

COMPONENT STATUS REPORT

12.26.2003

Per NRS 116.31151 and NRS 116.31152

Pleasant Oaks

Component	Date	Estimated	Current	STRAIGHT-LINE
			Estimated	Required
	Originate	Service Date	Replacement	Reserve Accrual
2.1 - Striping, Curb Painting	2002	2004	\$900.00	\$ 713.23
3.2 - Reserve Study	2003	2006	\$850.00	\$ (24.40)
4.3 - Entry Gates	2001	2005	\$1,400.00	\$ 903.19
4.4 - Monument Maintenance	2001	2005	\$400.00	\$ 208.06
5.5 - Asphalt Slurry Seal	2003	2008	\$9,905.22	\$ 1,151.39
5.6 - Water Feature Equipment	1999	2004	\$3,500.00	\$ 3,209.96
5.7 - Landscape Lighting	1999	2004	\$750.00	\$ 687.85
5.8 - Drainage Easement	2001	2006	\$900.00	\$ 464.50
8.9 - Irrigation Clocks	1996	2004	\$750.00	\$ 710.68
10.10 - Gate Motors	1995	2005	\$12,800.00	\$ 10,343.11
10.11 - Gate Key Pad	1995	2005	\$4,300.00	\$ 3,692.72
10.12 - Landscape Contingency	1996	2006	\$7,300.00	\$ 5,533.81
15.13 - Landscape Rock	1994	2009	\$260.00	\$ 166.16
30.14 - Concrete Flatwork	1994	2024	\$14,124.50	\$ 4,511.52
30.15 - Asphalt Overlay	1994	2024	\$99,052.20	\$ 31,638.36
30.16 - Curbs	1994	2024	\$18,116.00	\$ 5,786.45
30.17 - Monument Replacement	1994	2024	\$4,500.00	\$ 1,362.08

QUALIFICATIONS OF PREPARER, Alan C. Ruth, CS Consulting Service LLC

1. Preparing reserve studies since 1987.
2. Over 30 years in construction business, beginning in the trades and progressing to many different executive positions with major builders throughout the country.
3. Over 18 years of purchasing and construction management positions. 8 years in Las Vegas.
4. Member of Declarant HOA boards since 1984, 14 different HOAs, President of 9.
5. Current President of Canyon Creek North HOA, 293 single family homes.
6. Community Association Manager, Nevada Real Estate Division, #0266
7. California General Contractors "B" License since 1991, currently inactive, #627097
8. Nevada General Contractors License, inactive, #0040784
9. Building Inspectors License, State of Nevada, Division of Real Estate, inactive, #S0016.
10. ICBO Certification 1997 UBC, #1089646-10, Re-certified April 2001
11. ICBO Certification 2000 IBC, #1089646-10, Certified April 2001
12. ICBO Certification 2000 IRC, #1089646-10, Certified April 2001
13. Exceed CAI "RS" requirements