

Peregrine Community Association

1,006 Units

Colorado Springs, CO

Reserve Component Worksheet

September - 2005

* Preliminary Report

(Report Start Date: 01/01/06)

COMPONENT	Avg Life	Rem Life	Cost Per Unit	Approx Quantity	Current Repl. Cost	Future Cost	Source Code
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FENCING / PILLARS

Wood - W. Woodmen Road	30	10	27.00 /lf	1,584	42,768	57,477	1
Wood - E. Woodmen Road	30	12	27.00 /lf	2,218	59,886	85,383	1
Wood - Detention Pond	30	8	27.00 /lf	900	24,300	30,783	1
Wood - Orchard Rd.	30	15	27.00 /lf	2,222	59,994	93,469	1
Split Rail - Cedar Cyn.	20	20	7.91 /lf	828	6,549	11,829	3
Wood - Cedar Cyn. & Upper Woodme	30	30	18.90 /lf	2,000	37,800	91,751	3,7
Wood Rail - Repairs	4	3	Lump Sum	Repairs	7,500	8,195	1
Wood Rail/Pillar (Stain/Seal)	4	3	Lump Sum	24	6,700	7,321	4
Steel Fence - Alpine Glen	20	19	40.00 /lf	631	25,240	44,258	1,4
Stucco Wall - Alpine Glen (Repairs)	30	29	Lump Sum	20%	33,738	79,506	1,4
Stucco Wall - Alpine Glen (Paint)	20	19	0.90 /sf	6,036	5,432	9,526	1
Monument Signs - Repairs	5	0	Lump Sum	24	4,000	4,000	1
TOTAL REPLACEMENT COST					\$313,908	\$523,497	

CONCRETE SURFACES

Concrete Walkways - I	40	18	7.50 /sf	18,880	141,600	241,065	1,4
Concrete Walkways - II	40	24	7.50 /sf	18,880	141,600	287,844	1,4
Concrete Walkways - III	40	30	7.50 /sf	18,880	141,600	343,700	1,4
Concrete Walkways - IV	40	39	7.50 /sf	8,500	63,750	201,898	1,4
Pillars @ Wood Fencing - I	42	19	2,200.00 /ea	32	70,400	123,447	1,4
Pillars @ Wood Fencing - II	42	20	2,200.00 /ea	33	72,600	131,124	1,4
Pillars @ Wood Fencing - III	42	21	2,200.00 /ea	33	72,600	135,057	1,4
Pillars @ Wood Fencing - IV	42	42	1,909.00 /ea	11	20,999	72,671	3,7
Pillars (Alpine)	42	41	1,000.00 /ea	34	34,000	114,237	4
Concrete Curb/Gutters			City Responsibility				4
Keystone Retaining Wall			"Life of Project" / Operating Budget (Minor Repairs)				1
TOTAL REPLACEMENT COST					\$759,149	\$1,651,042	

LANDSCAPE & IRRIGATION

Timer Clock #1	15	6	3,500.00 /ea	1	3,500	4,179	4
Timer Clock #2	15	4	3,500.00 /ea	1	3,500	3,939	4
Timer Clock #3	15	8	3,500.00 /ea	1	3,500	4,434	4
Timer Clock #4	15	10	3,500.00 /ea	1	3,500	4,704	4
Timer Clock #5	15	15	3,500.00 /ea	1	3,500	5,453	4
Backflow Valves	20	12	1,800.00 /ea	10	18,000	25,664	4
Irrig. System (Woodmen Road)	25	17	Lump Sum	Total	180,000	297,513	1,4
Irrig. System (Upper Woodmen Road)	25	25	Lump Sum	Total	30,000	62,813	4,7
Irrig. System (Orchard)	25	8	Lump Sum	Total	90,000	114,009	1,4
Irrig. System (Alpine)	25	25	Lump Sum	Total	150,000	314,067	1,4
Control Valves	10	3	185.00 /ea	144	26,640	29,110	1,4
Tree/Plants (Maintenance/Removal)			"As Needed" Maintenance / Operating Budget				4
Native Area Tracks - Deadwood - I	10	0	Lump Sum	Total	10,000	10,000	*
Native Area Tracks - Deadwood - II	10	1	Lump Sum	Total	10,000	10,300	*
Native Area Tracks - Deadwood - III	10	2	Lump Sum	Total	10,000	10,609	*
Native Area Tracks - Deadwood - IV	10	3	Lump Sum	Total	10,000	10,927	*
Native Area Tracks - Deadwood - V	10	4	Lump Sum	Total	10,000	11,255	*
TOTAL REPLACEMENT COST					\$562,140	\$918,976	

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Total Current Replacement Cost: **\$1,635,197**



ANGELSTONE ASPHALT SURFACES (Not Included in Reserve Funding Plan)

Asphalt Overlay/Replacement	24	5	2.65 /sf	33,350	88,378	102,454	1
Asphalt Reseal, Stripe & Repairs	4	0	0.20 /sf	33,350	6,670	6,670	*
Concrete Curbs - Repairs	40	22	Lump Sum	10%	16,896	32,374	1
Underground Utilities	"Life of Project" / Operating Budget (Minor Repairs)						1
(Note: Projected Remaining Life 91 years, Current Replacement Estimated at \$157,620)							4
TOTAL REPLACEMENT COST					\$111,944	\$141,498	



CONTINGENCY	Recommended 3%-5% of Total Annual Budget
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Source Code: 1-National Construction Estimator and On-File Data
 2-Vendor Data
 3-Actual Costs and Bids
 4-Board Data
 5-Management Data
 6-Previous Reserve Study/DRE
 7-To Be Completed 06' Outside of Reserves (Per BOD)
 *-Awaiting Additional Information

PARAMETER:	
Future Cost (Inflation)	3.00%
Unit Measurements	
lf=Linear Foot	sy=Square Yard
sf=Square Foot	ea=Each
sq=Square (100sf)	ls=Lump Sum

Approved _____ Date _____