehouse Eaves-Repaint	6	0	982 Extended life one year to include w/#1115 repair contract
Parks & Landscape				
1004	S Viva Park #4	11	1	4,500 Extended life one year to 2010
1027	S Cristal Park #6B Replenish	17	14	16,014 Combine with #1006 & change name to Cristal Park #6
1040	Wash - Clean Out			-3,000 Removed from Reserve Components

The Reserve Committee made the following resolutions:

- 1 Combined S Cristal Park #1027 with N Cristal Park #1006 and renamed Cristal Park #1006
- 2 Removed Wash - Clean Out #1040
- 3 Taxes on Reserve Fund interest income to be paid from operating fund until the fund is 80% funded
- 4 Contributions to the Reserve Fund continue to be a specific amount rather than based on dues collected

HOA Reserve Components Modifications In 2011

#	Description	Life	Rem L	Cost
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Common Area

206 Asphalt - Crack Fill	5	1		Extended Life 1 year
1115 Gatehouse Stucco-Repair	5	4	10,508	Change description: "Gatehouse/Wall Stucco-Repair" Base Cost change to \$10,500
1116 Gatehouse Eaves-Repaint			1,237	Base Cost change to \$1,000

Parks & Landscape

1009 Fonda-Heroe Park #9 - Replenish	17	16	15,207	Base Cost change to \$15,000
1120 Maintenance Building - Repaint	8	2		Extended Life 2 years
412 Wood Timbers - Replace - Park #21	16	1		Extended Life 1 year
1004 S. Viva Park #4 - Replenish	13	2		Extended Life 2 years

HOA Reserve Components Modifications In 2012

#	Description	Life	Rem L	Cost
Common Area				
205 Asphalt Seal Coat - Resurface			2	Extended Remaining Life 1 year
206 Asphalt Crack Fill		4	0	Reduced Life 1 year
912 Gatehouse Computer		5	4	1,500 Change description: "Gatehouse Computer/Copier/Printer" Change in useful life Combined with #912
913 Gatehouse Copier				900 New Component added
601 Fountain Pump - Replace	10	9		4,600 New Component added
703 Entry System - Replace	15	10		7,200 New Component added
705 Gate Operators - Replace	15	10		1,700 Change description: "Gatehouse Wood - Repaint" Change in useful life Combined with #1116
1116 Gatehouse Eaves - Repaint	12	11		600 New Component added
1117 Gatehouse Wood Under Roof Stain				5,000 New Component added
1500 Utility Trailer - Replace	20	14		
1510 ATV - Replace	10	4		
Parks & Landscape				
1002-22 All refurbished Rock Parks		20		Change in useful life
1010 E Puma Park #10A				Change description: "E Puma Park #10"
1014 NW Front Park #14B				Change description: "NW Front Park #14"
1025 Puma Wash #10B				Combined with # 1010
1026 NE Front Park # 14A				Combined with # 1014
1040 Wash Clean Out	3	1	3,000	Old Component added back in

The Reserve Committee made the following resolution:

All Granite Parks have a life of 20 years after they have been replenished.

HOA Reserve Components Modifications In 2013

#	Description	Life	Rem L	Cost
Capital Assets Common Area				
503 Metal Fences Replace		30	7	Name change from "Common Area" Extended Life to 30years (They are not deteriorating as expected.)
705 Gate Operators Replace		30	24	Extended Life to 30years (Gate operators are under warranty.)
1120 Maintenance Building Replace				600 Changed "Replace" to "Refurbish" and base cost to \$600
1301 Flat Roof Repair				Combined with Comp 1120 Maintenance Building Refurbish.
1304 The Tile Roof (Gatehouse) Repair				1,500 Changed base cost to \$1,500.
Parks & Landscape				
410 Fitness Trail Replace (Nature Park)				1,000 Changed "Replace" to "Refurbish" and base cost to \$1,000
411 Fitness Trail Replace (Park #21)				1,000 Changed "Replace" to "Refurbish" and base cost to \$1,000
420 Park Furniture Replace (grass Park)				1,000 Changed "Replace" to "Refurbish" and base cost to \$1,000
1003 Blue Fox Park #3			1	Increased Life one year to this year.
1004 Viva Park #4	20	19		Changed Life to 20 years after re-rocking.

HOA Reserve Components Modifications In 2014

#	Description	Life	R-L	Cost
Capital Assets Common Area				
201 Asphalt - Resurface				Name change from "Common Area"
201A Asphalt - Resurface		30	29	226,467 Component was split as 201A & 201B 19.7% of streets - included in this group: Blue Fox, Fonda, Cristal, Placio' & Viva
201B Asphalt - Resurface		30	16	923,112 80.3% all other streets.
205 Asphalt - Seal Coat		4	3	50,000 Adjusted base cost
206 Asphalt Crack Fill		4	2	46,000 Adjusted base cost
207 Asphalt Overlay				Deleted, component redundant
1107 Metal Fences/Gates - Repaint				Extended R-L one year
1113 Stucco Walls - Repaint				Changed to Stucco Walls - Repair
1120 Maintenance Building - Refurbish			6	R-L 6 years beginning in 2014
1510 ATV - Replace		15	7	Extended Life to 15
1520 Chipper - Replace		10	9	3,730 New Component
Parks & Landscape				
1003 Blue Fox Park #3 - Refurbish			10	Extended R-L 10 years

HOA Capital Reserve Components Modifications In 2015

#	Description	Life	R-L	U-L	Cost
103 Concrete - Repair		5	5	0	2500 New component
912 Gatehouse Comp/CopyPrint - Replace		8	7	1	Increased RL 3 years
920 Gatehouse HVAC - Replace		20	15	5	2,800 Adjusted base cost
1115 Gatehouse/Wall Stucco - Repair		8	3	5	Plan to spend \$2500 in 2015
1116 Gatehouse Wood - Repaint					Change "Repaint" to "Repair." Plan to spend \$4,000 in 2015
410 Fitness Trail - Nature Park Refurbish					Change "Trail" to "Equipment."
411 Fitness Trail - Park #21 Refurbish					Change "Trail" to "Equipment."
420 Park Furniture - The Park Refurbish					Change "The Park" to "Park #13"
1002 Wolf Run Park #2 Refurbish					15,000 Reduce Base Cost for SQFT calc
1013 Solmos Park #13 Refurbish					3,000
All gravel parks (2, 4-11, 15, 17, 18, 20-22): Change Base Costs to 18 cents per square foot and increase Life to 30 years.					

Park	Base Cost	Old	New	Park	H	W	SQFT	TSQFT	NBC
1002 Wolf Run Park #2 - Replenish 182880		15,000.00	32,405.49	2	1016	180		182,880	32,405.49
1004 S. Viva Park #4 - Replenish 33700		8,421.00	5,971.48	4	337	100		33,700	5,971.48

1005 S Front Park #5 - Replenish 22300	5,754.77	3,951.46	5	215	50	10750		
1006 Cristal Park #6- Replenish 43920	11,070.00	7,782.42		385	30	11550	22,300	3,951.46
1007 Florida Park #7- Replenish 51280	8,600.00	9,086.58	6	549	80		43,920	7,782.42
1008 Fox-Fonda Park #8 - Replenish 55680	12,747.00	9,866.24	7	407	80	32560		
1009 Fonda-Heroe Park #9 - Replenish 63060	15,000.00	11,173.94		234	80	18720	51,280	9,086.58
1010 E Puma Park #10- Replenish 28655	2,944.00	5,077.53	8	696	80		55,680	9,866.24
1011 W Puma Park #11 - Replenish 44434	8,633.29	7,873.50	9	474	40	18960		
1014 NW Front Park #14 - Replenish 53691	3,015.00	9,513.80		315	140	44100	63,060	11,173.94
1015 S Encino Park #15 - Replenish 40320	9,550.00	7,144.52	10	152	110	16720		
1017 N Encino Park #17 - Replenish 40320	9,550.00	7,144.52		155	77	11935	28,655	5,077.53
1018 Rambles Park #18 - Replenish 32800	7,800.00	5,812.01	11	282	37	10434		
1020 Comica Park #20 - Replenish 40320	10,000.00	7,144.52		200	80	16000		
1021 Cefiro Park #21- Replenish 32800	6,700.00	5,812.01		200	90	18000	44,434	7,873.50
1022 Squirrel Park #22- Replenish 14250	3,500.00	2,525.03	14	409	99	40491		
	Total Base	138,285.06		300	44	13200	53,691	9,513.80
	Base cost f	0.1771954		15	504	80	40,320	7,144.52
				17	504	80	40,320	7,144.52
				18	410	80	32,800	5,812.01
				20	504	80	40,320	7,144.52
				21	410	80	32,800	5,812.01
				22	285	50	14,250	2,525.03
							Total SQFT	780,410
								138,285.06

HOA Capital Reserve Components Modifications In 2016

#	Description	Life	R-L	U-L	Base Cost
	All Components				All Components are now dynamic based on Life & Base Cost
201A	, 201B, 206, 208 (Asphalt - ????)				"Street" added to differentiate from walking path
205	Asphalt - Seal Coat				Renumbered #208 to be consistent with Reserve Study
204	Asphalt Paths - Patch/Repair	10	0	10	4600 New Component With \$6,182 for spending in 2016

HOA Capital Reserve Components Modifications In 2017

#	Description	Life	R-L	U-L	Base Cost
204	Asphalt Paths - Patch/Repair	20			9600
1002	Wolf Run Park #2 - Refurbish				Combined into component 1041 Granite Parks - Refurbish
1004	S. Viva Park #4 - Refurbish				Combined into component 1041 Granite Parks - Refurbish
1005	S Front Park #5 - Refurbish				Combined into component 1041 Granite Parks - Refurbish
1006	Cristal Park #6- Refurbish				Combined into component 1041 Granite Parks - Refurbish
1007	Florida Park #7- Refurbish				Combined into component 1041 Granite Parks - Refurbish
1008	Fox-Fonda Park #8 - Refurbish				Combined into component 1041 Granite Parks - Refurbish
1009	Fonda Heroe Park #9 - Refurbish				Combined into component 1041 Granite Parks - Refurbish
1010	E Puma Park #10- Refurbish				Combined into component 1041 Granite Parks - Refurbish
1011	W Puma Park #11 - Refurbish				Combined into component 1041 Granite Parks - Refurbish
1013	Solmos Park #13 - Refurbish				Combined into component 1041 Granite Parks - Refurbish
1014	NW Front Park #14 - Refurbish				Combined into component 1041 Granite Parks - Refurbish
1015	S Encino Park #15 - Refurbish				Combined into component 1041 Granite Parks - Refurbish
1017	N Encino Park #17 - Refurbish				Combined into component 1041 Granite Parks - Refurbish
1018	Rambles Park #18 - Refurbish				Combined into component 1041 Granite Parks - Refurbish
1020	Comica Park #20 - Refurbish				Combined into component 1041 Granite Parks - Refurbish
1021	Cefiro Park #21- Refurbish				Combined into component 1041 Granite Parks - Refurbish
1022	Squirrel Park #22- Refurbish				Combined into component 1041 Granite Parks - Refurbish
1041	Granite Parks - Refurbish	50	50		50000 New component may save 150000 over life time
1402	Street Signs - Repair	20	20		3600 New component

HOA Capital Reserve Components Modifications In 2018

#	Description	Life	R-L	U-L	Base Cost
103	Concrete - Repair	5	4		1 20000 Adjusted base cost to \$20000 based on expenses & started life over again
201A	Asphalt Street - Resurface				Changed Component description to "Asphalt Street - Replace
201B	Asphalt Street - Resurface				Changed Component description to "Asphalt Street - Replace
1114	Tower Stucco - Repair	5	4		1 4000 New Component: base cost 4000; life 5 years
1120	Maintenance Building - Refurbish				1 3500 Adjusted base cost to \$3500; life 5 years
1511	Mower - Replace	10	9		1 1400 New component: base cost \$1400; life 10 years