



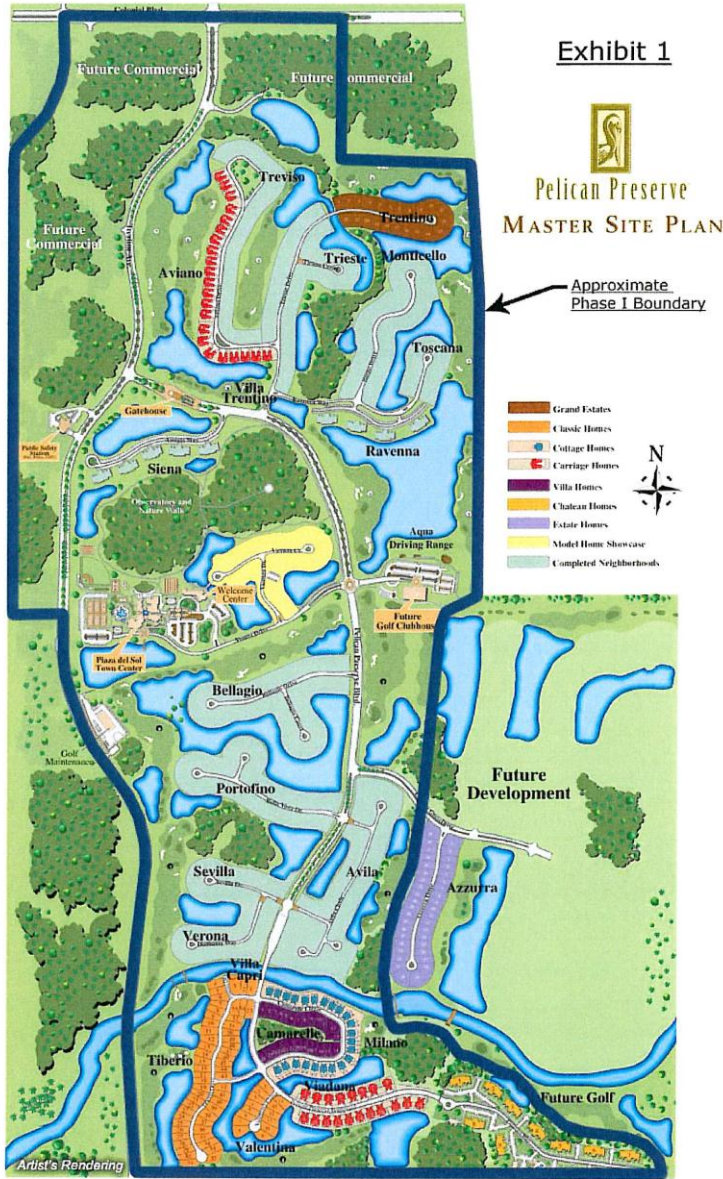
Unparalleled Property Services



Capital Asset Binder

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Guardhouse



CDD Asset

GUARDHOUSE A/C UNIT



◆ Location:		Guardhouse			
◆ Description:		Guardhouse Compressors / Air handler			
◆ Number of Units:		1			
◆ Installation Date:					
◆ Life Expectancy:		20 yrs			
◆ Estimated Replacement Cost:					
Specifications:					
Make:	Carrier	Model #	38CKC018330	Fan motor Volts:	60 HZ
RLA	208/230	HP		Factory Charged:	R-22
Unit 1 Serial No.	4101E12306	Unit 2 Serial No.			

Maintenance requirement for A/C Unit Fans	MAINTENANCE FREQUENCY:
<ul style="list-style-type: none"> ◆ Check lube bearings and motor ◆ Complete cleaning of cabinet, fan wheel, cooling coil, condensate pan and drain, heating coils, and return-air grille ◆ Inspection of panels and sealing of unit against air leakage. ◆ Adjustment of fan motor, belt, bearings, and wheels. ◆ Cleaning or replacement of filters ◆ Testing for cooling/heating system leaks. ◆ Checking of all electrical connections. <p>Note: most unit service can be performed by removing one of both of the unit's side panels. Coil cleaning or removal or insulation cleaning may require removal of a rear, top, or bottom panel, depending on the unit's orientation. When service is completed, replace unit panels.</p>	

PREVENTATIVE MAINTENANCE LOG

MONTHLY

WK__ Check Mechanical/clean

QUARTERLY

March	
June	
Sept.	
Dec.	

Historical information/comments:

ENTRY/EXIT GATES

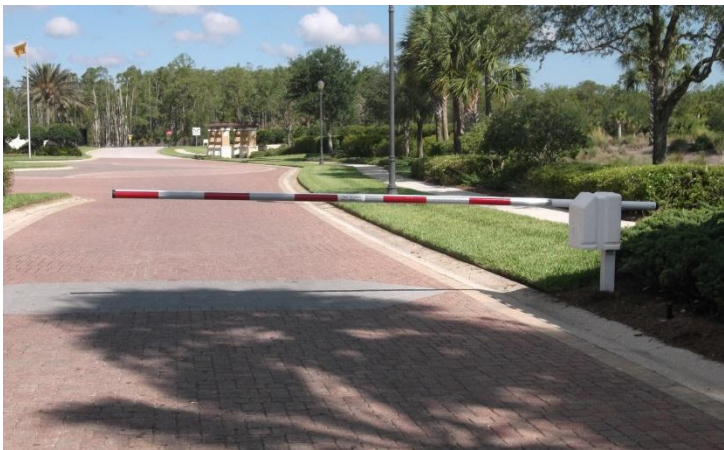
Resident Entrance Gate + Trap Gate



Visitor Entrance Gate



Resident Exit Gate



Visitor Exit Gate



Barcode Reader—1 at Entry & 1 at Exit



Guest Barcode Reader—1 at Entry & 1 at Exit



ENTRY/EXIT GATES



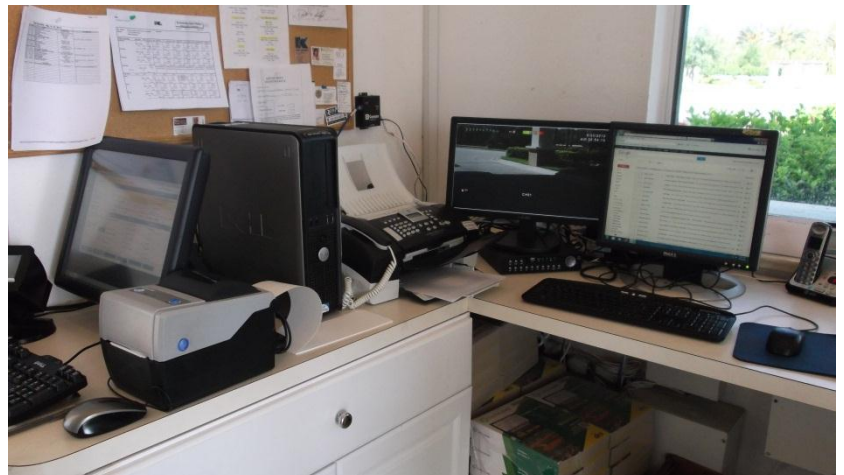
Cameras—9 Total (All CDD Assets)



Gatehouse Access Control Panel



Gatehouse Computers—3 monitors



Manufacturer	Model	Location	Serial Number
DC Solutions	Mega Arm	Resident Front Entrance	02 04 7126
Chamberlain LiftMaster	MA-DC-BB3	Resident Front Entrance Trap Gate	221N1784
DC Solutions	Mega Arm	Visitor Front Entrance	02 04 7127
DC Solutions	Mega Arm	Resident Exit	
DC Solutions	Mega Arm	Visitor Exit	

◆ Location:	All at front guardhouse
◆ Description:	
◆ Number of units:	9 Barrier Arms, 2 Resident Barcode Scanners, 2 Visitor Barcode Scanners
◆ Current Condition:	Good
◆ Useful Life:	20 years
◆ Estimated Equipment Allowance	

Maintenance requirement for Exit / Entry Gates

MAINTENANCE
FREQUENCY:

- ◆ Inspection
- ◆ Cleaning, adjustment of gates
- ◆ Repair and/or replacement of parts as needed
- ◆ Preventative maintenance check provided to the management office.

Monthly

PREVENTATIVE MAINTENANCE LOG
EXIT/ENTRY GATES

QUARTERLY

Historical information/comments:

FRONT ENTRY

2 fountains on each side of the
Colonial/Treeline intersection



Fountain at Treeline entrance
(CDD Asset)

Treeline White Wall—1500'
Treeline Brown Wall—3700'
Total Length—5200'
(WCI Asset)





**Middle Fountain
(CDD Asset)**

Flag Poles (CDD Asset)



COMMON AREA MONUMENTS



**4 Corner Monuments—2 of
each (CDD Assets)**



COMMON AREA MONUMENTS



CDD Assets	WCI Assets
Siena	Materita
Villa Trentino	Carena
Ravenna/Monticello/Toscana—multi monument	Azzura
Ravenna—2 monuments	
Toscana	
Monticello	
Treviso/Aviano/Trieste—multi monument	
Trentino Estates	
Bellagio	
Portofino	
Avila—2 monuments	
Verona	
Tiberio	
Milano/Camarelle—multi monument	
Tiberio/Camarelle/Milano/Valentina—multi monument	
Viadana/Palazzo—multi monument	
Valentina	
Viadana	
Palazzo	
Vicenza	
Total in community: 29	Total in community: 3

PALAZZO



3 Buildings Total

POOL AREA

Pool House



Pool & Spa



POOL AREA

Pool Heaters



2 Grills—KitchenAid



POOL KITCHEN



Make	Sharp
Model	Carousel
Serial	
Finish	White
Volts	
Hz.	
Replacement Value	
Useful Life	

Make	KitchenAid
Model	
Serial	
Finish	Silver
Volts	
Amps	
Refrigerant	
Replacement Value	
Useful Life	



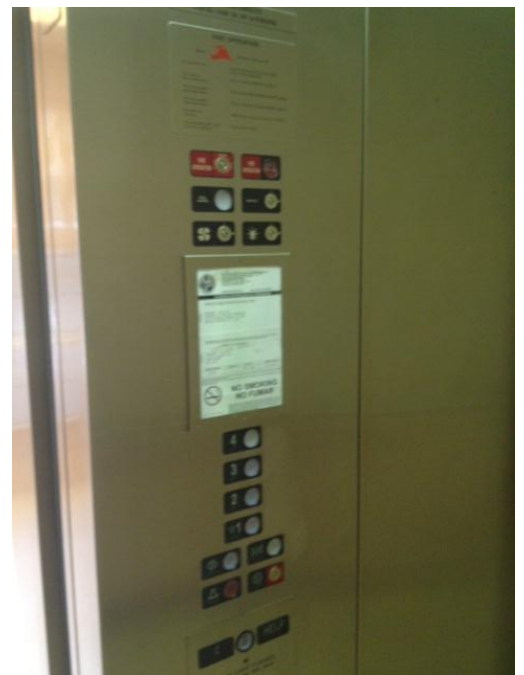
Maintenance requirement for Pool Area Equipment	MAINTENANCE FREQUENCY:
<ul style="list-style-type: none"> ◆ Inspection pipes and connections for leaks ◆ Regular cleaning of filters ◆ Maintain proper chemical levels per county code. ◆ Maintain inspection sheets by pool equipment ◆ Monthly inspection of pool shell for cracks ◆ Maintain proper water levels ◆ Inspection of Pumps, Feeders, Filters to be functional at all times ◆ Monthly inspection of safety equipment. 	Monthly

PREVENTATIVE MAINTENANCE LOG
Pool Area/Equipment

QUARTERLY

Historical information/comments:

ELEVATORS (3 TOTAL—1 per Building)



ELECTRICAL ROOM



Meters for Units



IRRIGATION COMPOUND



Pump System

Irrigation Control Panel
System and Clock



◆ Location:	Pump 1	Pump 2	Pump 3	Pump 4
◆ Description:				
◆ Pump Make:	Emerson	Emerson	Emerson	Emerson
◆ Pump Model:	S322	S322	S322	S322
◆ Pump Serial #:	611-S322- HA9	611-S322- HA4	611-S322- HA10	611-S322- HA8
◆ Volts:	230/460	230/460	230/460	230/460
◆ Amps:	180/90	180/90	180/90	180/90
◆ HP	75	75	75	75
◆ Clock Make:				
◆ Control Unit Model:				
◆ Control Unit Serial:				
◆ Current Condition:	Good	Good	Good	Good
◆ Useful Life:				
◆ Estimated Equipment Allowance:				

Maintenance requirement for Irrigation Equipment	MAINTENANCE FREQUENCY:
<ul style="list-style-type: none"> ◆ Monthly Wet Checks to ensure proper coverage of lawns and ornamentals ◆ Regular inspection of valves and heads ◆ Maintain time clock adjustments according to LWDD restrictions 	Monthly

PREVENTATIVE MAINTENANCE LOG
Irrigation Equipment

QUARTERLY

Historical information/comments: _____

COMMUNITY LIGHTING



Fixture	Overhead
Quantity	2 outside Gatehouse
Bulb	
Purchasing Vendor	



Fixture	Wall Light
Quantity	96 in Palazzo Hallways
Bulb	
Purchasing Vendor	



Fixture	Emergency Light
Quantity	84 in Palazzo Hallways
Bulb	
Purchasing Vendor	

COMMUNITY LIGHTING



Fixture	Overhead
Quantity	4 in Palazzo Pool Kitchen
Bulb	
Purchasing Vendor	



Fixture	Overhead
Quantity	3 in Palazzo Pool Kitchen
Bulb	
Purchasing Vendor	

FIRE EQUIPMENT

Fire Extinguisher



Fire Alarm



Fire Alarms	26	Smoke Detectors	
Extinguishers	38	Emergency Lights	84
Maintenance		Website	

Maintenance requirement for Fire Equipment	MAINTENANCE FREQUENCY:
<ul style="list-style-type: none">◆ Annual Inspection and recertification of Backflow preventers◆ Annual Inspection and recertification of Extinguishers◆ Monthly check of smoke detectors◆ Regular Inspection of emergency and exit lights	Monthly

Historical information/comments:
