

New Codes	Item Description	2018 Reserve Budget	2019 Proposed Budget	2017 Updated Reserve Study 2019
6.003	Pavement, Mill and Overlay Valley Drive Lot	\$ 30,000.00	\$ 40,000.00	
6.006	Pavement, Mill and Overlay			
6.009	Crack Seal, Seal Coat, and Restripe Pavements (Holmes Lane)	\$ 10,000.00	\$ -	
6.010	Crack Seal, Seal Coat, and Restripe Pavements (Lyons Lane)	\$ 10,000.00	\$ -	
6.011	Crack Seal, Seal Coat, and Restripe Pavements (Maintenance Yard )			
6.012	Allowance for Pavement Repairs	\$ 10,000.00	\$ 20,000.00	\$ 8,806.00
	Fences - Stockade (Quaker Lane 2001)			
6.039	Wooden Focal Signs (8 Total)	\$ 20,000.00	\$ 10,000.00	
1.079	Fire Hydrants - Replacement	\$ 3,600.00	\$ 3,600.00	
1.075	Maintenance Compound Water Heaters (Total 5)			
7.063	MC Tennis Courts 1&2 Color Coat			
7.069	MC Tennis Courts 1&2 Repairs			
7.064	MC Tennis Courts 3&4 Color Coat			
7.070	MC Tennis Courts 3&4 Repairs			
4.079	VD Basketball Court Color Coat			
7.085	VD Basketball Court Repairs			
7.077	VD Renovate Rest Rooms			
7.009	A Pool Furniture (50% Repair/Replacement Allowance)	\$ 5,000.00	\$ 5,000.00	
7.015	A Pool Masonry Repairs			
7.003	A Pool Concrete Deck (20% Repair Allowance)			\$ 40,168.00
7.029	B Pool Furniture (50% Repair/Replacement Allowance)	\$ 5,000.00	\$ 5,000.00	
7.039	B Pool Bathhouse Renovation	\$ 15,000.00	\$ -	\$ 20,519.40
7.023	B Pool Concrete Deck (20% Repair Allowance)			
7.044	C Pool Furniture (50% Repair/Replacement Allowance)	\$ 5,000.00	\$ 5,000.00	
7.045	C Pool Masonry Repairs	\$ 20,000.00	\$ -	
7.043	C Pool Concrete Deck (20% Repair Allowance)			
7.033	B Pool Pump (10-hp) Mechanical Equipment and Filter			
2.015	MO Copier - Canon 330S			
	Management - Reserve Study Update			
2.009	Finshes, Floor coverings and Paint			
4.006	AU Air Conditioners - Years 1-10	\$ 5,000.00	\$ 5,000.00	
4.009	AU Appliances - Years 1-10	\$ 5,000.00	\$ 5,000.00	
4.010	AU Kitchen Cabinet - Rental Unit (6)			
4.012	Bathroom Renovations	\$ -	\$ -	
3.009	AU Fitness Center HVAC			
3.010	AU Fitness Center Equipment	\$ 15,000.00	\$ 15,000.00	
5.024	MC Building Tuckpointing/Masonry Repairs	\$ 10,000.00		
5.020	MC Security Camera/System Repairs	\$ -	\$ 10,000.00	\$ 20,726.00

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5.010	MC Building HVAC	\$ 10,000.00	\$ -	
5.039	John Deere Gator			
5.040	Snow Blower 1	\$ 3,000.00	\$ -	
5.051	Trucks 1 & 13 Chevrolet Express Vans			\$ 52,853.00
5.063	Truck #4 Chevrolet G150			\$ 26,426.00
5.054	Truck #5 Chevrolet C35 Stake			\$ 36,271.00
5.072	Truck #8 Toyota Tacoma			\$ 21,245.00
5.069	Truck #10 Chevrolet S10 PU (2000; 17 years old)		\$ 25,000.00	\$ 21,245.00
5.086	Truck #3 Chevy 4WD plow truck (will replace #5, 2003; 14 years old do in 2018)	\$ 45,000.00		
6.021	Concrete Sidewalks / Leadwalks / Curbs / Steps	\$ 60,000.00	\$ 60,000.00	\$ 39,743.00
6.024	Fences - Vinyl-Coated Chain Link (4' high)			
6.039	General Signage (5% per year) - Years 1-10			
7.075	Tot Lot Playground Equipment			
6.033	Landscape Upgrades	\$ 132,000.00	\$ 132,000.00	\$ 134,722.00
6.034	Mulching - Common Areas	\$ 99,000.00	\$ -	
1.066	Building Gas Pipe Repair	\$ 5,000.00	\$ 5,000.00	
1.080	Laundry Room Heaters (Replacement Allowance)			
1.012	Handrails on Walks	\$ 10,000.00	\$ 10,000.00	
1.027	Site Security Lighting Fixtures	\$ 15,000.00	\$ 15,000.00	
6.030	Fences - Picket (vinyl)	\$ 5,000.00	\$ 5,000.00	
1.060	PEX Domestic Water Piping (Cold and Hot Water Laterals) - Years 1-8	\$ 335,000.00	\$ 335,000.00	\$ 347,169.00
1.063	Domestic Water Piping (Cold Water Laterals) - Years 1-10			
6.015	Storm Drain System (Years 1-10)	\$ 100,000.00	\$ 100,000.00	\$ 103,632.00
1.057	Electrical Meter Panels Inspection/Repair - Years 1-10			
1.069	Sewer Line Repairs	\$ 100,000.00	\$ 100,000.00	\$ 103,632.00
1.060	Boiler Room Hot Water Piping			
1.075	Boiler Room Water Heaters (21 every year)	\$ 91,790.00	\$ -	
1.076	Boiler Room Re-circulation Pumps (5 every year)			
1.072	Boiler Room Sump Pumps (10 every year)	\$ 4,260.00	\$ 4,260.00	
1.016	Crawlspaces Ventilation			\$ 58,241.00
1.078	Building Condition Assessment	\$ -	\$ -	
1.042	Building Copper Roof Valleys-Years 1-10	\$ 18,000.00	\$ 18,000.00	

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1.043	Building Copper Roof Flashing - Years 1-10	\$ 15,000.00	\$ 15,000.00	
1.021	Building Fascia Repairs	\$ 60,000.00	\$ 60,000.00	
1.024	Building Downspout/Gutter and Rhino (3" by 4") Replacement Years 1-10	\$ 100,000.00	\$ 125,000.00	\$ 194,394.00
1.054	Building - Wood Trim Replacement Allowance - Years 1-10	\$ 40,000.00	\$ 80,000.00	\$ 129,541.00
1.048	Building - Masonry Tuckpointing Allowance - Years 1-10	\$ 75,000.00	\$ 75,000.00	
1.018	Building - Entry Doors Allowance - Years 1-10			
1.045	Building - Shutter Replacement Allowance - Years 1-10	\$ 7,500.00	\$ 7,500.00	\$ 7,980.00
1.039	Building Cupola Replacement Allowance (3 per year)			
1.011	Building Entry Porches/Handrails (Years 1-10)	\$ 22,500.00	\$ 22,500.00	\$ 23,317.00
1.015	Building Stoop Replacement - Years 1-10	\$ 135,000.00	\$ 135,000.00	\$ 139,904.00
1.009	Building Waterproofing Allowance - Years 1-10	\$ 120,000.00	\$ 120,000.00	\$ 145,085.00
1.071	Building Attic Smoke Alarm Maintenance	\$ 6,000.00	\$ 20,000.00	\$ 20,726.00
1.003	Asbestos Abatement, Crawl spaces, Partial (7 year project)	\$ 135,000.00	\$ 135,000.00	\$ 139,904.00
1.006	Building Settlement Allowance - 1 bldg/yr (2013-2024)	\$ 530,450.00	\$ 530,450.00	\$ 549,718.00
1.076	Building Falling Ceiling Repair Allowance - Years 1-10	\$ 40,000.00	\$ 40,000.00	
1.051	Building "Sand Brick" Repair Allowance - Years 1-10	\$ 10,000.00	\$ 10,000.00	\$ 10,363.00
1.055	Building Louver/Vent Gable End Allowance - Years 1-10	\$ 40,000.00	\$ 40,000.00	
1.033	Building Terra Cotta Tile Roofs Years 1-10	\$ 93,700.00	\$ 93,700.00	\$ 131,302.00
1.030	Building Mold Abatement Allowance	\$ 60,000.00	\$ 60,000.00	\$ 62,179.00
8.000	Re-grout Pool skimmers and throats			
7.071	Court Light Timers (MC/VD)			
2.006	HVAC Equipment Office	\$ -	\$ -	\$ 12,436.00
2.012	Office Equipment (computers incl. servers)	\$ -	\$ 10,000.00	\$ 4,663.00
	Reserve Update	\$ 10,000.00	\$ -	
5.009	Information Technology Equipment, Partial (Computers, Server, Telephone System)			\$ 12,954.00
		<b>\$ 2,701,800.00</b>	<b>\$ 2,512,010.00</b>	<b>\$2,619,864.40</b>

Difference added to bring up to Reserve Advisors recommended **\$0.00 \$ (182,010.00) \$ (289,864.40)**

Reserve Study 2019  
**\$ 2,330,000.00**

**\$ 2,701,800.00 \$ 2,512,010.00 \$2,619,864.40**

**\$ 2,330,000.00 \$2,330,000.00**

Monthly contribution per management recommended \$ 209,334.17

Monthly contribution per reserve advisor \$ 194,166.67