

Riviera West Homeowners Association

California Disclosure Notes
Consolidated Component List

NOTE: This listing is required to be provided to homeowners by the California Civil Code. In order to reduce print costs, it is a consolidated list provided for informational purposes only. Any mathematical projections or calculations made in the reserve funding analysis were made from an expanded list. Readers are cautioned not to attempt to make mathematical projections of their own from this list, but rather to refer to the "Detailed component List" provided in the complete reserve study on file with the association.

Reserve Component	Quantity	Average Unit Cost	Current Useful Lives	Adjusted Useful Lives	Remaining Useful Lives	Current Cost	Future Cost
Asphalt, Repairs	85,087 S.F.	\$ 1.75	20 to 41	20 to 20	1 to 18	\$ 148,902	\$ 167,307
Asphalt, Sealcoat	85,087 S.F.	\$ 0.15	5 to 23	5 to 5	1 to 3	\$ 12,763	\$ 13,092
Carpet, Clubhouse	4 Each	\$ 100.00	10 to 10	10 to 10	10 to 10	\$ 400	\$ 464
Carpet, Clubhouse	1,242 S.F.	\$ 8.00	12 to 25	12 to 25	1 to 7	\$ 9,936	\$ 10,384
Clubhouse Furnishings	140 Each	\$ 224.46	5 to 31	5 to 30	1 to 29	\$ 31,425	\$ 36,893
Clubhouse Furnishings, Admin	3 Each	\$ 150.00	25 to 30	25 to 30	10 to 25	\$ 450	\$ 537
Clubhouse Furnishings, Kitchen	11 Each	\$ 465.91	10 to 21	10 to 20	1 to 12	\$ 5,125	\$ 5,883
Clubhouse Furnishings, Lunch R	1 Each	\$ 150.00	31 to 31	20 to 20	5 to 5	\$ 150	\$ 162
Clubhouse Furnishings, Office	13 Each	\$ 200.00	10 to 25	10 to 20	5 to 13	\$ 2,600	\$ 3,093
Clubhouse Furnishings, Office	1 Lot	\$ 2,500.00	8 to 8	8 to 8	1 to 1	\$ 2,500	\$ 2,538
Concrete Repair Fund	2 Lot	\$ 750.00	3 to 3	3 to 3	3 to 3	\$ 1,500	\$ 1,569
Entry Gate, Marina	5 Each	\$ 1,000.00	5 to 20	5 to 20	3 to 18	\$ 5,000	\$ 6,312
Fence, Chain-link	3 Each	\$ 250.00	30 to 30	30 to 30	3 to 3	\$ 750	\$ 784
Fence, Chain-link	676 L.F.	\$ 12.50	30 to 30	30 to 30	3 to 29	\$ 8,450	\$ 9,620
Fire Extinguisher	6 Each	\$ 75.00	15 to 21	15 to 20	1 to 14	\$ 450	\$ 489
Gangway, Dock	2 Each	\$ 2,000.00	25 to 25	25 to 25	17 to 17	\$ 4,000	\$ 5,152
Gutters & Downspouts	381 L.F.	\$ 8.00	25 to 25	25 to 25	9 to 9	\$ 3,048	\$ 3,485
Irrigation	9 Each	\$ 293.33	9 to 15	5 to 15	1 to 10	\$ 2,640	\$ 2,965
Lights	74 Each	\$ 193.31	11 to 41	10 to 40	1 to 25	\$ 14,305	\$ 18,163
Linoleum, Clubhouse	864 S.F.	\$ 4.00	25 to 25	25 to 25	7 to 7	\$ 3,456	\$ 3,836
Maintenance Equipment	7 Each	\$ 317.86	9 to 30	8 to 30	1 to 10	\$ 2,225	\$ 2,332
Maintenance Equipment	1 Lot	\$ 500.00	21 to 21	20 to 20	1 to 1	\$ 500	\$ 508
Marina Recreation Area	9 Each	\$ 412.22	12 to 20	10 to 20	1 to 14	\$ 3,710	\$ 4,231
Paint, Interior	4,795 S.F.	\$ 0.85	16 to 16	10 to 10	1 to 1	\$ 4,076	\$ 4,137
Paint, Wood	8,154 S.F.	\$ 0.85	5 to 9	5 to 5	1 to 3	\$ 6,931	\$ 7,061
Paint/Refinish Door	26 Each	\$ 75.00	10 to 10	10 to 10	3 to 8	\$ 1,950	\$ 2,051
Pool Area Furnishings	64 Each	\$ 122.03	5 to 31	5 to 30	1 to 8	\$ 7,810	\$ 8,200
Pool Mechanical	10 Each	\$ 676.50	8 to 30	5 to 30	1 to 15	\$ 6,765	\$ 7,385
Pool Mechanical	3,323 S.F.	\$ 6.00	20 to 20	20 to 20	11 to 11	\$ 19,938	\$ 23,486
Roof, Composition Shingle	5,155 S.F.	\$ 5.25	20 to 20	20 to 20	7 to 15	\$ 27,064	\$ 33,218
Septic Tank, Pumping	3 Each	\$ 1,000.00	8 to 8	5 to 5	1 to 1	\$ 3,000	\$ 3,045
Signs	70 Each	\$ 95.36	15 to 24	15 to 24	1 to 20	\$ 6,675	\$ 8,003
Wood, Repair Fund	6,991 S.F.	\$ 0.45	8 to 8	5 to 5	1 to 1	\$ 3,146	\$ 3,193
Wood, Replace	2 Each	\$ 8,000.00	20 to 20	20 to 20	20 to 20	\$ 16,000	\$ 21,550
Wood, Replace	768 L.F.	\$ 27.27	20 to 36	20 to 30	1 to 20	\$ 20,940	\$ 21,841
Wood, Replace	3,067 S.F.	\$ 20.00	20 to 25	20 to 20	3 to 20	\$ 61,340	\$ 69,438