

## HOA Reserve Components Modifications In 2006

#	Description	Life	Rem L	Cost
<b>Common Area</b>				
1118	Gatehouse - Repair	20	19	7,219 New
<b>Parks &amp; Landscape</b>				
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
<b>Common Area</b>				
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
<b>Parks &amp; Landscape</b>				
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
<b>Parks &amp; Landscape</b>				
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
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## 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
<b>Common Area</b>				
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
<b>Parks &amp; Landscape</b>				
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
<b>Common Area</b>				
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
1120 Maintenance Building - Repaint	8	2
412 Wood Timbers - Replace - Park #21	16	1
1004 S. Viva Park #4 - Replenish	13	2

15,207 Base Cost change to \$15,000  
 Extended Life 2 years  
 Extended Life 1 year  
 Extended Life 2 years

**HOA Reserve Components Modifications In 2012**

#	Description	Life	Rem L	Cost
<b>Common Area</b>				
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
913	Gatehouse Copier			Combined with #912
601	Fountain Pump - Replace	10	9	900 New Component added
703	Entry System - Replace	15	10	4,600 New Component added
705	Gate Operators - Replace	15	10	7,200 New Component added
1116	Gatehouse Eaves - Repaint	12	11	1,700 Change description: "Gatehouse Wood - Repaint" Change in useful life
1117	Gatehouse Wood Under Roof Stain			Combined with #1116
1500	Utility Trailer - Replace	20	14	600 New Component added
1510	ATV - Replace	10	4	5,000 New Component added
<b>Parks &amp; Landscape</b>				
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
<b>Capital Assets Common Area</b>				
503	Metal Fences Replace	30	7	Name change from "Common Area"
705	Gate Operators Replace	30	24	Extended Life to 30years (They are not deteriorating as expected.)
1120	Maintenance Building Replace			Extended Life to 30years (Gate operators are under warranty.)
1301	Flat Roof Repair			600 Changed "Replace" to "Refurbish" and base cost to \$600
1304	The Tile Roof (Gatehouse) Repair			Combined with Comp 1120 Maintenance Building Refurbish.
1,500				Changed base cost to \$1,500.
<b>Parks &amp; Landscape</b>				
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
1004 Viva Park #4	20	19

Increased Life one year to this year.  
 Changed Life to 20 years after re-rocking.

## HOA Reserve Components Modifications In 2014

### Capital Assets Common Area

#	Description	Life	R-L	Cost	
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
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## HOA Capital Reserve Components Modifications In 2015

#	Description	Life	R-L	U-L	Cost	
103	Concrete - Repair	5	5	5	0	2500 New component
912	Gatehouse Comp/CopyPrint - Replace	8	7	7	1	Increased RL 3 years
920	Gatehouse HVAC - Replace	20	15	15	5	2,800 Adjusted base cost
1115	Gatehouse/Wall Stucco - Repair	8	3	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
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
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

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		
<b>Total Base</b>	<b>138,285.06</b>	<b>138,285.06</b>		300	44	13200	53,691	9,513.80
<b>Base cost</b>	<b>0.1771954</b>			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
							<b>Total SQFT</b>	<b>780,410</b>
								<b>138,285.06</b>

## 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 cosistant 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 ove
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

## HOA Capital Reserve Components Modifications In 2019

#	Description	Life	R-L	U-L	Base Cost
103	Concrete - Repair	15	14	1	Changed to reflect actually yearly expenses
201	Asphalt Street - Replace/Repair	30	13	17	Change in Component Name from 201B to 201 76% of Original Streets
201A	Asphalt Street - Replace				Changed Description from Replace to Replace/ Repair 17% of Streets - Included in this group: Blue Fox, Fonda, Cristal, Plac
201B	Asphalt Street - Replace				Changed the Component Number from 201B to 201 Changed Description from Replace to Replace/ Repair
201B	Asphalt Street - Replace/Repair	30	30		\$115,000 7% of the Streets and New Component to cover Pelotita Replacem
206	Asphalt Street - Crackfill	2	2		\$25,000 Changes per Committee request
208	Asphalt Street - Sealcoat		1	3	Changes per Committee request
1113	Frontage Stucco Walls - Repair				\$4,000 Adjusted to Current Expence
1114	Tower Stucco - Repair	10	9	1	\$16,000 Adjusted to Actual Cost
1116	Gatehouse Wood - Repair	7	7		\$3,250 As requested per Committee
1304	Tile Roof - Repair	10	10		\$3,250 As requested per Committee
1500	UTL Trailer - Replace				\$1,500 As requested per Committee
1510	ATV - Replace				\$10,000 As requested per Committee

Street	Intersections	SqFt	Width ft	Length ft	SqFt	Total SqFt	201	201A	201B
Blue Fox	Plus Cristal	2448	28	680	19,040	21,488		21,488	
Cefiro	Plus Cuple, Solmos	4172	28	934	26,067	30,239	30,239		
Comica	Plus Cuple	2300	28	981	27,379	29,679	29,679		
Cristal	Plus Fonda	2300	28	761	21,239	23,539		23,539	
Cuple	No intersections		28	811	22,634	22,634	22,634		
Encino	Plus Erranle, Cuple	4,748	28	978	27,295	32,043	32,043		
Erranle	No intersections		28	130	3,628	3,628	3,628		
Fonda	Plus Florida	1872	28	767	21,406	23,278		23,278	
Florida	Plus Golfista	1872	28	530	14,792	16,664	16,664		
Golden Lj	Plus all intersections	10512	28	888	24,783	35,295	35,295		
Golfista	Plus Heroe, Rio Fuerte, Cuple	6472	28	2,028	56,600	63,072	63,072		
Ground S	No intersections		28	150	4,186	4,186	4,186		
Heroe	Plus Placio, Forido	3744	28	872	24,337	28,081	28,081		
Nardos	Plus Erranle, Cuple	4320	28	967	26,988	31,308	31,308		
Pelotita	Plus all Intersections	14256	28	929	25,928	40,184			40,184
Placio	Plus Cristal	1872	28	219	6,112	7,984		7,984	
Puma Pei	No intersections		28	100	2,791	2,791	2,791		

Rambles Plus Cuple	2300	28	1,020	28,467	30,767	30,767	
Rio Fuerte Plus Heroe, Rambles, Coimica, Cefiro	7488	28	1,242	34,663	42,151	42,151	
Solmos Plus Cuple	2300	28	909	25,369	27,669	27,669	
Viva Plus Fonda, Placio	4896	28	530	14,792	19,688		19,688
Wolf Run Plus Ground Squirrel, Puma Pk	4896	28	990	27,630	32,526	32,526	
	<b>82,768</b>			<b>486,127</b>	<b>568,895</b>	<b>0.7607</b>	<b>0.1687</b>
					<b>568,895</b>		<b>0.0706</b>
						<b>Reserve Study =</b>	<b>550,860</b>
		Linier miles	3.63	Sq Miles	0.02018		

### HOA Capital Reserve Components Modifications In 2020

#	Description	Life	R-L	U-L	Base Cost	
103	Concrete - Repair				\$42,000	To better reflect actual yearly expenses
201	Asphalt Street Replace/ Repair				\$786,270	To reflect the additional withdrawn for Pelotita of \$21,842
601	Fountain Pump - Replace	3	2	1		To reflect actual historical life of the pump
201B	Asphalt Street Replace/ Repair				\$136,842	To reflect the additional cost of \$21,842 for Pelotita
412	Wood Timber Park #21 - Replace					Changed the component name
420	Furniture Park #13 - Refurbish					Changed the component name
1040	Wash - Clean Out					Changed the componet name

### HOA Capital Reserve Components Modifications In 2021

#	Description	Life	R-L	U-L	Base Cost	
201	Asphalt Street - Replace/Repair				\$656,270	Changed base cost from \$786,270 to \$656,270 to reflect new component 201C
201C	Asphalt Street - Replace/Repair	15	15		\$130,000	Add new component for Fuerte and Heroe
208	Asphalt Street Seal Coat	5		5		Changed life of seal coat from 4 years to 5 years

### HOA Capital Reserve Components Modifications In 2022

#	Description	Life	R-L	U-L	Base Cost	
201	Asphalt Street Replace/ Repair*					Changed base cost from \$656,270 to \$471,270 to reflect new component 201D *****
201D	Asphalt Street Replace/Repair	15	15			
503	Metal Fences	50	20	30		Changed life of Metal Fences from 30 years to 50 years
703	Entry System - Replace	20	5	15		Changed life of entry system from 15 years to 20 years
1107	Metal Fences/Gates - Repaint	6				Changed life from 5 years to 6 years
1402	Street Signs - Repair	15	15			Changed life from 20 years to 15 years

### HOA Capital Reserve Components Modifications In 2023

#	Description	Life	R-L	U-L	Base Cost	
•	103 Concrete – Repair	20				
•	201 Asphalt Street-Replace/Repair					Deleted component and replaced with component 201E (phase 3 and 4 paving)
•	201A Asphalt Street-Replace/Repair Adj Base Cost				\$226,467 to \$258,221	
•	201B Asphalt Street-Replace /Repair Adj Base Cost				\$136,842 to \$93,254	
•	201C Asphalt Street-Replace/Repair Adj Base Cost				\$120,828 to \$204,801	
•	Changed life from 15 to 20 years	20				
•	201D Asphalt Street-Replace/Repair Adj Base Cost				\$185,000 to \$409,602	

•	Changed life from 15 to 20 years	20	
•	201E Asphalt Street-Replace/Repair	20	\$400,000
•	206 Asphalt Street-Crack Fill		\$45,000
•	1107 Metal Fences/Gates – Repaint	7	
•	1113 Frontage Stucco Walls	6	
•	1114 Tower Stucco-Repair	5	\$30,000
•	1115 Gatehouse/Wall Stucco Repair	8	
•	1520 Chipper-Replace	11	

## HOA CAPITAL RESERVE COMPONENTS MODIFICATIONS IN 2024

Description	Life	R-L	U-L	Base Cost
201 Asphalt Street - Repair Replace	25	16	9	\$1,365,878
206 Asphalt Street - Crack Fill	4	2	2	\$45,000
208 Asphalt Street - Seal Coat	4	0	4	\$40,000
601 Fountain Pump	3	1	2	\$500
703 Entry System	30	13	17	\$4,600.00
1113 Frontage Stucco Walls - Repair	6	0	6	\$8,000
1114 - Tower Stucco	6	0	6	\$9,000
1116 - Gatehouse/Wood	6	1	5	\$3,250
1402 - Street Signs - Repair	10	8	2	\$5,000
204 - Asphalt Paths - Patch Repair	10	2	8	\$9,600
1003 - Blue Fox Park #3 - Maintenance	14	2	12	\$2,000