

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
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
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
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"
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.
Parks & Landscape				
410 Fitness Trail Replace (Nature Park)				1,500 Changed base cost to \$1,500.
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	1,000 Changed "Replace" to "Refurbish" and base cost to \$1.000
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	Component was split as 201A & 201B
201B Asphalt - Resurface		30	16	226,467 19.7% of streets - included in this group:
205 Asphalt - Seal Coat		4	3	Blue Fox, Fonda, Cristal, Placio' & Viva
206 Asphalt Crack Fill		4	2	923,112 80.3% all other streets.
207 Asphalt Overlay				50,000 Adjusted base cost
1107 Metal Fences/Gates - Repaint				46,000 Adjusted base cost
1113 Stucco Walls - Repaint				Deleted, component redundant
1120 Maintenance Building - Refurbish			6	Extended R-L one year
1510 ATV - Replace	15	7		Changed to Stucco Walls - Repair
				R-L 6 years beginning in 2014
				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	138,285.06		300	44	13200	53,691	9,513.80
	Base cost	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 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 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

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, Placio & Viva
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 Replacement
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		\$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 L	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	39 inters
Placio	Plus Cristal	1872	28	219	6,112	7,984		7,984		2 Way
Puma Pe	No intersections		28	100	2,791	2,791	2,791			3 Way
Rambles	Plus Cuple	2300	28	1,020	28,467	30,767	30,767			4 Way
Rio Fuert	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			
		82,768			486,127	568,895	0.7607	0.1687	0.0706	Percent of Total
					568,895		Reserve Study =	550,860		18,035
			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 reflact 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

HOA CAPITAL RESERVE COMPONENTS MODIFICATIONS 2025

206 Asphalt Street	Crack Fill Changed base cost From \$45,000 to \$32,000 Changed Life From 4 Years to 3 years
• 208 Asphalt Street – Seal Coat	Changed base cost from \$40,000 to \$100,000
• 1107 Metal Fences/Gate – Repaint	Changed Life from 7 years to 6 years
• 1113 Frontage Stucco Walls - Rep	Changed base cost from \$8,000 to \$4,000
• 1114 Tower - Repair	Changed Life from 5 years to 6 years
• 1115 Gatehouse/Wall Stucco – Repair	Changed base cost from \$5,000 to \$3,000
• 1402 Street Signs – Repair	Changed to Signs- Replace
• 1116 Gatehouse/Wood	Changed life from 6 years to 10 years
• 1500 Ult Trailer - Replace	Changed Life from 20 years to 10 years
• 1510 ATV – Replace	Changed Life from 15 years to 5 years
• 1511 Mower – Replace	Changed to Trimmer replace
• 1520 Chipper – Replace	Changed life from 11 years to 5 years
• 204 – Asphalt Paths – Patch/Repa	Changed Nature Park – Patch/Repair Changed

- 1003 Blue Fox Park #3- Maintena
- Added New Component – AED

base cost from \$9600 to \$20,000
Changed life from 12 years to 14 years
R years