

2022 - 2051 FULL RESERVE STUDY

(Required 5 Year Study per NRS 116.31152)

COMMUNITY ASSOCIATION COMMON ELEMENT MAJOR COMPONENT FUNDING PLAN

Site Visit Completed: January 17, 2022

Report Completed: February 1, 2022

Hearthstone Condominiums Homeowners Association



Prepared by:

Nevada Reserve Studies, Inc.
3870 E. Flamingo Road, Ste. A2, Las Vegas, Nevada 89121
NRED Permit #RSS.17
www.nevadastudies.com

(39 Years Original Depreciation)		ESTIMATED	ESTIMATED	CURRENT	PRORATED %	ANNUAL	2022 IDEAL				COST
#	COMMON ELEMENT COMPONENTS	USEFUL LIFE (YEARS)	REMAINING (YEARS)	REPLACEMENT COST	REPLACEMENT COST	RESERVE REQUIREMENT	YEAR END FUNDING GOAL	Approximate Quantity	\$ Unit Cost		SOURCE CODE
STREET FACILITIES											
1	Asphalt Overlay, 1.5" with raised UAC (as needed)	30	7	30,656.00	100%	1,021.87	23,502.93	19.778 sq.ft.	1.55 sq.ft.		A
2	Asphalt, Seal Coat, Crack Fill, Striping	5	2	4,450.00	100%	890.00	2,670.00	19.778 sq.ft.	4,450.00 set		D
3	Asphalt, Repairs/Skin Patch	5	2	0.00	100%	0.00	0.00	19.778 sq.ft.	See #2 Above		D
4	Concrete Sidewalks, repair/replace	10	2	7,636.00	20%	763.60	6,108.80	4,492 sq.ft. (50 Yr. UL Prorate)	8.50 sq.ft.		A
5	Concrete Curbing, Street, repair/replace	10	6	2,740.00	20%	274.00	1,096.00	1,096 LF (50 Yr. UL Prorate)	12.50 LF		A
6	Concrete Curbing, Landscape, repair/replace	10	2	4,836.00	100%	483.60	3,868.80	1,209 LF	4.00 LF		A
BUILDING FACILITIES											
7	Building Exterior Surfaces, Stucco & Wood Trim, paint/repair	10	0	34,632.00	100%	3,463.20	34,632.00	1,332 LWF	26.00 LWF		A
8	Building Roofs, 3 Tab Asphalt Shingle, repair/replace	25	22	80,125.00	100%	3,205.00	9,615.00	34,270 sq.ft.	80,125.00 set		D
9	Flat Roof, A/C Well, repair/replace	16	10	10,125.00	100%	632.81	3,796.88	Single Ply Torchdown \$3,375 per Bldg	10,125.00 set		D
10	Stairways & Landings, repair/resurface	10	0	3,192.00	20%	319.20	3,192.00	168 ea. Treads, 12 ea. Landings	95.00 ea.		A
11	Metal Staircases, repair/replace	45	7	21,600.00	100%	480.00	18,240.00	12 ea. Staircases	1,800.00 ea.		A
12	Metal Staircases, paint	5	1	2,400.00	100%	480.00	1,920.00	12 ea. Staircases	200.00 ea.		A
13	Building Metal Rain Gutter, repair/replace	20	4	7,392.00	100%	369.60	5,913.60	924 LF	8.00 LF		A
14	Building Exterior Lighting Fixtures, repair/replace	15	5	2,100.00	100%	140.00	1,400.00	12 ea. Various LED & Florescent Fixtures	175.00 ea.		A
15	Building Circuit Breaker Panel, repair/replace	30	8	2,250.00	100%	75.00	1,650.00	3 ea. Wall Breaker Boxes	750.00 ea.		A
OTHER COMMON COMPONENTS											
16	Metal Carport Structures, replace/repair	50	12	32,130.00	100%	642.60	24,418.80	378 LF	85.00 LF		A
17	Metal Carport Structures, paint	10	1	3,402.00	100%	340.20	3,061.80	378 LF	9.00 LF		A
18	Carport Lighting Fixtures, repair/replace	25	10	1,275.00	100%	51.00	765.00	17 ea. Low Energy Bulb, Dual	75.00 ea.		A
19	Landscape & Irrigation, renovation	10	0	37,299.00	25%	3,729.90	37,299.00	31,410 sq.ft. (40 Yr. UL Prorate)	4.75 sq.ft.		A
20	Cluster Mail Box Units, w/Pedestals & Parcels, replace	0	0	0.00	0%	0.00	0.00	Maintained by the USPS	Not Funded		A

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21	Perimeter Fencing, Block w/Iron View, repair/replace	10	5	16,661.00	17%	1,666.10	8,330.50	1,153 LF View Fencing (60 Yr. UL Prorate)	85.00 LF	A
22	Perimeter Fencing, Block w/Iron Picket, paint	6	1	6,918.00	100%	1,153.00	5,765.00	1,153 LF View Fencing	6.00 LF	A
23	Back Flow Preventer, repair/replace	20	2	850.00	100%	42.50	765.00	1 ea. Back Flow Preventer	850.00 ea.	A
24	Full 5 Year Reserve Study, field survey & report	5	0	895.00	100%	179.00	895.00	1 ea. Reserve Study & Field Survey w/ Book	850.00 ea.	A
				313,564.00		20,402.18	198,906.11			