

Axis at The Canyons
Association #: 01.3175



Level 1 -- Full Reserve Study with Site Visit

Prepared By: Byron Goetting

NV Permit #0235

Date of Site Inspection: 07/24/2020

Initial Funding Plan Period: 01/01/2020 - 12/31/2020

Date of First Draft: 08/17/2020

Date of Final Draft: 02/17/2021

Draft #: Final

Physical Analysis

Component Inventory						
Subgroup 1: Common Area						
Comp #	Component	Quantity	Sig. %	UL	RUL	Cost
1.101	Street Signs - Replace	29 Signs	0.42%	15	12	\$5,075
1.111	Street Light Fixtures - Replace	15 Light Fixtures	0.54%	21	18	\$9,000
1.112	Street Light Fixtures - Repair/Repaint	15 Light Fixtures	0.63%	3	1	\$1,500
1.121	Camera System - Replace	1 System	0.75%	10	7	\$6,000
1.201	Asphalt - Preservation	274,000 Sq.ft.	8.58%	8	2	\$54,800
1.202	Asphalt - Crack Fill and Minor Repairs	1 See Detail	2.89%	4	2	\$9,225
1.204	Asphalt - Major Rehab	274,000 Sq.ft.	25.18%	30	27	\$602,800
1.206	Concrete Sidewalks - Repair	34,450 Sq.ft.	1.44%	15	12	\$17,225
1.301	Block Wall - Repair	4,000 Linear ft.	2.51%	20	17	\$40,000
1.302	Stucco & Veneer Wall - Repair/Repaint	2,100 Linear ft.	2.63%	10	7	\$21,000
1.305	Wrought Iron Fencing - Replace	850 Linear ft.	1.78%	30	27	\$42,500
1.306	Wrought Iron Fencing - Repair/Repaint	850 Linear ft.	2.13%	5	2	\$8,500
1.315	Retaining Wall - Repair	1 See Detail	0.00%	30	27	\$0
Total Cost for 1/Common Area:						\$817,625.00

Subgroup 2: Entrance Area						
Comp #	Component	Quantity	Sig. %	UL	RUL	Cost
2.105	Monument Signs - Replace	2 Monument Sign	0.75%	20	17	\$12,000
2.210	Concrete Pavers - Repair/Replace	3,250 Sq.ft.	1.70%	30	27	\$40,625
2.211	Concrete Pavers - Seal/Repair	3,250 Sq.ft.	0.81%	5	2	\$3,250
2.501	Vehicle Gates - Replace	4 Vehicle Gates	1.00%	30	27	\$24,000
2.502	Vehicle Gates - Repaint	4 Vehicle Gates	0.50%	5	2	\$2,000
2.503	Vehicle Gate Hardware - Partial Replace	4 Vehicle Gates	0.63%	4	1	\$2,000
2.504	Vehicle Gate Operators - Repair/Part Replacem	4 Gate Operators	0.50%	4	1	\$1,600
2.505	Vehicle Gate Operators - Replace	4 Gate Operators	2.76%	10	7	\$22,000
2.507	Vehicle Gate Entrance System - Replace	1 Entry System	0.63%	10	7	\$5,000
2.510	Pedestrian Gate Locks - Replace	2 Keypad Locks	0.35%	10	7	\$2,800
Total Cost for 2/Entrance Area:						\$115,275.00

Subgroup 3: Amenities and Landscaping						
Comp #	Component	Quantity	Sig. %	UL	RUL	Cost
3.117	Mailbox Cluster Box Units (CBUs) - Replace	4 CBUs	0.50%	20	17	\$8,000

Subgroup 3: Amenities and Landscaping						
Comp #	Component	Quantity	Sig. %	UL	RUL	Cost
3.118	Mailbox Structure - Repair/Repaint	1 Structure	0.39%	8	5	\$2,500
3.119	Mailbox Structure - Refurbish	1 Structure	0.52%	24	21	\$10,000
3.401	Landscaping - Renovate	450,000 Sq.ft.	22.56%	10	7	\$180,000
3.410	Irrigation System - Refurbish	1 Irrigation System	12.53%	10	7	\$100,000
3.601	Park Furniture - Replace	1 See Detail	0.94%	8	5	\$6,000
3.901	Water Feature - Refurbish	1 Water Feature	2.51%	10	7	\$20,000
3.902	Fountain Equipment - Replace	3 Pumps	0.94%	8	5	\$6,000
Total Cost for 3/Amenities and Landscaping:						\$332,500.00
Total Cost of Component Inventory:						\$1,265,400.00