

**SELLERS CREEK RANCH HOMEOWNERS ASSOCIATION**

**RESERVE ANALYSIS  
2012 VERSION: 9-27-12**

Project date: 1995  
Total units: 15 at present

INVENTORY LIST	UNIT	QUANTITY	EST. SALVAGE VALUE %	UNIT REPL COST \$	EST. REPL COST \$	EST. ECON. LIFE YRS	EST. LIFE LEFT YRS	DESIRED RESERVE BUDGET \$	RESERVES AVAILABLE \$	PROPOSED INITIAL DEPOSIT \$
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**COMMON AREA:**

Irrigation system equipment	LS	1		4,000	4,000	15	12	800	260	312
Landscape refurbish/tree replace	LS	1		5,000	5,000	15	13	667	217	368
Well pump and equipment	LS	1		3,000	3,000	15	12	600	195	234
Concrete repairs: project budget	LS	1		5,000	5,000	15	13	667	217	368
Asphalt overlay	SY	32,384		14.00	453,376	25	18	126,945	41,312	22,892
Asphalt: seal coat & crack fill	SY	32,384		1.20	38,861	6	5	6,477	2,108	7,351
Monuments: stone repairs	LS	1		5,000	5,000	20	11	2,250	732	388
Entrance gates	LS	1		20,000	20,000	25	23	1,600	521	847
Rail fence	LF	360		14.00	5,040	35	18	2,448	797	236
Mailboxes	LS	1		3,000	3,000	25	11	1,680	547	223
Drainage facilities	LS	1		10,000	10,000	25	17	3,200	1,041	527
								<b>147,333</b>	<b>47,947</b>	<b>33,745</b>
<b>CONTINGENCY</b>		<b>0%</b>						<b>0</b>	<b>0</b>	<b>0</b>

