

Springs at Mariana Capital Improvement Schedule for Reserve Budget

Improvement Item	Original Cost	Yearly Est. Main	Repair life / cost	Replacement life y	Replacement cos	Yearly Reserve Budget h
Out Buildings / Pavilions	32,582	150	7 year / 1050	30		\$ -
Fence	34029	150	7 year / 1050	20	\$ 47,640.60	\$ 2,382.03
Pond	30165					
Pumps	1820			7	\$ 2,074.80	\$ 296.40
Tree Trim and repair		500	3 year / 1500			
Trails	15397	300	300 / per year			
Tree	50789	300	one tree per year			
Landscaping	19612	1250	3 year 3750 mulch / flowers/weed spray			
Lights	2500	50	2 years / 100			
Concrete slabs	1700			10	\$ 4,000.00	\$ 400.00
Totals	\$ 188,594.34	\$ 2,700.00	consider in budget for given year		\$ 53,715.40	\$ 3,078.43

number of lots	current dues	year current total	proposed increase for reserve	possible total	proposed dues	monthly dues
42	\$ 400.00	\$ 16,800.00	\$ 5,778.43	\$ 22,578.43	\$ 537.58	\$ 44.80

Replacement cost is based on 2% inflation off the original cost for the life of the asset.

Other things to think about: Tree pruning cost, pond cleaning and maintenance cost not included. Labor cost for upkeep and replacement should be considered in pr

ield

roposed cost.