



R E S E R V E

— PROFESSIONALS —

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Farmington Pool and Clubhouse

2021 Reserve Study





June 21, 2019

Dear Holly,

Please find attached our reserve study draft for the Farmington Pool and Clubhouse. The reserve level on 1/1/21, the beginning of the fiscal year is expected to be \$0.00, which constitutes 0.00% of full funded reserves, a very weak level of reserves.

We have recommended the community contribute to their reserve fund with the goal of reaching 100% full funding in 30 years. This is a financially conservative approach. We understand that this can be a difficult burden resisted by many homeowners. In most cases, the percent funded at 30 years can be lowered with minimal negative impact. Additionally, we can adjust some of the underlying assumptions to further alleviate the financial burden. We are happy to discuss in more detail how the study can be customized to your community's particular circumstances.

This report represents our best attempt to accurately represent the future financial needs of the association based upon the information available to us at the time of preparation. We hope that you find our report format both informative and useful. All of us at Reserve Professional have enjoyed serving you and providing the most detailed, comprehensive and useful reserve analysis study available.

Since a reserve analysis includes a only visual observation it is impossible to accurately identify, measure or quantify, estimated useful life or cost for any assets that are partially or fully concealed or buried. Examples include, but are not limited to water, sewer, and storm lines, manholes, and storm boxes. Although these items may be included in the reserve analysis, discrepancies may exist between the study and actual conditions. For this same reason an omission of such items may also exist.

Thank you for utilizing our services and please consider referring us to your colleagues and friends. We do not advertise and rely on referrals, which helps to keep your costs down.

We rely on referrals, not advertising. We believe in solid work at fair prices.

Respectfully,

A handwritten signature in black ink, appearing to be 'Alm Z', written over a light blue horizontal line.



Alex Liu, PRA, RS
President
Reserve Professionals
919-758-9788
205 S. Academy St. #3851
Cary, NC 27519
ReserveStudyCarolinas.com



Professional Designations:

Professional Reserve Analyst (PRA): Ass. of Professional Reserve Analysts, Certificate #2333
Reserve Specialist (RS): Community Associations Institute, Certification # 276
Stormwater BMP Inspection & Maintenance Professional, NC Coop Ext, Certification # 3164
BS, Construction Management: East Carolina University
NC Home Inspector, License # 2972 (inactive)
NC General Contractor, License # 66871
HOA Board President, 12 years (Retired)

Farmington Pool and Clubhouse

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Preface

This preface is intended to provide an introduction to the enclosed reserve analysis as well as detailed information regarding the reserve analysis report format, reserve fund goals/objectives and calculation methods. The following sections are included in this preface:

Introduction to Reserve Budgeting	page i
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◆ ◆ ◆ ◆ INTRODUCTION TO RESERVE BUDGETING ◆ ◆ ◆ ◆

The Board of Directors of an association has a legal and fiduciary duty to maintain the community in a good state of repair. Individual unit property values are significantly impacted by the level of maintenance and upkeep provided by the association as well as the amount of the regular assessment charged to each owner.

A prudent plan must be implemented to address the issues of long-range maintenance, repair and replacement of the common areas. Additionally, the plan should recognize that the value of each unit is affected by the amount of the regular assessment charged to each unit.

There is a fine line between “not enough,” “just right” and “too much.” Each member of an association should contribute to the reserve fund for their proportionate amount of “depreciation” (or “use”) of the reserve components. Through time, if each owner contributes his “fair share” into the reserve fund for the depreciation of the reserve components, then the possibility of large increases in regular assessments or special assessments will be minimized.

An accurate reserve analysis and a “healthy” reserve fund are essential to protect and maintain the association's common areas and the property values of the individual unit owners. A comprehensive reserve analysis is one of the most significant elements of any association's long-range plan and provides the critical link between sound business judgment and good fiscal planning. The reserve analysis provides a “financial blueprint” for the future of an association.

◆ ◆ ◆ ◆ UNDERSTANDING THE RESERVE ANALYSIS ◆ ◆ ◆ ◆

In order for the reserve analysis to be useful, it must be understandable by a variety of individuals. Board members (from seasoned, experienced Board members to new Board members), property managers, accountants, attorneys and even homeowners may ultimately review the reserve analysis. The reserve analysis must be detailed enough to provide a comprehensive analysis, yet simple enough to enable less experienced individuals to understand the results.

There are four key bits of information that a comprehensive reserve analysis should provide: Budget, Percent Funded, Projections and Inventory. This information is described as follows:

Budget

Amount recommended to be transferred into the reserve account for the fiscal year for which the reserve analysis was prepared. In some cases, the reserve analysis may present two or more funding plans based on different goals/objectives. The Board should have a clear understanding of the differences among these funding goals/objectives prior to implementing one of them in the annual budget.

Percent Funded

Measure of the reserve fund “health” (expressed as a percentage) as of the beginning of the fiscal year for which the

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reserve analysis was prepared. This figure is the ratio of the actual reserve fund on hand to the fully funded balance. A reserve fund that is “100% funded” means the association has accumulated the proportionately correct amount of money, to date, for the reserve components it maintains.

Projections

Indicate the “level of service” the association will provide the membership as well as a “road map” for the fiscal future of the association. The projections define the timetables for repairs and replacements, such as when the buildings will be painted or when the asphalt will be seal coated. The projections also show the financial plan for the association – when an underfunded association will “catch up” or how a properly funded association will remain fiscally “healthy.”

Inventory

Complete listing of the reserve components. Key bits of information are available for each reserve component, including placed-in-service date, useful life, remaining life, replacement year, quantity, current cost of replacement, future cost of replacement and analyst’s comments.

◆ ◆ ◆ ◆ RESERVE FUNDING GOALS / OBJECTIVES ◆ ◆ ◆ ◆

There are four reserve funding goals/objectives which may be used to develop a reserve funding plan that corresponds with the risk tolerance of the association: Full Funding, Baseline Funding, Threshold Funding and Statutory Funding. These goals/objectives are described as follows:

Full Funding

Describes the goal/objective to have reserves on hand equivalent to the value of the deterioration of the each reserve component. The objective of this funding goal is to achieve and/or maintain a 100% percent funded reserve fund. The component calculation method or cash flow calculation method is typically used to develop a full funding plan.

Baseline Funding

Describes the goal/objective to have sufficient reserves on hand to never completely run out of money. The objective of this funding goal is to simply pay for all reserve expenses as they come due without regard to the association’s percent funded. The cash flow calculation method is typically used to develop a baseline funding plan.

Threshold Funding

Describes the goal/objective other than the 100% level (full funding) or just staying cash-positive (baseline funding). This threshold goal/objective may be a specific percent funded target or a cash balance target. Threshold funding is often a value chosen between full funding and baseline funding. The cash flow calculation method is typically used to develop a threshold funding plan.

Statutory Funding

Describes the pursuit of an objective as described or required by local laws or codes. The component calculation method or cash flow calculation method is typically used to develop a statutory funding plan.

◆ ◆ ◆ ◆ RESERVE FUNDING CALCULATION METHODS ◆ ◆ ◆ ◆

There are two funding methods which can be used to develop a reserve funding plan based on a reserve funding goal/objective: Component Calculation Method and Cash Flow Calculation Method. These calculation methods are described as follows:

Component Calculation Method

This calculation method develops a funding plan for each individual reserve component. The sum of the funding plan for each component equals the total funding plan for the association. This method is often referred to as the “straight line”

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method and is widely believed to be the most conservative reserve funding method. This method structures a funding plan that enables the association to pay all reserve expenditures as they come due, enables the association to achieve the ideal level of reserves in time, and then enables the association to maintain the ideal level of reserves through time. The following is a detailed description of the component calculation method:

Step 1: Calculation of fully funded balance for each component

The fully funded balance is calculated for each component based on its age, useful life and current cost. The actual formula is as follows:

$$\text{Fully Funded Balance} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Cost}$$

Step 2: Distribution of current reserve funds

The association's current reserve funds are assigned to (or distributed amongst) the reserve components based on each component's remaining life and fully funded balance as follows:

Pass 1: Components are organized in remaining life order, from least to greatest, and the current reserve funds are assigned to each component up to its fully funded balance, until reserves are exhausted.

Pass 2: If all components are assigned their fully funded balance and additional funds exist, they are assigned in a "second pass." Again, the components are organized in remaining life order, from least to greatest, and the remaining current reserve funds are assigned to each component up to its current cost, until reserves are exhausted.

Pass 3: If all components are assigned their current cost and additional funds exist, they are assigned in a "third pass." Components with a remaining life of zero years are assigned double their current cost.

Distributing, or assigning, the current reserve funds in this manner is the most efficient use of the funds on hand – it defers the make-up period of any underfunded reserves over the lives of the components with the largest remaining lives.

Step 3: Developing a funding plan

After step 2, all components have a "starting" balance. A calculation is made to determine what funding would be required to get from the starting balance to the future cost over the number of years remaining until replacement. The funding plan incorporates the annual contribution increase parameter to develop a "stair stepped" contribution.

For example, if an association needs to accumulate \$100,000 in ten years, \$10,000 could be contributed each year. Alternatively, the association could contribute \$8,723 in the first year and increase the contribution by 3% each year thereafter until the tenth year.

In most cases, this rate should match the inflation parameter. Matching the annual contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the "time value of money," this creates the most equitable distribution of member contributions through time.

Using an annual contribution increase parameter that is greater than the inflation parameter will reduce the burden to the current membership at the expense of the future membership. Using an annual contribution increase parameter that is less than the inflation parameter will increase the burden to the current membership to the benefit of the future membership. The following chart shows a comparison:

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	<u>0% Increase</u>	<u>3% Increase</u>	<u>10% Increase</u>
Year 1	\$10,000.00	\$8,723.05	\$6,274.54
Year 2	\$10,000.00	\$8,984.74	\$6,901.99
Year 3	\$10,000.00	\$9,254.28	\$7,592.19
Year 4	\$10,000.00	\$9,531.91	\$8,351.41
Year 5	\$10,000.00	\$9,817.87	\$9,186.55
Year 6	\$10,000.00	\$10,112.41	\$10,105.21
Year 7	\$10,000.00	\$10,415.78	\$11,115.73
Year 8	\$10,000.00	\$10,728.25	\$12,227.30
Year 9	\$10,000.00	\$11,050.10	\$13,450.03
Year 10	\$10,000.00	\$11,381.60	\$14,795.04
TOTAL	\$100,000.00	\$100,000.00	\$100,000.00

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a total reserve contribution increase or decrease from year to year than this parameter.

One of the major benefits of using this calculation method is that for any single component (or group of components), the accumulated balance and reserve funding can be precisely calculated. For example, using this calculation method, the reserve analysis can indicate the exact amount of current reserve funds “in the bank” for the roofs and the amount of money being funded towards the roofs each month. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

The component calculation method is typically used for well-funded associations (greater than 65% funded) with a goal/objective of full funding.

Cash Flow Calculation Method

This calculation method develops a funding plan based on current reserve funds and projected expenditures during a specific timeframe (typically 30 years). This funding method structures a funding plan that enables the association to pay for all reserve expenditures as they come due, but is not necessarily concerned with the ideal level of reserves through time.

This calculation method tests reserve contributions against reserve expenditures through time to determine the minimum contribution necessary (baseline Funding) or some other defined goal/objective (full funding, threshold funding or statutory funding).

Unlike the component calculation method, this calculation method cannot precisely calculate the reserve funding for any single component (or group of components). In order to work-around this issue to provide this bookkeeping information, a formula has been applied to component method results to calculate a reasonable breakdown. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

The cash flow calculation method is typically used for under-funded associations (less than 65% funded) with a goal/objective of full funding, threshold funding, baseline funding or statutory funding.

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◆ ◆ ◆ ◆ READING THE RESERVE ANALYSIS ◆ ◆ ◆ ◆

In some cases, the reserve analysis may be a lengthy document of one hundred pages or more. A complete and thorough review of the reserve analysis is always a good idea. However, if time is limited, it is suggested that a thorough review of the summary pages be made. If a “red flag” is raised in this review, the reader should then check the detail information, of the component in question, for all relevant information. In this section, a description of most of the summary or report sections is provided along with comments regarding what to look for and how to use each section.

Executive Summary

Provides general information about the client, global parameters used in the calculation of the reserve analysis as well as the core results of the reserve analysis.

Client Information

Provides various client information including fiscal year for which the reserve analysis was prepared, number of units, phasing, etc.

Community Profile

Provides brief description of the community, as well as other “global” type comments.

Budget

Provides recommended funding for the fiscal year for which the reserve analysis was prepared. Indicates the reserve funding from the membership, anticipated interest contribution and the total contribution

Global Parameters

Displays the calculation parameters that were used to calculate the reserve analysis including inflation, annual contribution increase, investment rate, tax rate and contingency.

Sample Homeowners Association			
Executive Summary			
Component Calculation Method			
Client Information:		Global Parameters:	
Account Number	99999	Inflation Rate	2.00%
Version Number	1	Annual Contribution Increase	2.00%
Analysis Date	3/18/2014	Investment Rate	1.00%
Fiscal Year	6/1/2014 to 5/31/2015	Taxes on Investments	30.00%
Number of Units	167	Contingency	3.00%
Phasing	8 of 8		
Community Profile:			
This community consists of 167 attached units with private roadways, pool area and extensive landscaped areas.			
For budgeting purposes, unless otherwise indicated, we have used June 1995 as the average placed-in-service date for aging the original components in this community.			
ARS site visits: March 1, 2014; January 2011; February 2006; April 2008; March 2005; March 2003; March 2002; April 2001 and March 2000			
Adequacy of Reserves as of June 1, 2014:			
Anticipated Reserve Balance			\$865,450.00
Fully Funded Reserve Balance			\$1,011,226.83
Percent Funded			85.58%
Recommended Funding for the 2014-2015 Fiscal Year:			
	Annual	Monthly	Per Unit Per Month
Member Contribution	\$110,659	\$9,221.58	\$55.22
Interest Contribution	\$5,977	\$498.09	\$2.98
Total Contribution	\$116,636	\$9,719.66	\$58.20
3.18.2014(1) 1 ADVANCED RESERVE SOLUTIONS, INC.			

Adequacy of Reserves

Displays the results of calculations with regard to the “health” of the reserve fund as of the beginning of the fiscal year for which the reserve analysis was prepared. Provides the anticipated reserve balance, fully funded reserve balance and the percent funded.

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Calculation of percent funded

Summary displays all reserve components, shown here in “category” order. Provides the remaining life, useful life, current cost and the fully funded balance at the beginning of the fiscal year for which the reserve analysis was prepared.

Reserve Components

All components are displayed (shown here in “category” order).

Lifespans

Remaining life and useful life are displayed. And, these columns are conveniently sub totaled to show range.

Current Cost

Displays the current cost to replace or otherwise maintain each component. This column is conveniently sub totaled.

Fully Funded Balance

Displays the fully funded balance for each component. This column is conveniently sub totaled.

The total current cost to replace or otherwise maintain all components, total fully funded balance, anticipated reserve balance and percent funded are provided at the bottom of this summary. Also shown is the range of reserve component remaining lives and useful lives.

Sample Homeowners Association Calculation of Percent Funded Sorted by Category				
	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	8	27	\$101,667.50	\$71,564.91
Streets - Asphalt, Repair	0	4	\$3,621.75	\$3,621.75
Streets - Asphalt, Seal Coat	0	4	\$5,926.50	\$5,926.50
Streets - Concrete, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Sub Total	0-8	4-27	\$111,245.75	\$81,113.16
020 Roofs				
Roofs - Tile				
Sub Total				
030 Painting				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork & Trim				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
Sub Total				
040 Fencing				
Fencing - Wrought Iron, Pool Area				
Railing - Wrought Iron, Buildings				
Sub Total				
050 Lighting				
Lighting - Buildings				
Lighting - Grounds				
Sub Total				
060 Pool Area				
Cabana - Ceramic Tile				
Cabana - Doors				
Cabana - Plumbing Fixtures				
Cabana - Restroom Partitions				
Cabana - Water Heater				
Pool - Filter				
Pool - Heater				
Pool - Replaster & Tile Replace				
Pool Area - Barbecues				
Sub Total				
070 Decks				
Decks - Clean & Top Coat				
Decks - Resurface				
Sub Total				
080 Misc (Buildings)				
Fire Extinguisher Cabinets				
Utility Closet Doors				
Sub Total				
090 Misc (Grounds)				
Landscape - Irrigation Controllers				
Landscape - Renovation, Unfunded				
Mailboxes				
Sub Total				
100 Termite Control				
Termite Control				
Sub Total				
Contingency				
Total	0-11	2-30	\$1,001,533.70	\$1,011,228.83
Anticipated Reserve Balance				\$865,450.00
Percent Funded				85.58%

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Management / Accounting Summary and Charts

Summary displays all reserve components, shown here in “category” order. Provides the assigned reserve funds at the beginning of the fiscal year for which the reserve analysis was prepared along with the monthly member contribution, interest contribution and total contribution for each component and category. Pie charts show graphically how the total reserve fund is distributed amongst the reserve component categories and how each category is funded on a monthly basis.

Balance at FYB

Shows the amount of reserve funds assigned to each reserve component. And, this column is conveniently sub totaled.

Sample Homeowners Association Management / Accounting Summary Component Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	\$17,637.90	\$948.69	\$13.37	\$963.07
Streets - Asphalt, Repair	\$3,621.75	\$78.20	\$0.25	\$78.45
Streets - Asphalt, Seal Coat	\$5,926.50	\$127.96	\$0.41	\$128.37
Streets - Concrete, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Sub Total	\$27,186.15	\$1,155.84	\$14.04	\$1,169.88

020 Roofs

Roofs - Tile

Sub Total

030 Painting

Painting - Cabana Interior

Painting - Red Curbs

Painting - Stucco

Painting - Woodwork & Trim

Painting - Wrought Iron, Buildings

Painting - Wrought Iron, Pool Area

Sub Total

040 Fencing

Fencing - Wrought Iron, Pool Area

Railing - Wrought Iron, Buildings

Sub Total

050 Lighting

Lighting - Buildings

Lighting - Grounds

Sub Total

060 Pool Area

Cabana - Ceramic Tile

Cabana - Doors

Cabana - Plumbing Fixtures

Cabana - Restroom Partitions

Cabana - Water Heater

Pool - Filter

Sub Total

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Sample Homeowners Association Management / Accounting Summary Component Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Pool - Heater	\$3,250.00	\$24.60	\$0.08	\$24.68
Pool - Replaster & Tile Replace	\$7,070.58	\$146.76	\$4.61	\$151.37
Pool Area - Barbecues	\$1,010.00	\$29.98	\$0.69	\$30.67
Pool Area - Ceramic Tile	\$7,773.38	\$43.27	\$4.69	\$47.95
Pool Area - Concrete Deck, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Pool Area - Furniture (Refurbish)	\$9,255.00	\$70.05	\$0.23	\$70.27
Pool Area - Furniture (Replace)	\$13,159.40	\$74.76	\$7.94	\$82.70
Pool Area - Mastic	\$5,131.50	\$110.79	\$0.36	\$111.15
Spa - Filter	\$1,350.00	\$12.11	\$0.04	\$12.15
Spa - Heater	\$2,620.00	\$27.36	\$0.09	\$27.44
Spa - Replaster & Tile Replace	\$3,126.40	\$64.12	\$2.04	\$66.15
Sub Total	\$71,964.53	\$710.19	\$30.10	\$740.28

070 Decks

Decks - Clean & Top Coat

Decks - Resurfacing

Sub Total

080 Misc (Buildings)

Fire Extinguisher Cabinets

Utility Closet Doors

Sub Total

090 Misc (Grounds)

Landscape - Irrigation Controllers

Landscape - Renovation, Unfunded

Mailboxes

Sub Total

100 Termite Control

Termite Control

Sub Total

Contingency

Total

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Monthly Funding

Displays the monthly funding for each component from the members and interest. Total monthly funding is also indicated. And, these columns are conveniently sub totaled.

Pie Charts

Show graphically how the reserve fund is distributed amongst the reserve components and how the components are funded.

Association
Charts
by Category

Reserve Fund

Control

Contingency

010 Streets

020 Roofs

030 Painting

040 Fencing

050 Lighting

060 Pool Area

070 Decks

080 Misc (Buildings)

090 Misc (Grounds)

100 Termite Control

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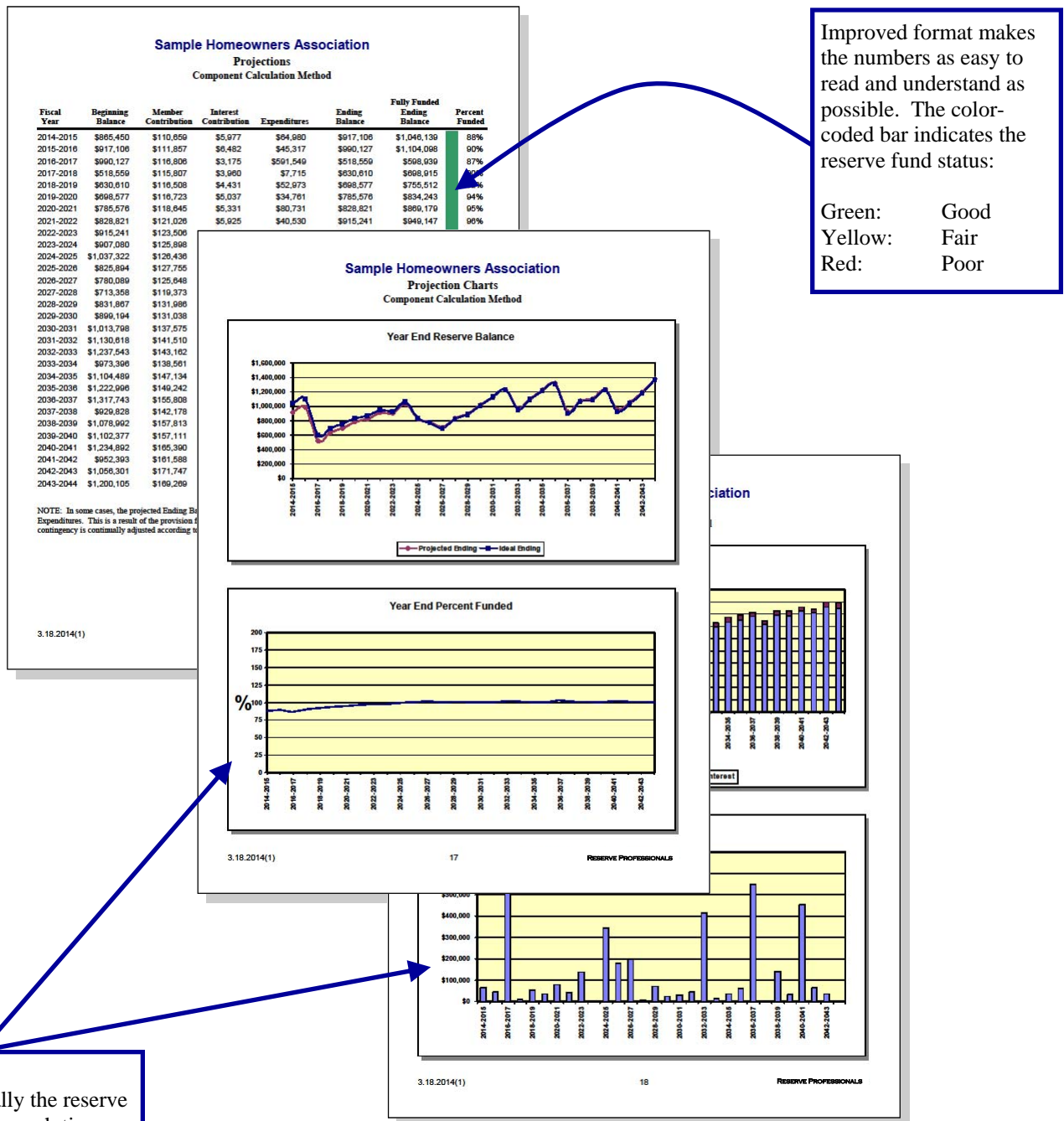
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Projections and Charts

Summary displays projections of beginning reserve balance, member contribution, interest contribution, expenditures and ending reserve balance for each year of the projection period (shown here for 30 years). The two columns on the right-hand side provide the fully funded ending balance and the percent funded for each year. Charts show the same information in an easy-to-understand graphic format.



Charts

Show graphically the reserve funding plan through time.

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Component Detail

Summary provides detailed information about each reserve component. These pages display all information about each reserve component as well as comments from site observations and historical information regarding replacement or other maintenance.

Lifespan Information

Displays placed-in-service date, useful life, remaining life and replacement year.

Cost Information

Displays quantity, unit cost, percentage of replacement, current cost and future cost.

Calculation Results

Displays assigned reserves and funding requirements.

Comments

Useful information from site observations and historical expenses included here.

Photos

Optional inclusion of photos adds an additional layer of detail the reserve analysis.

Sample Homeowners Association
Component Detail
Component Calculation Method; Sorted by Category

Streets - Asphalt, Seal Coat

Category	010 Streets	Quantity	65,850 sq. ft.
Photo Date	January 2011	Unit Cost	\$0.090
		% of Replacement	100.00%
		Current Cost	\$5,926.50
		Future Cost	\$6,415.03
Placed In Service	11/09	Assigned Reserves at FYB	\$5,926.50
Useful Life	4	Monthly Member Contribution	\$127.96
Remaining Life	0	Monthly Interest Contribution	\$0.41
Replacement Year	2014-2015	Total Monthly Contribution	\$128.37

Comments:

The association seal coated and restriped the streets for a total cost of \$5,975. The association seal coated the streets for a total cost of \$6,000.

The current cost used for this component is adjusted for inflation where applicable.

Asphalt surfaces should be seal coated on

3.18.2014(1)

Sample Homeowners Association
Component Detail
Component Calculation Method; Sorted by Category

Painting - Woodwork & Trim

Category	030 Painting	Quantity	31,575 sq. ft.
Photo Date	January 2011	Unit Cost	\$0.920
		% of Replacement	100.00%
		Current Cost	\$29,049.00
		Future Cost	\$30,222.58
Placed In Service	06/12	Assigned Reserves at FYB	\$14,524.50
Useful Life	4	Monthly Member Contribution	\$634.91
Remaining Life	2	Monthly Interest Contribution	\$10.54
Replacement Year	2016-2017	Total Monthly Contribution	\$645.45

Comments:

The association painted the woodwork and trim between July and November 2000 for a total cost of \$5,975. The association painted the woodwork and trim for a total cost of \$6,000.

The current cost used for this component is adjusted for inflation where applicable.

For budgeting purposes, we have used the component.

The inventory for this component has been March 2000 site visit, we believe this inventory

3.18.2014(1)

Sample Homeowners Association
Component Detail
Component Calculation Method; Sorted by Category

Pool - Replaster & Tile Replace

Category	060 Pool Area	Quantity	1 pool
Photo Date	January 2011	Unit Cost	\$15,075.000
		% of Replacement	100.00%
		Current Cost	\$15,075.00
		Future Cost	\$16,644.02
Placed In Service	01/10	Assigned Reserves at FYB	\$7,070.58
Useful Life	10	Monthly Member Contribution	\$146.76
Remaining Life	5	Monthly Interest Contribution	\$4.61
Replacement Year	2019-2020	Total Monthly Contribution	\$151.37

Comments:

The association painted the woodwork and trim between July and November 2000 for a total cost of \$5,975. The association painted the woodwork and trim for a total cost of \$6,000.

The current cost used for this component is adjusted for inflation where applicable.

For budgeting purposes, we have used the component.

The inventory for this component has been March 2000 site visit, we believe this inventory

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1,020 sq. ft. of replastering @ \$12.50 = \$12,750.00
135 lin. ft. of trim tile @ \$15.00 = \$2,025.00
25 lin. ft. of step tile @ \$12.00 = \$300.00
TOTAL = \$15,075.00

The pool and spa were replastered in March 2000 for a total cost of approximately \$6,700. The association also washed the pool in June 2002 for a total cost of \$675. The association replastered the pool and spa (including replacement of the mastic directly adjacent to the pool and spa) in January 2010 for a total cost of \$16,000.

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◆ ◆ ◆ ◆ GLOSSARY OF KEY TERMS ◆ ◆ ◆ ◆

Annual Contribution Increase Parameter

The rate used in the calculation of the funding plan. This rate is used on an annual compounding basis. This rate represents, in theory, the rate the association expects to increase contributions each year.

In most cases, this rate should match the inflation parameter. Matching the annual contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the “time value of money,” this creates the most equitable distribution of member contributions through time.

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a total reserve contribution increase or decrease from year to year than this parameter. See the description of “reserve funding calculation methods” in this preface for more detail on this parameter.

Anticipated Reserve Balance (or Reserve Funds)

The amount of money, as of a certain point in time, held by the association to be used for the repair or replacement of reserve components. This figure is “anticipated” because it is calculated based on the most current financial information available as of the analysis date, which is almost always prior to the fiscal year beginning date for which the reserve analysis is prepared.

Assigned Funds (and “Fixed” Assigned Funds)

The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component has been assigned.

The assigned funds are considered “fixed” when the normal calculation process is bypassed and a specific amount of money is assigned to a reserve component. For example, if the normal calculation process assigns \$10,000 to the roofs, but the association would like to show \$20,000 assigned to roofs, “fixed” funds of \$20,000 can be assigned.

Cash Flow Calculation Method

Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the “reserve funding calculation methods” section of the preface.

Component Calculation Method

Reserve funding calculation method developed based on each individual component. A more detailed description of the actual calculation process is included in the “reserve funding calculation methods” section of the preface.

Contingency Parameter

The rate used as a built-in buffer in the calculation of the funding plan. This rate will assign a percentage of the reserve funds, as of the fiscal year beginning, as contingency funds and will also determine the level of funding toward the contingency each month.

Current Replacement Cost

The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component is expected to cost to replace.

Fiscal Year

Indicates the budget year for the association for which the reserve analysis was prepared. The fiscal year beginning (FYB) is the first day of the budget year; the fiscal year end (FYE) is the last day of the budget year.

Fully Funded Reserve Balance (or Ideal Reserves)

The amount of money that should theoretically have accumulated in the reserve fund as of a certain point in time. Fully funded reserves are calculated for each reserve component based on the current replacement cost, age and useful life:

Preface

$$\text{Fully Funded Reserves} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

The fully funded reserve balance is the sum of the fully funded reserves for each reserve component.

An association that has accumulated the fully funded reserve balance does not have all of the funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve components it maintains, based on each component's current replacement cost, age and useful life.

Future Replacement Cost

The amount of money, as of the fiscal year during which replacement of a reserve component is scheduled, that a reserve component is expected to cost to replace. This cost is calculated using the current replacement cost compounded annually by the inflation parameter.

Global Parameters

The financial parameters used to calculate the reserve analysis. See also "inflation parameter," "annual contribution increase parameter," "investment rate parameter" and "taxes on investments parameter."

Inflation Parameter

The rate used in the calculation of future costs for reserve components. This rate is used on an annual compounding basis. This rate represents the rate the association expects to the cost of goods and services relating to their reserve components to increase each year.

Interest Contribution

The amount of money contributed to the reserve fund by the interest earned on the reserve fund and member contributions.

Investment Rate Parameter

The gross rate used in the calculation of interest contribution (interest earned) from the reserve balance and member contributions. This rate (net of the taxes on investments parameter) is used on a monthly compounding basis. This parameter represents the weighted average interest rate the association expects to earn on their reserve fund investments.

Membership Contribution

The amount of money contributed to the reserve fund by the association's membership.

Monthly Contribution (and "Fixed" Monthly Contribution)

The amount of money, for the fiscal year which the reserve analysis is prepared, that a reserve component will be funded.

The monthly contribution is considered "fixed" when the normal calculation process is bypassed and a specific amount of money is funded to a reserve component. For example, if the normal calculation process funds \$1,000 to the roofs each month, but the association would like to show \$500 funded to roofs each month, a "fixed" contribution of \$500 can be assigned.

Number of Units (or other assessment basis)

Indicates the number of units for which the reserve analysis was prepared. In "phased" developments (see phasing), this number represents the number of units, and corresponding common area components, that existed as of a certain point in time.

For some associations, assessments and reserve contributions are based on a unit of measure other than the number of units. Examples include time-interval weeks for timeshare resorts or lot acreage for commercial/industrial developments.

Preface

One-Time Replacement

Used for components that will be budgeted for only once.

Percent Funded

A measure, expressed as a percentage, of the association's reserve fund "health" as of a certain point in time. This number is the ratio of the anticipated reserve fund balance to the fully funded reserve balance:

$$\text{Percent Funded} = \frac{\text{Anticipated Reserve Fund Balance}}{\text{Fully Funded Reserve Balance}}$$

An association that is 100% funded does not have all of the reserve funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve components it maintains, based on each component's current replacement cost, age and useful life.

Percentage of Replacement

The percentage of the reserve component that is expected to be replaced.

For most reserve components, this percentage should be 100%. In some cases, this percentage may be more or less than 100%. For example, fencing which is shared with a neighboring community may be set at 50%.

Phasing

Indicates the number of phases for which the reserve analysis was prepared and the total number of phases expected at build-out (i.e. Phase 4 of 7). In phased developments, the first number represents the number of phases, and corresponding common area components, that existed as of a certain point in time. The second number represents the number of phases that are expected to exist at build-out.

Placed-In-Service Date

The date (month and year) that the reserve component was originally put into service or last replaced.

Remaining Life

The length of time, in years, until a reserve component is scheduled to be replaced.

Remaining Life Adjustment

The length of time, in years, that a reserve component is expected to last in excess (or deficiency) of its useful life for the current cycle of replacement.

If the current cycle of replacement for a reserve component is expected to be greater than or less than the "normal" life expectancy, the reserve component's life should be adjusted using a remaining life adjustment.

For example, if wood trim is painted normally on a 4 year cycle, the useful life should be 4 years. However, when it comes time to paint the wood trim and it is determined that it can be deferred for an additional year, the useful life should remain at 4 years and a remaining life adjustment of +1 year should be used.

Replacement Year

The fiscal year that a reserve component is scheduled to be replaced.

Reserve Components

Line items included in the reserve analysis.

Taxes on Investments Parameter

The rate used to offset the investment rate parameter in the calculation of the interest contribution. This parameter represents the marginal tax rate the association expects to pay on interest earned by the reserve funds and member contributions.

Preface

Total Contribution

The sum of the membership contribution and interest contribution.

Useful Life

The length of time, in years, that a reserve component is expected to last each time it is replaced. See also “remaining life adjustment.”

◆ ◆ ◆ ◆ LIMITATIONS OF RESERVE ANALYSIS ◆ ◆ ◆ ◆

This reserve analysis is intended as a tool for the association’s Board of Directors to be used in evaluating the association’s current physical and financial condition with regard to reserve components. The results of this reserve analysis represent the independent opinion of the preparer. There is no implied warranty or guarantee of this work product.

For the purposes of this reserve analysis, it has been assumed that all components have been installed properly, no construction defects exist and all components are operational. Additionally, it has been assumed that all components will be maintained properly in the future.

The representations set forth in this reserve analysis are based on the best information and estimates of the preparer as of the date of this analysis. These estimates are subject to change. This reserve analysis includes estimates of replacement costs and life expectancies as well as assumptions regarding future events. Some estimates are projections of future events based on information currently available and are not necessarily indicative of the actual future outcome. The longer the time period between the estimate and the estimated event, the more likely the possibility of error and/or discrepancy. For example, some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the preparation of this reserve analysis. Therefore, the actual replacement costs and remaining lives may vary from this reserve analysis and the variation may be significant. Additionally, inflation and other economic events may impact this reserve analysis, particularly over an extended period of time and those events could have a significant and negative impact on the accuracy of this reserve analysis and, further, the funds available to meet the association’s obligation for repair, replacement or other maintenance of major components during their estimated useful life. Furthermore, the occurrence of vandalism, severe weather conditions, earthquakes, floods, acts of nature or other unforeseen events cannot be predicted and/or accounted for and excluded when assessing life expectancy, repair and/or replacement costs of the components.

Farmington Pool and Clubhouse

Executive Summary

Directed Cash Flow Calculation Method

Client Information:

Account Number	1211
Version Number	1
Analysis Date	06/23/2020
Fiscal Year	1/1/2021 to 12/31/2021
Number of Unit	309
Phasing	1 of 1

Global Parameters:

Inflation Rate	2.50 %
Annual Contribution Increase	2.50 %
Investment Rate	1.01 %
Taxes on Investments	18.00 %
Contingency	3.00 %

Community Profile:

The Farmington Pool and Clubhouse consists of a 2 level clubhouse with gym, club room, swimming pool, pavilion, and other site features.

Unless otherwise indicated, we have used the date 1/2009, as the basis for aging of all original components.

Level of Study: Full with Site Inspection

Calculation Method Used: Cash Flow

Funding Strategy: Full Funding

Site Inspection Date: 5/24/20

Adequacy of Reserves as of January 1, 2021:

Anticipated Reserve Balance	\$0.00
Fully Funded Reserve Balance	\$323,709.31
Percent Funded	0.00%

Recommended Funding for the 2021 Fiscal Year:	Annual	Monthly	Per Unit
			Per Month
Member Contribution	\$50,000	\$4,166.67	\$13.48
Interest Contribution	\$190	\$15.85	\$0.05
Total Contribution	\$50,190	\$4,182.52	\$13.54

Farmington Pool and Clubhouse

Preparer's Disclosure Statement

Alexander Liu was awarded the Reserve Specialist (RS) designation from Community Associations Institute (CAI). The RS designation was developed by CAI for professional reserve analysts who wish to confirm to their peers and/or clients that they have demonstrated a basic level of competency within the industry. The RS designation is awarded to reserve analysts who are dedicated to the highest standards of professionalism and reserve analysis preparation. Additionally, he has been awarded the Professional Reserve Analyst (PRA) designation from the Association of Professional Reserve Analysts (APRA).

Consultant certifies that:

1) Consultant has no other involvement with association which could result in actual or perceived conflicts of interest.

2) Component inventories were developed by actual field inventory, representative sampling, take-offs of scaled plans, provided by the association's previous reserve analysis prepared by another firm or provided by the association.

Component conditional assessments were developed by actual field observation and representative sampling.

3) Financial assumptions used in this analysis are listed on the Executive Summary and further explained in the Preface of this report.

4) Consultant is a Reserve Specialist (RS) designee with CAI and Professional Reserve Analyst (PRA) with APRA.

5) There are no material issues known to consultant at this time which would cause a distortion of the association's situation.

6) The scope of Reserve Professionals' service does not include forensic, invasive or destructive testing or analysis of an engineering or architectural nature. Reserve Component condition assessments are based on visual observation. The Reserve Professionals reserve study specifically is neither a Building Inspection nor an engineering or architectural evaluation of the suitability, quality or integrity of the design, construction or manufacture quality of the facilities, infrastructure and other components comprising Client's project. A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. A site visit conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection. The physical analysis performed during this site visit is not intended to be exhaustive in nature and may include representative sampling.

7) Since a reserve analysis is limited to a visual observation it is impossible to accurately identify, measure or quantify, estimate useful life or cost for any assets that are partially or fully concealed or buried. Although such items may be included in the reserve analysis, Reserve Professionals is not responsible for any discrepancies in material quantities, unit costs, or total costs that may exist between the study and actual conditions or responsible for an omission of such item. Additionally, the extent of the future repairs can't be ascertained by a visual observation. Additionally predicting when the repairs will be needed is not possible by visual observation. A more detailed inspection maybe possible, but is not within the scope of this study. Therefore, it is important for the client to understand that the cost and timing of repairs or replacement is in fact, speculation. Assets include, but are not limited to irrigation, sprinkler, water, sewer, and storm piping, electrical wiring and equipment, building water damage, bodies of water, site and building drainage, tree removal, landscaping projects.

8) In many instances actual costs and timing for repairs may vary significantly. This reserve study may not fund for the worst case scenario. We believe this is to the benefit of the client by not tying up funds for repair/replacement events that may not happen for 20, 30 or more years than the worst case scenario.

9) We make every attempt to notify the Client when we notice a potential safety issue, however a reserve study is not intended to identify safety issues. We take no responsibility for identifying or communicating any safety issues including, but not limited to fall hazards of people or structures, structural concerns, electrical shock.

10) It is important to be aware that the useful life of an asset may not indicate that the repair/replacement date will occur at that date, but rather that a certain amount of fund might be expended by this date. In other words, an asset with a 20

Farmington Pool and Clubhouse

Preparer's Disclosure Statement

year useful life may have had repairs performed 4 or 5 times in that 20 year period. A reserve study, which looks out 30 years is not flexible enough to take into account all the smaller activities that would fall outside of maintenance, but still would occur outside a regular predictable schedule. Additionally, some assets fail unexpectedly without providing any sign of distress in advance. In these instances, a useful life would indicate not that a component should be replaced at the end of this period, but rather that funds should be accumulated by the end of this period for when the item will need to be replaced.

11) Often, similar components have differing ages or costs. In an effort to alleviate unnecessary complexity, the study may use an average or median useful life, age, or cost for all of similarly grouped components.

12) The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.

13) The results of this study are based on the independent opinion of the preparer and his experience and research during the course of his career in preparing Reserve Studies. In addition the opinions of experts on certain components have been gathered through research within their industry and with client's actual vendors. There is no implied warranty or guarantee regarding our life and cost estimates/predictions. There is no implied warranty or guarantee in any of our work product. Our results and findings will vary from another preparer's results and findings. A Reserve Study is necessarily a work in progress and subsequent Reserve Studies will vary from prior studies.

14) This Reserve Study assumes that all construction assemblies and components identified herein are built properly and are free from defects in materials and/or workmanship. Defects can lead to reduced useful life and premature failure. It was not the intent of this Reserve Study to inspect for or to identify defects. If defects exist, repairs should be made so that the construction components and assemblies at the community reach their full and expected useful lives.

15) We have assumed any and all components have been properly built and will reach normal, typical life expectancies. In general a reserve study is not intended to identify or fund for construction defects. We did not and will not look for or identify construction defects during our site visit.

16) The costs and timing associated with any repairs listed in the study are speculative. The extent of the repairs is unknown. How a repair will be performed can vary significantly, which will affect the cost. Additionally, costs have not taken into account upgrades required to bring the current construction up to current code.

17) A reserve study is based on the aggregate cost and replacement schedule of the client's assets. It would be inappropriate to consider any asset's funding in isolation. Aggregating costs creates a safety net for any cost discrepancies. It is highly likely that some assets will cost more than predicted, and others less. The differences between predicted and actual costs are meant to offset each other. Thus, any cost savings reaped when an asset is repaired or replaced should remain in reserves and not distributed for other purposes.

18) Maintenance responsibility of water, sewer, and storm systems varies by municipality. Even within individual municipalities this responsibility can vary significantly due to negotiations between a developer and planning developments. We have not contacted any government agency to confirm maintenance responsibility, nor have pertinent public records been reviewed. As a result, quantities of water, sewer, and storm lines and boxes may be inaccurate. Generally speaking, we include water and sewer mains when streets are private and simply measure the linear feet of the road as a basis for this quantity since actual location is unknown in most instances. If a community has public streets, we have excluded all items within the right of way.

19) Storm water systems are difficult to locate. Area drains located in the turfed or landscaped areas have been excluded, unless specifically noted. Unless noted, storm line quantities include only inflow and outflow pipe to retention ponds where roads are public, and also pipe in roads where roads are private. Any storm pipe located in other areas has not been accounted for. If such pipe does exist in your community the quantities may not be accurate. Culverts under public roads are assumed to be publicly maintained.

Farmington Pool and Clubhouse

Preparer's Disclosure Statement

20) There maybe community assets listed in the study, like painting, that the IRS considers a non-capital expense. It is important to consult with an accountant since this will have tax implications. If the board wishes, these items can be removed from the reserve study. It is important to recognize that the reserve study simply is a budgeting tool for large future expenses, and doesn't differentiate between capital and non-capital expenses or account for IRS tax rules.

21) This reserve study follows the guidelines established by APRA Standards of Practice and CAI's National Reserve Study Standards. A copy of either is available upon request.

Site Visits: If a site visit has been performed during the preparation of this reserve study, no invasive testing was performed. The physical analysis performed during the site visit was not intended to be exhaustive in nature and may have included representative sampling.

Update Reserve Studies: Level II Studies: Quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies. Level III Studies: In addition to the above we have not visited the property when completing a Level III, No Site Visit, study. Therefore we have not verified the current condition of the common area components.

Farmington Pool and Clubhouse

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
010 Paving				
Asphalt Paving - Repairs	4	15	\$7,297.10	\$5,351.21
Asphalt Paving - Repaving	9	20	\$67,295.00	\$37,012.25
Asphalt Paving - Sealing	4	5	\$7,439.00	\$946.78
Site Concrete - Repair or Replace	3	14	\$8,321.11	\$6,538.02
Sub Total	3-9	5-20	\$90,352.21	\$49,848.26
020 Utilities & Drainage				
Site Drainage - Miscellaneous Repairs	4	15	\$3,170.43	\$2,324.98
Water and Sewer - Repairs	27	38	\$10,710.16	\$3,100.31
Sub Total	4-27	15-38	\$13,880.59	\$5,425.29
030 Site				
Fencing & Railing- Aluminum	14	25	\$20,094.78	\$8,841.70
Flagpole - Replace	19	30	\$1,600.00	\$586.67
Retaining Wall - Repairs	29	40	\$10,130.21	\$2,785.81
Stairs & Railing - Replace, Building	27	38	\$24,777.60	\$7,172.46
Sub Total	14-29	25-40	\$56,602.59	\$19,386.64
040 Recreation				
Gym Equipment - Replace	2	13	\$20,457.58	\$17,310.26
Pool - Filters	11	22	\$6,058.01	\$3,029.01
Pool - Replaster & Tile Replacement	1	12	\$39,774.08	\$36,459.57
Pool Area - Furniture	5	8	\$15,110.00	\$5,666.25
Pool Area - Furniture, Umbrellas	2	6	\$9,000.00	\$6,000.00
Pool Area - Mastic	7	8	\$6,848.04	\$856.01
Pool Area - Trench Drain	4	15	\$4,050.00	\$2,970.00
Sub Total	1-11	6-22	\$101,297.71	\$72,291.09
050 Miscellaneous Structures				
Decks - Concrete	39	50	\$58,016.00	\$12,763.52
Pavillion - Replace	29	40	\$32,060.16	\$8,816.54
Sub Total	29-39	40-50	\$90,076.16	\$21,580.06
060 Roofs				
Gutters & Downspouts	19	30	\$12,504.81	\$4,585.10
Roofs - Shingle, Replace	7	18	\$20,425.34	\$12,482.15
Sub Total	7-19	18-30	\$32,930.15	\$17,067.25

Farmington Pool and Clubhouse

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
070 Exterior				
Brick & Stone - Clean, Seal and Point Up	29	40	\$7,471.66	\$2,054.71
Siding - Vinyl	24	35	\$50,461.26	\$15,859.25
Windows and Doors - Replace	19	30	\$22,439.44	\$8,227.79
Sub Total	19-29	30-40	\$80,372.36	\$26,141.75
080 Interior				
Clubroom - Renovation	11	22	\$30,472.00	\$15,236.00
Floor Cover - Carpet, Gym	1	12	\$3,460.38	\$3,172.02
Floor Cover - Laminate Wood, Multipurpose Rm	15	16	\$8,089.20	\$505.58
Kitchen & Snackbar - Renovation	14	25	\$10,232.24	\$4,502.19
Office - Renovation	14	25	\$6,706.48	\$2,950.85
Painting - Interior	2	13	\$15,040.08	\$12,726.22
Restrooms - Renovation, Club Room	14	25	\$4,716.03	\$2,075.05
Restrooms - Renovation, Gym	11	22	\$3,749.15	\$1,874.58
Restrooms - Renovation, Multipurpose Rm	14	25	\$11,582.35	\$5,096.23
Restrooms - Renovation, Pool	9	20	\$28,831.31	\$15,857.22
Sub Total	1-15	12-25	\$122,879.22	\$63,995.93
090 Equipment				
Access Control - FOB Reader	1	12	\$3,500.00	\$3,208.33
Computer Equipment - Replace	3	8	\$3,200.00	\$2,000.00
HVAC - Split System	1	12	\$20,348.48	\$18,652.77
Pumps - Centrifugal	3	14	\$14,279.00	\$11,219.21
Water Fountains - Replace	11	22	\$3,000.00	\$1,500.00
Sub Total	1-11	8-22	\$44,327.48	\$36,580.32
100 Miscellaneous				
Audio System - Replace	3	14	\$2,500.00	\$1,964.29
EXCLUDED	n.a.	n.a.	\$0.00	\$0.00
Sub Total	3	14	\$2,500.00	\$1,964.29
Contingency	n.a.	n.a.	n.a.	\$9,428.43
Total	1-39	5-50	\$635,218.47	\$323,709.31
Anticipated Reserve Balance				\$0.00
Percent Funded				0.00%

Farmington Pool and Clubhouse

Management / Accounting Summary

Directed Cash Flow Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
010 Paving				
Asphalt Paving - Repairs	\$0.00	\$52.91	\$0.20	\$53.12
Asphalt Paving - Repaving	\$0.00	\$225.79	\$0.86	\$226.65
Asphalt Paving - Sealing	\$0.00	\$53.94	\$0.21	\$54.15
Site Concrete - Repair or Replace	\$0.00	\$79.80	\$0.30	\$80.10
Sub Total	\$0.00	\$412.45	\$1.57	\$414.02
020 Utilities & Drainage				
Site Drainage - Miscellaneous Repairs	\$0.00	\$22.99	\$0.09	\$23.08
Water and Sewer - Repairs	\$0.00	\$13.78	\$0.05	\$13.84
Sub Total	\$0.00	\$36.77	\$0.14	\$36.91
030 Site				
Fencing & Railing- Aluminum	\$0.00	\$45.10	\$0.17	\$45.27
Flagpole - Replace	\$0.00	\$2.75	\$0.01	\$2.76
Retaining Wall - Repairs	\$0.00	\$12.32	\$0.05	\$12.37
Stairs & Railing - Replace, Building	\$0.00	\$31.89	\$0.12	\$32.01
Sub Total	\$0.00	\$92.07	\$0.35	\$92.42
040 Recreation				
Gym Equipment - Replace	\$0.00	\$291.89	\$1.11	\$293.00
Pool - Filters	\$0.00	\$16.90	\$0.06	\$16.96
Pool - Replaster & Tile Replacement	\$0.00	\$1,125.77	\$4.28	\$1,130.05
Pool Area - Furniture	\$0.00	\$88.37	\$0.34	\$88.70
Pool Area - Furniture, Umbrellas	\$0.00	\$128.41	\$0.49	\$128.90
Pool Area - Mastic	\$0.00	\$29.07	\$0.11	\$29.18
Pool Area - Trench Drain	\$0.00	\$29.37	\$0.11	\$29.48
Sub Total	\$0.00	\$1,709.77	\$6.50	\$1,716.28
050 Miscellaneous Structures				
Decks - Concrete	\$0.00	\$56.54	\$0.22	\$56.76
Pavillion - Replace	\$0.00	\$39.01	\$0.15	\$39.16
Sub Total	\$0.00	\$95.55	\$0.37	\$95.91
060 Roofs				
Gutters & Downspouts	\$0.00	\$21.51	\$0.08	\$21.59
Roofs - Shingle, Replace	\$0.00	\$86.71	\$0.33	\$87.04

Farmington Pool and Clubhouse

Management / Accounting Summary

Directed Cash Flow Calculation Method; Sorted by Category

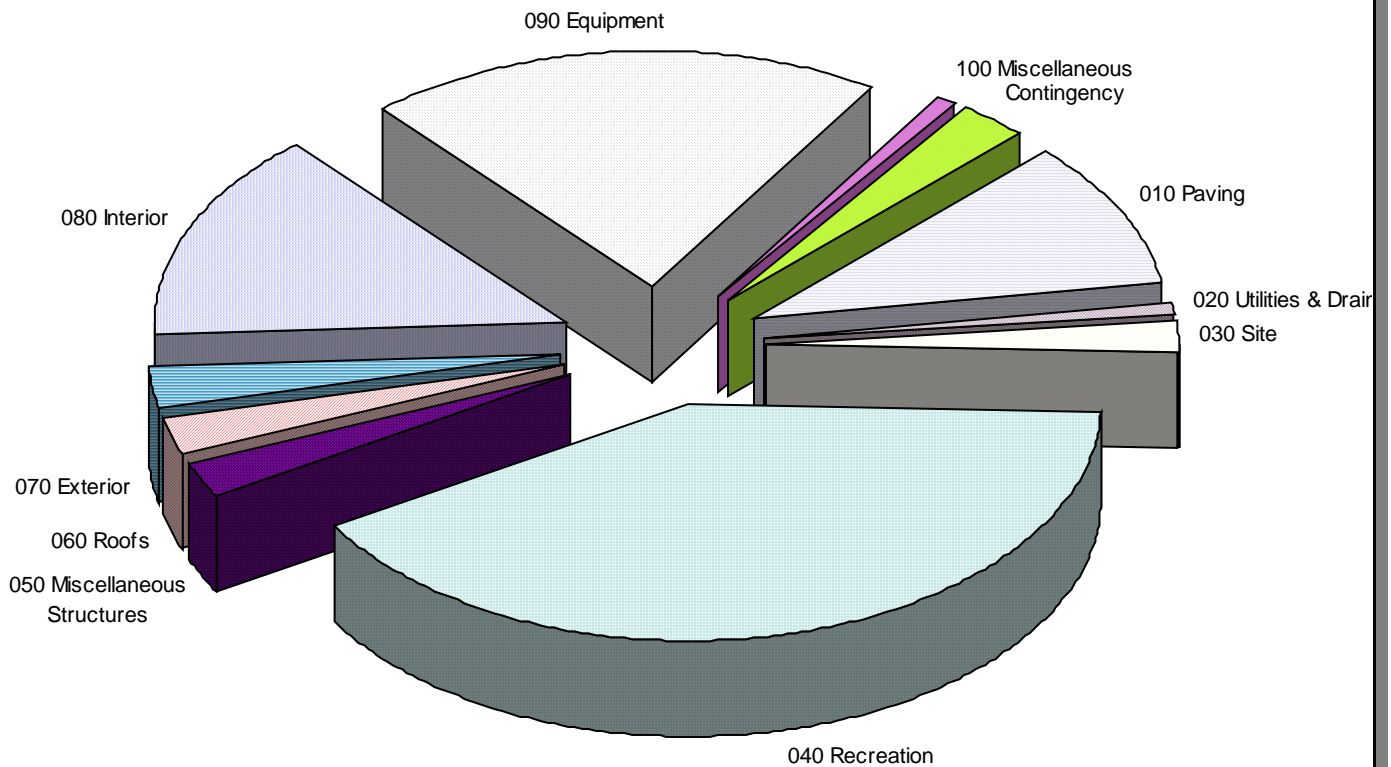
	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Sub Total	\$0.00	\$108.22	\$0.41	\$108.63
070 Exterior				
Brick & Stone - Clean, Seal and Point Up	\$0.00	\$9.09	\$0.03	\$9.12
Siding - Vinyl	\$0.00	\$71.41	\$0.27	\$71.68
Windows and Doors - Replace	\$0.00	\$38.59	\$0.15	\$38.74
Sub Total	\$0.00	\$119.10	\$0.45	\$119.55
080 Interior				
Clubroom - Renovation	\$0.00	\$85.00	\$0.32	\$85.32
Floor Cover - Carpet, Gym	\$0.00	\$97.94	\$0.37	\$98.32
Floor Cover - Laminate Wood, Multipurpose Rm	\$0.00	\$17.08	\$0.07	\$17.15
Kitchen & Snackbar - Renovation	\$0.00	\$22.97	\$0.09	\$23.05
Office - Renovation	\$0.00	\$15.05	\$0.06	\$15.11
Painting - Interior	\$0.00	\$214.59	\$0.81	\$215.41
Restrooms - Renovation, Club Room	\$0.00	\$10.58	\$0.04	\$10.62
Restrooms - Renovation, Gym	\$0.00	\$10.46	\$0.04	\$10.50
Restrooms - Renovation, Multipurpose Rm	\$0.00	\$26.00	\$0.10	\$26.10
Restrooms - Renovation, Pool	\$0.00	\$96.74	\$0.37	\$97.11
Sub Total	\$0.00	\$596.41	\$2.27	\$598.68
090 Equipment				
Access Control - FOB Reader	\$0.00	\$99.06	\$0.38	\$99.44
Computer Equipment - Replace	\$0.00	\$30.69	\$0.12	\$30.80
HVAC - Split System	\$0.00	\$575.94	\$2.19	\$578.14
Pumps - Centrifugal	\$0.00	\$136.93	\$0.52	\$137.46
Water Fountains - Replace	\$0.00	\$8.37	\$0.03	\$8.40
Sub Total	\$0.00	\$851.00	\$3.24	\$854.24
100 Miscellaneous				
Audio System - Replace	\$0.00	\$23.97	\$0.09	\$24.06
EXCLUDED	\$0.00	\$0.00	\$0.00	\$0.00
Sub Total	\$0.00	\$23.97	\$0.09	\$24.06
Contingency	\$0.00	\$121.36	\$0.46	\$121.82
Total	\$0.00	\$4,166.67	\$15.85	\$4,182.52

Farmington Pool and Clubhouse
Management / Accounting Charts
Directed Cash Flow Calculation Method; Sorted by Category

Distribution of Current Reserve Fund

Farmington Pool and Clubhouse
Management / Accounting Charts
Directed Cash Flow Calculation Method; Sorted by Category

Monthly Member Contribution



Farmington Pool and Clubhouse

Annual Expenditure Detail

Sorted by Description

2022 Fiscal Year

Access Control - FOB Reader	\$3,587.50
Floor Cover - Carpet, Gym	\$3,546.89
HVAC - Split System	\$20,857.19
Pool - Replaster & Tile Replacement	\$40,768.43

Sub Total	\$68,760.01
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2023 Fiscal Year

Gym Equipment - Replace	\$21,493.25
Painting - Interior	\$15,801.48
Pool Area - Furniture, Umbrellas	\$9,455.63

Sub Total	\$46,750.35
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2024 Fiscal Year

Audio System - Replace	\$2,692.23
Computer Equipment - Replace	\$3,446.05
Pumps - Centrifugal	\$15,376.92
Site Concrete - Repair or Replace	\$8,960.93

Sub Total	\$30,476.13
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2025 Fiscal Year

Asphalt Paving - Repairs	\$8,054.63
Asphalt Paving - Sealing	\$8,211.26
Pool Area - Trench Drain	\$4,470.44
Site Drainage - Miscellaneous Repairs	\$3,499.57

Sub Total	\$24,235.90
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2026 Fiscal Year

Pool Area - Furniture	\$17,095.58
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Sub Total	\$17,095.58
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2028 Fiscal Year

Pool Area - Mastic	\$8,140.17
Roofs - Shingle, Replace	\$24,279.31

Sub Total	\$32,419.48
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2029 Fiscal Year

Pool Area - Furniture, Umbrellas	\$10,965.63
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Sub Total	\$10,965.63
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Farmington Pool and Clubhouse

Annual Expenditure Detail

Sorted by Description

2030 Fiscal Year

Asphalt Paving - Repaving	\$84,042.23
Asphalt Paving - Sealing	\$9,290.29
Computer Equipment - Replace	\$3,996.36
Restrooms - Renovation, Pool	\$36,006.36

Sub Total	\$133,335.24
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2032 Fiscal Year

Clubroom - Renovation	\$39,981.90
Floor Cover - Carpet, Gym	\$4,540.32
Pool - Filters	\$7,948.63
Restrooms - Renovation, Gym	\$4,919.21
Site Concrete - Repair or Replace	\$10,918.02
Water Fountains - Replace	\$3,936.26

Sub Total	\$72,244.35
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2033 Fiscal Year

Painting - Interior	\$20,227.24
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Sub Total	\$20,227.24
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2034 Fiscal Year

Access Control - FOB Reader	\$4,824.79
HVAC - Split System	\$28,050.60
Pool - Replaster & Tile Replacement	\$54,829.00
Pool Area - Furniture	\$20,829.30

Sub Total	\$108,533.70
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2035 Fiscal Year

Asphalt Paving - Repairs	\$10,310.61
Asphalt Paving - Sealing	\$10,511.11
Fencing & Railing- Aluminum	\$28,393.40
Gym Equipment - Replace	\$28,906.03
Kitchen & Snackbar - Renovation	\$14,457.89
Office - Renovation	\$9,476.08
Pool Area - Furniture, Umbrellas	\$12,716.76
Restrooms - Renovation, Club Room	\$6,663.63
Restrooms - Renovation, Multipurpose Rm	\$16,365.56

Sub Total	\$137,801.06
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2036 Fiscal Year

Audio System - Replace	\$3,620.75
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Farmington Pool and Clubhouse

Annual Expenditure Detail

Sorted by Description

Computer Equipment - Replace	\$4,634.55
Floor Cover - Laminate Wood, Multipurpose Rm	\$11,715.57
Pool Area - Mastic	\$9,918.00
Pumps - Centrifugal	\$20,680.25
Sub Total	\$50,569.13
2040 Fiscal Year	
Asphalt Paving - Sealing	\$11,892.36
Flagpole - Replace	\$2,557.84
Gutters & Downspouts	\$19,990.82
Pool Area - Trench Drain	\$6,474.53
Site Concrete - Repair or Replace	\$13,302.55
Site Drainage - Miscellaneous Repairs	\$5,068.41
Windows and Doors - Replace	\$35,872.81
Sub Total	\$95,159.33
2041 Fiscal Year	
Pool Area - Furniture, Umbrellas	\$14,747.55
Sub Total	\$14,747.55
2042 Fiscal Year	
Computer Equipment - Replace	\$5,374.66
Floor Cover - Carpet, Gym	\$5,811.99
Pool Area - Furniture	\$25,378.48
Sub Total	\$36,565.14
2043 Fiscal Year	
Painting - Interior	\$25,892.57
Sub Total	\$25,892.57
2044 Fiscal Year	
Pool Area - Mastic	\$12,084.12
Sub Total	\$12,084.12
2045 Fiscal Year	
Asphalt Paving - Repairs	\$13,198.45
Asphalt Paving - Sealing	\$13,455.11
Siding - Vinyl	\$91,270.59
Sub Total	\$117,924.16

Farmington Pool and Clubhouse

Annual Expenditure Detail

Sorted by Description

2046 Fiscal Year

Access Control - FOB Reader	\$6,488.80
HVAC - Split System	\$37,724.94
Pool - Replaster & Tile Replacement	\$73,738.92
Roofs - Shingle, Replace	\$37,867.44

Sub Total	\$155,820.10
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2047 Fiscal Year

Gym Equipment - Replace	\$38,875.39
Pool Area - Furniture, Umbrellas	\$17,102.63

Sub Total	\$55,978.02
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2048 Fiscal Year

Audio System - Replace	\$4,869.50
Computer Equipment - Replace	\$6,232.96
Pumps - Centrifugal	\$27,812.64
Site Concrete - Repair or Replace	\$16,207.87
Stairs & Railing - Replace, Building	\$48,261.81
Water and Sewer - Repairs	\$20,861.25

Sub Total	\$124,246.02
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2050 Fiscal Year

Asphalt Paving - Repaving	\$137,712.99
Asphalt Paving - Sealing	\$15,223.22
Brick & Stone - Clean, Seal and Point Up	\$15,290.06
Pavillion - Replace	\$65,608.15
Pool Area - Furniture	\$30,921.22
Restrooms - Renovation, Pool	\$59,000.61
Retaining Wall - Repairs	\$20,730.53

Sub Total	\$344,486.77
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Farmington Pool and Clubhouse

Projections

Directed Cash Flow Calculation Method

Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenditures	Ending Balance	Fully Funded Ending Balance	Percent Funded
2021	\$0	\$50,000	\$190	\$0	\$50,190	\$367,584	14%
2022	\$50,190	\$51,250	\$41	\$68,760	\$32,721	\$340,918	10%
2023	\$32,721	\$52,531	\$83	\$46,750	\$38,585	\$338,272	11%
2024	\$38,585	\$53,845	\$272	\$30,476	\$62,226	\$354,582	18%
2025	\$62,226	\$55,191	\$526	\$24,236	\$93,706	\$379,013	25%
2026	\$93,706	\$56,570	\$852	\$17,096	\$134,033	\$412,623	32%
2027	\$134,033	\$57,985	\$1,335	\$0	\$193,353	\$466,176	41%
2028	\$193,353	\$59,434	\$1,564	\$32,419	\$221,932	\$487,922	45%
2029	\$221,932	\$60,920	\$1,986	\$10,966	\$273,872	\$533,970	51%
2030	\$273,872	\$62,443	\$1,406	\$133,335	\$204,386	\$453,113	45%
2031	\$204,386	\$64,004	\$1,943	\$0	\$270,332	\$512,167	53%
2032	\$270,332	\$65,604	\$1,896	\$72,244	\$265,589	\$497,618	53%
2033	\$265,589	\$67,244	\$2,296	\$20,227	\$314,902	\$538,846	58%
2034	\$314,902	\$68,926	\$1,978	\$108,534	\$277,271	\$489,129	57%
2035	\$277,271	\$70,649	\$1,428	\$137,801	\$211,547	\$408,554	52%
2036	\$211,547	\$72,415	\$1,614	\$50,569	\$235,007	\$419,378	56%
2037	\$235,007	\$74,225	\$2,236	\$0	\$311,468	\$485,210	64%
2038	\$311,468	\$76,081	\$2,879	\$0	\$390,428	\$554,072	70%
2039	\$390,428	\$77,983	\$3,543	\$0	\$471,954	\$626,073	75%
2040	\$471,954	\$79,933	\$3,437	\$95,159	\$460,163	\$600,864	77%
2041	\$460,163	\$81,931	\$4,015	\$14,748	\$531,361	\$661,410	80%
2042	\$531,361	\$83,979	\$4,433	\$36,565	\$583,208	\$701,962	83%
2043	\$583,208	\$86,079	\$4,961	\$25,893	\$648,355	\$756,362	86%
2044	\$648,355	\$88,231	\$5,625	\$12,084	\$730,127	\$828,304	88%
2045	\$730,127	\$90,436	\$5,434	\$117,924	\$708,073	\$791,949	89%
2046	\$708,073	\$92,697	\$4,944	\$155,820	\$649,894	\$716,363	91%
2047	\$649,894	\$95,015	\$5,299	\$55,978	\$694,229	\$746,023	93%
2048	\$694,229	\$97,390	\$5,109	\$124,246	\$672,482	\$708,296	95%
2049	\$672,482	\$99,825	\$5,970	\$0	\$778,277	\$802,667	97%
2050	\$778,277	\$102,320	\$3,996	\$344,487	\$540,107	\$539,265	100%

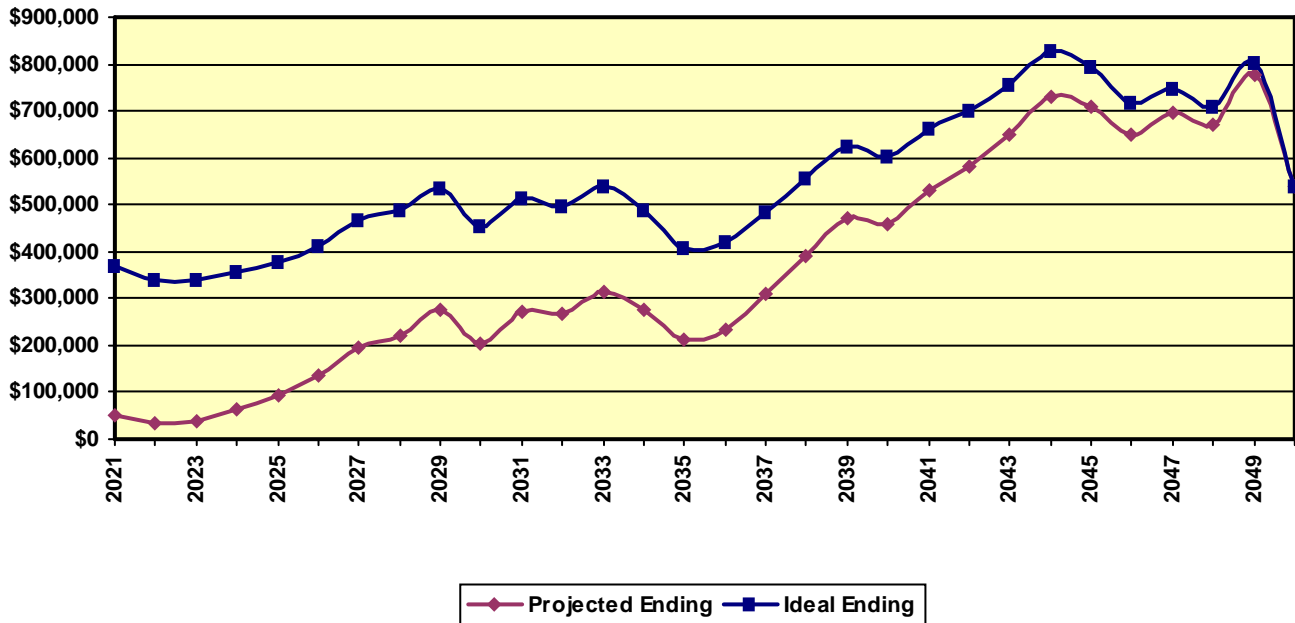
NOTE: In some cases, the projected Ending Balance may exceed the Fully Funded Ending Balance in years following high Expenditures. This is a result of the provision for contingency in this analysis, which in these projections is never expended. The contingency is continually adjusted according to need and any excess is redistributed among all components included.

Farmington Pool and Clubhouse

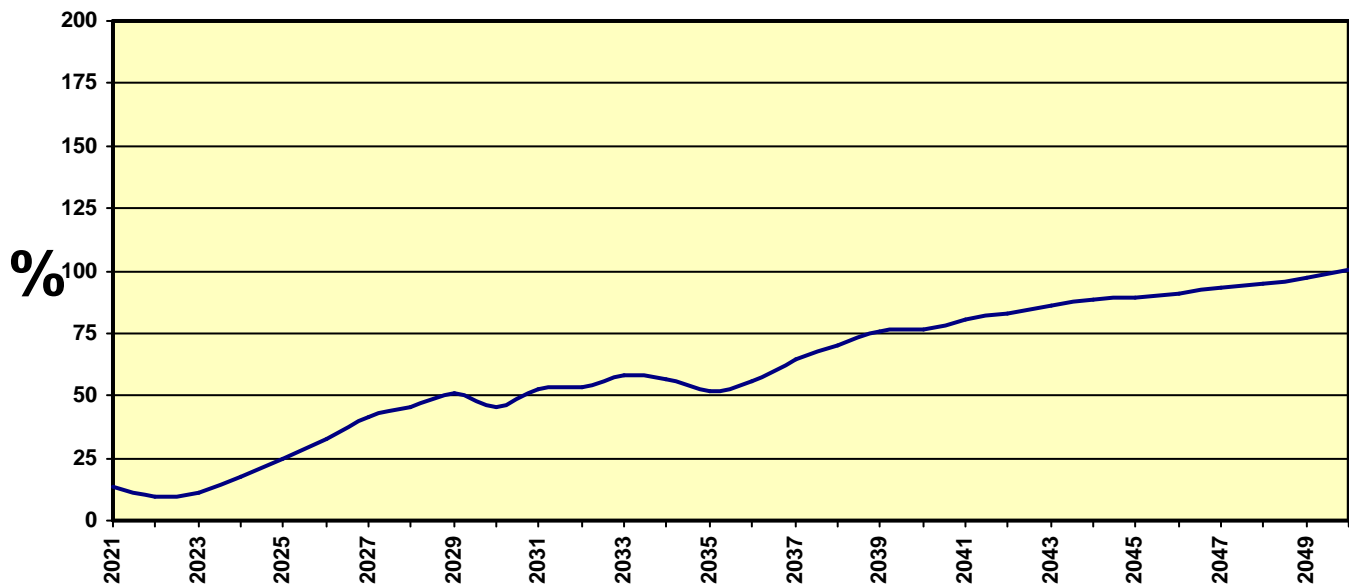
Projection Charts

Directed Cash Flow Calculation Method

Year End Reserve Balance



Year End Percent Funded

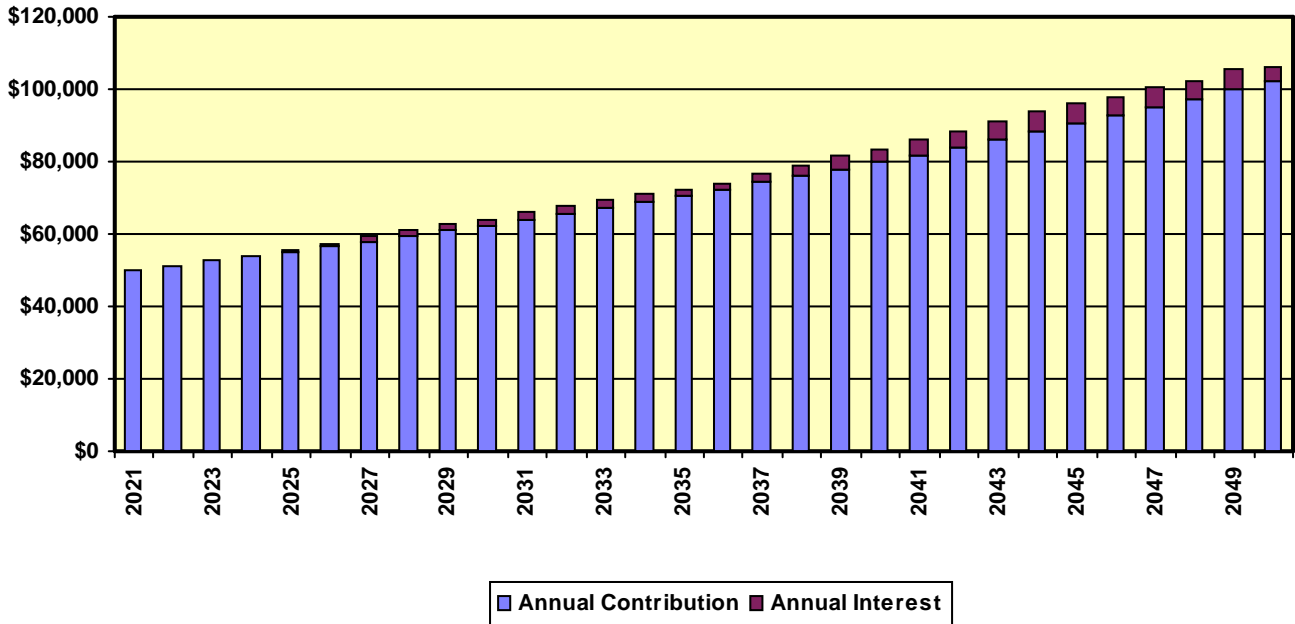


Farmington Pool and Clubhouse

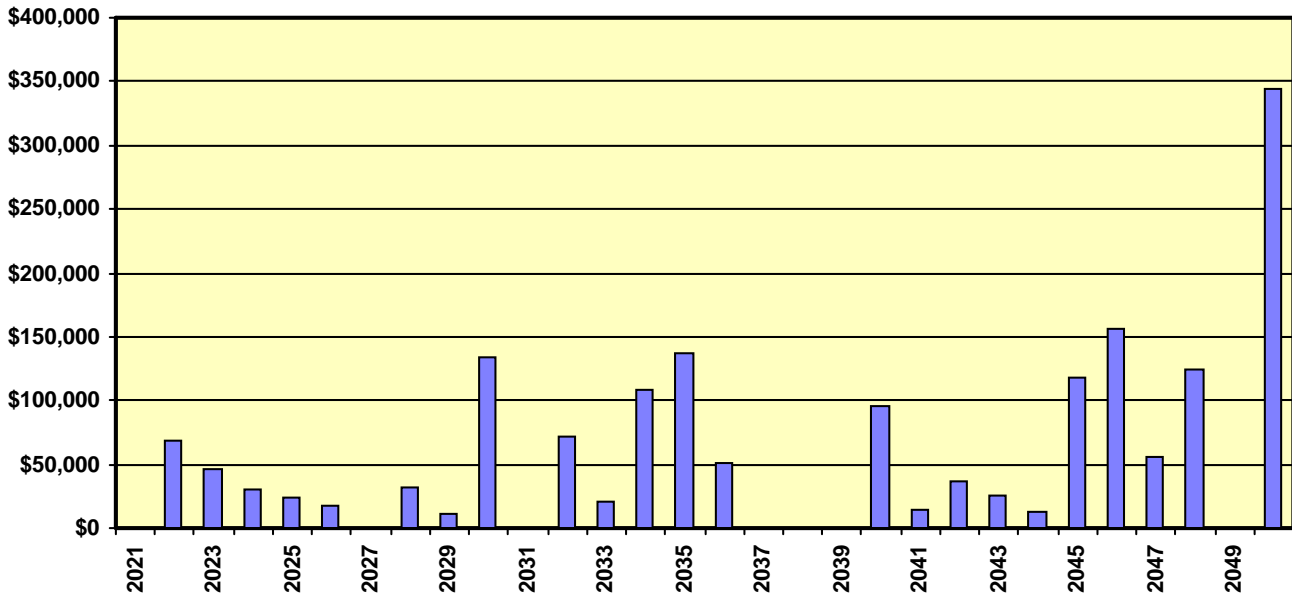
Projection Charts

Directed Cash Flow Calculation Method

Reserve Contribution



Expenditures



Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Paving - Repairs

Category	010 Paving	Quantity	4,300 sq. yds.
		Unit Cost	\$33.940
		% of Replacement	5.00%
		Current Cost	\$7,297.10
		Future Cost	\$8,054.63
Placed In Service	01/10		
Useful Life	10		
Adjustment	+5	Assigned Reserves at FYB	\$0.00
Remaining Life	4	Monthly Member Contribution	\$52.91
Replacement Year	2025	Monthly Interest Contribution	\$0.20
		Total Monthly Contribution	\$53.12

Comments:

Alligatoring has developed in a few different locations. If possible coordinate repairs with next seal coat.

Asphalt Paving - Repaving

Category	010 Paving	Quantity	4,300 sq. yds.
		Unit Cost	\$15.650
		% of Replacement	100.00%
		Current Cost	\$67,295.00
		Future Cost	\$84,042.23
Placed In Service	01/10		
Useful Life	20		
		Assigned Reserves at FYB	\$0.00
Remaining Life	9	Monthly Member Contribution	\$225.79
Replacement Year	2030	Monthly Interest Contribution	\$0.86
		Total Monthly Contribution	\$226.65

Comments:

More information about this asset and comments listed here can be found at the back of the report under Materials Summary.

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Paving - Sealing

Category	010 Paving	Quantity	4,300 sq. yds.
		Unit Cost	\$1.730
		% of Replacement	100.00%
		Current Cost	\$7,439.00
Placed In Service	06/20	Future Cost	\$8,211.26
Useful Life	5		
		Assigned Reserves at FYB	\$0.00
Remaining Life	4	Monthly Member Contribution	\$53.94
Replacement Year	2025	Monthly Interest Contribution	\$0.21
		Total Monthly Contribution	\$54.15

Comments:

More information about this asset and comments listed here can be found at the back of the report under Materials Summary.

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Site Concrete - Repair or Replace

Category	010 Paving	Quantity	1 total
		Unit Cost	\$208,027.865
		% of Replacement	4.00%
		Current Cost	\$8,321.11
		Future Cost	\$8,960.93
Placed In Service	01/10		
Useful Life	8		
Adjustment	+6	Assigned Reserves at FYB	\$0.00
Remaining Life	3	Monthly Member Contribution	\$79.80
Replacement Year	2024	Monthly Interest Contribution	\$0.30
		Total Monthly Contribution	\$80.10

Comments:

Minor elevations issues noted in the sidewalks.

3,000	lin. ft. 6" concrete curb w/ 2' gutter	@	\$35.83	=	\$107,490.00
2,151	sq. ft. of concrete, 4" walkways	@	\$9.21	=	\$19,810.71
7,524	sq. ft. of pool deck	@	\$10.73	=	\$80,727.16
			TOTAL	=	\$208,027.87

The cost of this allowance is based on the replacement value of a percentage of the total site concrete; however, the actual means of remedying any deficiencies is not limited to simply replacing concrete. Although excluded, the community may be financially responsible for repairs of sidewalk located along a publicly maintained road,

Concrete repairs are rarely urgent, and many communities can wait extended period of time without having to address concrete issues. One aspect that should be addressed are tripping hazards. Most municipalities allow a maximum of a 1" difference in elevation from the edge of one sidewalk panel to the next. Anything greater constitutes a tripping hazard and should be corrected.

Sidewalk or curb that have shifted more than 1" relative to another section, can be ground down, although the result is not visually appealing. Another option in correcting elevation issues involves pumping either urethane foam or a concrete slurry below the lower panel, forcing it to rise. More expensive is the demolition and replacement of sidewalk or curb, but the new concrete will not match existing concrete.

Spalling occurs when moisture gets into the concrete and the ice expands busting through to the surface. It is common to see the entire surface of a sidewalk panel disintegrate. Pitting is similar to spalling, but looks like you would imagine. Both are common in sidewalk that was over finished, but there can be multiple culprits. Air entrained concrete meant to prevent spalling, may not have been used by the original contractor. There are a number of products designed to patch spalled concrete including polymer-modified cement and epoxy. Surface preparation is critical for overlaying the damaged sidewalk, and if moisture is still present the overlay will fail.

Many minor cracks should simply be left alone or caulked if wide enough.

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Site Drainage - Miscellaneous Repairs

Category	020 Utilities & Drainage	Quantity	1 allowance
		Unit Cost	\$3,170.434
		% of Replacement	100.00%
		Current Cost	\$3,170.43
Placed In Service	01/10	Future Cost	\$3,499.57
Useful Life	15		
		Assigned Reserves at FYB	\$0.00
Remaining Life	4	Monthly Member Contribution	\$22.99
Replacement Year	2025	Monthly Interest Contribution	\$0.09
		Total Monthly Contribution	\$23.08

Comments:

No curb drain inlets found throughout parking area. Some evidence of standing water found. A rain event occurred early on 5/22/20.

Cost covers potential repairs to downspout extensions, underground pipe that pickup downspout runoff, and to correct grade and drainage issues. Underground pipe is frequently a single wall polyethylene pipe, which is quite fragile and easily damaged inadvertently by lawn equipment or parked cars.

This is an allowance, actual cost may differ significantly. This asset is partially or fully, buried or concealed. Since a reserve analysis includes a visual observation only it is impossible to accurately identify, measure or quantify, estimated useful life or cost for any assets that are partially or fully concealed or buried. Although these items may be included in the reserve analysis, Reserve Professionals is not responsible for any discrepancies that may exist between the study and actual conditions or responsible for an omission of such item.

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Water and Sewer - Repairs

Category	020 Utilities & Drainage	Quantity	1 total
		Unit Cost	\$107,101.600
		% of Replacement	10.00%
		Current Cost	\$10,710.16
		Future Cost	\$20,861.25
Placed In Service	01/10		
Useful Life	8		
Adjustment	+30	Assigned Reserves at FYB	\$0.00
Remaining Life	27	Monthly Member Contribution	\$13.78
Replacement Year	2048	Monthly Interest Contribution	\$0.05
		Total Monthly Contribution	\$13.84

Comments:

Sewer is a force main system. Replace the sewage air/vacuum reliefs valves as needed.

568 lin. ft. of sewer service (estimated)	@	\$80.00	=	\$45,440.00
560 lin. ft. of water service (estimated)	@	\$110.11	=	\$61,661.60
		TOTAL	=	\$107,101.60

This asset is partially or fully, buried or concealed. Since a reserve analysis includes a visual observation only it is impossible to accurately identify, measure or quantify, estimated useful life or cost for any assets that are partially or fully concealed or buried. Although these items may be included in the reserve analysis, Reserve Professionals is not responsible for any discrepancies that may exist between the study and actual conditions or responsible for an omission of such item.

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Fencing & Railing- Aluminum

Category	030 Site	Quantity	1 total
		Unit Cost	\$20,094.780
		% of Replacement	100.00%
		Current Cost	\$20,094.78
		Future Cost	\$28,393.40
Placed In Service	01/10		
Useful Life	25		
		Assigned Reserves at FYB	\$0.00
Remaining Life	14	Monthly Member Contribution	\$45.10
Replacement Year	2035	Monthly Interest Contribution	\$0.17
		Total Monthly Contribution	\$45.27

Comments:

Cost is for full replacement, not repainting of fencing.

88 lin. ft. of aluminum railing, retaining	@	\$51.30	=	\$4,514.40
474 lin. ft. 4.5' high fencing, pool	@	\$32.87	=	\$15,580.38
		TOTAL	=	\$20,094.78

Flagpole - Replace

Category	030 Site	Quantity	1 total
		Unit Cost	\$1,600.000
		% of Replacement	100.00%
		Current Cost	\$1,600.00
		Future Cost	\$2,557.84
Placed In Service	01/10		
Useful Life	30		
		Assigned Reserves at FYB	\$0.00
Remaining Life	19	Monthly Member Contribution	\$2.75
Replacement Year	2040	Monthly Interest Contribution	\$0.01
		Total Monthly Contribution	\$2.76

Comments:

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Retaining Wall - Repairs

Category	030 Site	Quantity	1 total
		Unit Cost	\$50,651.040
		% of Replacement	20.00%
		Current Cost	\$10,130.21
		Future Cost	\$20,730.53
Placed In Service	01/10		
Useful Life	10		
Adjustment	+30	Assigned Reserves at FYB	\$0.00
Remaining Life	29	Monthly Member Contribution	\$12.32
Replacement Year	2050	Monthly Interest Contribution	\$0.05
		Total Monthly Contribution	\$12.37

Comments:

414	sq. ft. of segmental block	@	\$38.38	=	\$15,889.32
609	sq. ft. of cast concrete w/ veneer	@	\$57.08	=	\$34,761.72
		TOTAL		=	\$50,651.04

Stairs & Railing - Replace, Building

Category	030 Site	Quantity	1 total
		Unit Cost	\$24,777.598
		% of Replacement	100.00%
		Current Cost	\$24,777.60
		Future Cost	\$48,261.81
Placed In Service	01/10		
Useful Life	38		
		Assigned Reserves at FYB	\$0.00
Remaining Life	27	Monthly Member Contribution	\$31.89
Replacement Year	2048	Monthly Interest Contribution	\$0.12
		Total Monthly Contribution	\$32.01

Comments:

Steel must be maintained and properly protected to ensure anticipated useful lifespan.

180	lin. ft. of vinyl deck railing	@	\$50.50	=	\$9,090.00
42	lin. ft. of steel deck railing	@	\$52.38	=	\$2,200.00
1	stairway(s)	@	\$11,600.00	=	\$11,600.00
78	lin. ft. steel hand rail	@	\$24.20	=	\$1,887.60
		TOTAL		=	\$24,777.60

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Gym Equipment - Replace

Category	040 Recreation	Quantity	1 total
		Unit Cost	\$20,457.580
		% of Replacement	100.00%
		Current Cost	\$20,457.58
		Future Cost	\$21,493.25
Placed In Service	01/10		
Useful Life	12		
Adjustment	+1	Assigned Reserves at FYB	\$0.00
Remaining Life	2	Monthly Member Contribution	\$291.89
Replacement Year	2023	Monthly Interest Contribution	\$1.11
		Total Monthly Contribution	\$293.00

Comments:

Actual condition unknown. Equipment was not tested. The useful life cycle and/or remaining life has been extended due to financial condition of the client.

3 treadmill, good	@	\$3,155.68	=	\$9,467.04
2 stairclimber, simple	@	\$1,818.00	=	\$3,636.00
1 stationary bike, simple	@	\$1,159.18	=	\$1,159.18
2 stationary bike, good	@	\$1,515.00	=	\$3,030.00
1 weight machine	@	\$3,165.36	=	\$3,165.36
		TOTAL	=	\$20,457.58

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Pool - Filters

Category	040 Recreation	Quantity	1 total
		Unit Cost	\$6,058.010
		% of Replacement	100.00%
		Current Cost	\$6,058.01
Placed In Service	01/10	Future Cost	\$7,948.63
Useful Life	22		
		Assigned Reserves at FYB	\$0.00
Remaining Life	11	Monthly Member Contribution	\$16.90
Replacement Year	2032	Monthly Interest Contribution	\$0.06
		Total Monthly Contribution	\$16.96

Comments:

1	- 1.77 sq. ft. filter(s)	@	\$1,100.00	=	\$1,100.00
3	- 4.91 sq. ft. filter(s)	@	\$1,652.67	=	<u>\$4,958.01</u>
		TOTAL		=	\$6,058.01

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Pool - Replaster & Tile Replacement

Category	040 Recreation	Quantity	1 pool
		Unit Cost	\$39,774.077
		% of Replacement	100.00%
		Current Cost	\$39,774.08
		Future Cost	\$40,768.43
Placed In Service	01/10		
Useful Life	12		
		Assigned Reserves at FYB	\$0.00
Remaining Life	1	Monthly Member Contribution	\$1,125.77
Replacement Year	2022	Monthly Interest Contribution	\$4.28
		Total Monthly Contribution	\$1,130.05

Comments:

It is assumed that the pool shell will last indefinitely, although pool shells are occasionally replaced at great expense. Please advise if the board would like to include shell replacement in the study.

5,912 sq. ft. of replastering	@	\$5.24	=	\$30,976.26
90 lin. ft. of waterline tile (20%)	@	\$29.03	=	\$2,612.70
86 lin. ft. of racing lane tile(20%)	@	\$39.13	=	\$3,365.18
45 lin. ft. coping tile (10%)	@	\$36.71	=	\$1,640.94
150 sq. ft. of pebble finish	@	\$7.86	=	\$1,179.00
		TOTAL	=	\$39,774.08

Useful life of plaster is directly dependent on quality of maintenance and careful calibration of chemicals. Care should be taken to provide sufficient calcium to pool water to prevent the pool from eating tile grout. Replace any hollow sounding tile at time of replaster.

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Pool Area - Furniture

Category	040 Recreation	Quantity	1 allowance
		Unit Cost	\$30,220.000
		% of Replacement	50.00%
		Current Cost	\$15,110.00
Placed In Service	01/18	Future Cost	\$17,095.58
Useful Life	8		
		Assigned Reserves at FYB	\$0.00
Remaining Life	5	Monthly Member Contribution	\$88.37
Replacement Year	2026	Monthly Interest Contribution	\$0.34
		Total Monthly Contribution	\$88.70

Comments:

Furniture was not inventoried since it was being stored away. It does appear that partial replacement has laready taken place.

Pool Area - Furniture, Umbrellas

Category	040 Recreation	Quantity	1 allowance
		Unit Cost	\$9,000.000
		% of Replacement	100.00%
		Current Cost	\$9,000.00
Placed In Service	01/17	Future Cost	\$9,455.63
Useful Life	6		
		Assigned Reserves at FYB	\$0.00
Remaining Life	2	Monthly Member Contribution	\$128.41
Replacement Year	2023	Monthly Interest Contribution	\$0.49
		Total Monthly Contribution	\$128.90

Comments:

The age of this component is unknown.

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Pool Area - Mastic

Category	040 Recreation	Quantity	894 lin. ft.
		Unit Cost	\$7.660
		% of Replacement	100.00%
		Current Cost	\$6,848.04
Placed In Service	01/20	Future Cost	\$8,140.17
Useful Life	8		
		Assigned Reserves at FYB	\$0.00
Remaining Life	7	Monthly Member Contribution	\$29.07
Replacement Year	2028	Monthly Interest Contribution	\$0.11
		Total Monthly Contribution	\$29.18

Comments:

Cost and useful life is for a quality urethane based caulk. Mastic or caulking prevents moisture from seeping through the expansion joints in the concrete pool deck, which otherwise could result in cracking these surfaces. The mastic material should be carefully monitored for deterioration and replaced as soon as water tight integrity is lost.

Pool Area - Trench Drain

Category	040 Recreation	Quantity	135 lin. ft.
		Unit Cost	\$30.000
		% of Replacement	100.00%
		Current Cost	\$4,050.00
Placed In Service	01/10	Future Cost	\$4,470.44
Useful Life	15		
		Assigned Reserves at FYB	\$0.00
Remaining Life	4	Monthly Member Contribution	\$29.37
Replacement Year	2025	Monthly Interest Contribution	\$0.11
		Total Monthly Contribution	\$29.48

Comments:

Cost is for replacement of cover only.

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Decks - Concrete

Category	050 Miscellaneous Structures	Quantity	1,400 sq. ft.
		Unit Cost	\$41.440
		% of Replacement	100.00%
		Current Cost	\$58,016.00
Placed In Service	01/10	Future Cost	\$151,977.23
Useful Life	50		
		Assigned Reserves at FYB	\$0.00
Remaining Life	39	Monthly Member Contribution	\$56.54
Replacement Year	2060	Monthly Interest Contribution	\$0.22
		Total Monthly Contribution	\$56.76

Comments:

Pavillion - Replace

Category	050 Miscellaneous Structures	Quantity	828 sq. ft.
		Unit Cost	\$38.720
		% of Replacement	100.00%
		Current Cost	\$32,060.16
Placed In Service	01/10	Future Cost	\$65,608.15
Useful Life	40		
		Assigned Reserves at FYB	\$0.00
Remaining Life	29	Monthly Member Contribution	\$39.01
Replacement Year	2050	Monthly Interest Contribution	\$0.15
		Total Monthly Contribution	\$39.16

Comments:

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Gutters & Downspouts

Category	060 Roofs	Quantity	1 total
		Unit Cost	\$12,504.810
		% of Replacement	100.00%
		Current Cost	\$12,504.81
Placed In Service	01/10	Future Cost	\$19,990.82
Useful Life	30		
		Assigned Reserves at FYB	\$0.00
Remaining Life	19	Monthly Member Contribution	\$21.51
Replacement Year	2040	Monthly Interest Contribution	\$0.08
		Total Monthly Contribution	\$21.59

Comments:

If possible, coordinate full replacement with vinyl siding replacement or painting. More information about this asset and comments listed here can be found at the back of the report under Materials Summary.

1,110 lin. ft. aluminum gutter	@	\$8.89	=	\$9,865.68
260 lin. ft. aluminum downspout	@	\$10.15	=	\$2,639.13
		TOTAL	=	\$12,504.81

Roofs - Shingle, Replace

Category	060 Roofs	Quantity	6,043 sq. ft.
		Unit Cost	\$3.380
		% of Replacement	100.00%
		Current Cost	\$20,425.34
Placed In Service	01/10	Future Cost	\$24,279.31
Useful Life	18		
		Assigned Reserves at FYB	\$0.00
Remaining Life	7	Monthly Member Contribution	\$86.71
Replacement Year	2028	Monthly Interest Contribution	\$0.33
		Total Monthly Contribution	\$87.04

Comments:

Roof appears to be aging appropriately. Quantities include the pool equipment building, and pavillion. Limited visual access prevented investigation of likely problem areas like the ridge line, valleys, and flashing.

More information about this asset and comments listed here can be found at the back of the report under Materials Summary.

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Brick & Stone - Clean, Seal and Point Up

Category	070 Exterior	Quantity	1 total
		Unit Cost	\$7,471.660
		% of Replacement	100.00%
		Current Cost	\$7,471.66
		Future Cost	\$15,290.06
Placed In Service	01/10		
Useful Life	40		
		Assigned Reserves at FYB	\$0.00
Remaining Life	29	Monthly Member Contribution	\$9.09
Replacement Year	2050	Monthly Interest Contribution	\$0.03
		Total Monthly Contribution	\$9.12

Comments:

We have estimated 10% of surface area requiring some point up. Some wall sections, especially, retaining walls will experience staining and discoloring prior to scheduled date.

576	sq. ft. of clean, columns	@	\$0.65	=	\$374.40
58	sq. ft. of mortar point up, columns (10%)	@	\$7.00	=	\$406.00
4,720	sq. ft. of cleaning, building	@	\$0.65	=	\$3,051.01
472	sq. ft. mortar point up, building (10%)	@	\$7.00	=	\$3,303.67
250	sq. ft. of cleaning, stone, building	@	\$0.65	=	\$161.60
25	sq. ft. mortar point up, stone, building (10%)	@	\$7.00	=	\$174.98
TOTAL					= \$7,471.66

This asset is partially or fully, buried or concealed. Since a reserve analysis includes a visual observation only it is impossible to accurately identify, measure or quantify, estimated useful life or cost for any assets that are partially or fully concealed or buried. Although these items may be included in the reserve analysis, Reserve Professionals is not responsible for any discrepancies that may exist between the study and actual conditions or responsible for an omission of such item.

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Siding - Vinyl

Category	070 Exterior	Quantity	1 total
		Unit Cost	\$50,461.259
		% of Replacement	100.00%
		Current Cost	\$50,461.26
		Future Cost	\$91,270.59
Placed In Service	01/10		
Useful Life	35		
		Assigned Reserves at FYB	\$0.00
Remaining Life	24	Monthly Member Contribution	\$71.41
Replacement Year	2045	Monthly Interest Contribution	\$0.27
		Total Monthly Contribution	\$71.68

Comments:

A small section of siding appears to be missing along the front façade. Columns listed are for clubhouse. Pavillion columns included in pavillion costs. Replace individual pieces of siding as needed. After major wind event, check to make sure no sections have been pried loose. If possible coordinate with gutter and downspout replacement or repairs.

More information about this asset and comments listed here can be found at the back of the report under Materials Summary.

3,100 sq. ft. vinyl siding	@	\$4.82	=	\$14,934.87
1,110 lin. ft. vinyl soffit & fascia	@	\$16.15	=	\$17,926.39
22 columns	@	\$800.00	=	\$17,600.00
		TOTAL	=	\$50,461.26

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Windows and Doors - Replace

Category	070 Exterior	Quantity	1 total
		Unit Cost	\$22,439.440
		% of Replacement	100.00%
		Current Cost	\$22,439.44
		Future Cost	\$35,872.81
Placed In Service	01/10		
Useful Life	30		
		Assigned Reserves at FYB	\$0.00
Remaining Life	19	Monthly Member Contribution	\$38.59
Replacement Year	2040	Monthly Interest Contribution	\$0.15
		Total Monthly Contribution	\$38.74

Comments:

250 sq. ft. vinyl SH or slider windows	@	\$37.88	=	\$9,470.00
64 sq. ft. vinyl fixed windows	@	\$30.81	=	\$1,971.84
8 fiberglass entry door(s)	@	\$1,080.70	=	\$8,645.60
4 transom(s)	@	\$588.00	=	\$2,352.00
		TOTAL	=	\$22,439.44

Clubroom - Renovation

Category	080 Interior	Quantity	1 total
		Unit Cost	\$30,472.000
		% of Replacement	100.00%
		Current Cost	\$30,472.00
		Future Cost	\$39,981.90
Placed In Service	01/10		
Useful Life	22		
		Assigned Reserves at FYB	\$0.00
Remaining Life	11	Monthly Member Contribution	\$85.00
Replacement Year	2032	Monthly Interest Contribution	\$0.32
		Total Monthly Contribution	\$85.32

Comments:

620 sq. ft. of laminate flooring	@	\$5.60	=	\$3,472.00
1 allowance furniture	@	\$19,500.00	=	\$19,500.00
1 allowance electrical fixtures	@	\$7,500.00	=	\$7,500.00
		TOTAL	=	\$30,472.00

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Floor Cover - Carpet, Gym

Category	080 Interior	Quantity	1 total
		Unit Cost	\$3,460.380
		% of Replacement	100.00%
		Current Cost	\$3,460.38
		Future Cost	\$3,546.89
Placed In Service	01/10		
Useful Life	10		
Adjustment	+2	Assigned Reserves at FYB	\$0.00
Remaining Life	1	Monthly Member Contribution	\$97.94
Replacement Year	2022	Monthly Interest Contribution	\$0.37
		Total Monthly Contribution	\$98.32

Comments:

Gym carpet is ready to be replaced. A number of seams have opened up. The useful life cycle and/or remaining life has been extended due to financial condition of the client.

$$107 \text{ sq. yds. of carpet} @ \$32.34 = \$3,460.38$$

$$\text{TOTAL} = \$3,460.38$$

Floor Cover - Laminate Wood, Multipurpose Rm

Category	080 Interior	Quantity	642 sq. ft.
		Unit Cost	\$12.000
		% of Replacement	105.00%
		Current Cost	\$8,089.20
		Future Cost	\$11,715.57
Placed In Service	01/20		
Useful Life	16		
		Assigned Reserves at FYB	\$0.00
Remaining Life	15	Monthly Member Contribution	\$17.08
Replacement Year	2036	Monthly Interest Contribution	\$0.07
		Total Monthly Contribution	\$17.15

Comments:

Laminate flooring had not been installed at the time of the site visit.

Examination of laminate wood shows an identical wood grain on every piece, which is different from engineered wood flooring that does have unique grain. Laminate wood is not wood at all, but composed of melanine resin and fiber board materials.

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Kitchen & Snackbar - Renovation

Category	080 Interior	Quantity	1 total
		Unit Cost	\$10,232.240
		% of Replacement	100.00%
		Current Cost	\$10,232.24
		Future Cost	\$14,457.89
Placed In Service	01/10		
Useful Life	25		
		Assigned Reserves at FYB	\$0.00
Remaining Life	14	Monthly Member Contribution	\$22.97
Replacement Year	2035	Monthly Interest Contribution	\$0.09
		Total Monthly Contribution	\$23.05

Comments:

Snackbar flooring not listed. Schedule for replacement is influenced by aesthetics and can vary significantly between communities or board member's opinions. If countertop is granite and not quartz, it should be sealed annually to prevent oil, water, alcohol, etc. stains.

77	sq. ft. of laminate Flooring	@	\$5.60	=	\$431.20
8	lin. ft. of wood base cabinets	@	\$188.87	=	\$1,510.96
11	lin. ft. of wood wall cabinets	@	\$168.67	=	\$1,855.37
9	lin. ft. of laminate base cabinets, snack bar	@	\$151.50	=	\$1,363.50
9	lin. ft. of laminate wall cabinets, snack bar	@	\$141.40	=	\$1,272.60
2	refrigerator	@	\$1,633.17	=	\$3,266.34
1	microwave	@	\$532.27	=	\$532.27
			TOTAL	=	\$10,232.24

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Office - Renovation

Category	080 Interior	Quantity	1 total
		Unit Cost	\$6,706.480
		% of Replacement	100.00%
		Current Cost	\$6,706.48
		Future Cost	\$9,476.08
Placed In Service	01/10		
Useful Life	25		
		Assigned Reserves at FYB	\$0.00
Remaining Life	14	Monthly Member Contribution	\$15.05
Replacement Year	2035	Monthly Interest Contribution	\$0.06
		Total Monthly Contribution	\$15.11

Comments:

Carpet will need to be replaced sooner if office is used regularly.

22 sq. yds. of carpet	@	\$32.34	=	\$711.48
1 allowance, furniture	@	\$5,995.00	=	\$5,995.00
		TOTAL	=	<u>\$6,706.48</u>

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Painting - Interior

Category	080 Interior	Quantity	1 total
		Unit Cost	\$15,040.080
		% of Replacement	100.00%
		Current Cost	\$15,040.08
		Future Cost	\$15,801.48
Placed In Service	01/10		
Useful Life	10		
Adjustment	+3	Assigned Reserves at FYB	\$0.00
Remaining Life	2	Monthly Member Contribution	\$214.59
Replacement Year	2023	Monthly Interest Contribution	\$0.81
		Total Monthly Contribution	\$215.41

Comments:

Cost includes preparing surface, priming surface, and finish coat. Lower multipurpose room was recently repainted. The useful life cycle and/or remaining life has been extended due to financial condition of the client.

8,260 sq. ft. of painting, walls	@	\$1.20	=	\$9,912.00
3,716 sq. ft. of painting, ceilings	@	\$1.38	=	\$5,128.08
		TOTAL	=	\$15,040.08

It is important for the Association to be aware that the IRS has specific rules in determining whether or not paint is considered a capital expense or is in fact part of maintenance. This is in part or wholly determined by how the association files its taxes; whether the association files an 1120 or 1120 H. Please discuss further with the association's CPA and/or attorney to ensure proper tax compliance.

Bids for paint may vary considerably since labor costs predominate. A low bid does not necessarily mean a poor paint job; the contractor may simply lack work. Since the material cost of paint is relatively small, it is our opinion that the highest quality paint the association can afford should be chosen. Higher quality paint looks better and lasts longer.

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Restrooms - Renovation, Club Room

Category	080 Interior	Quantity	1 total
		Unit Cost	\$4,716.030
		% of Replacement	100.00%
		Current Cost	\$4,716.03
		Future Cost	\$6,663.63
Placed In Service	01/10		
Useful Life	25		
		Assigned Reserves at FYB	\$0.00
Remaining Life	14	Monthly Member Contribution	\$10.58
Replacement Year	2035	Monthly Interest Contribution	\$0.04
		Total Monthly Contribution	\$10.62

Comments:

Schedule for replacement is influenced by aesthetics and can vary significantly between communities or board member's opinions. If client currently has painted wood, we are recommending a laminate material, which is similar in price, but more contemporary. Unless noted, any "granite" stone counters listed are assumed to be cultured quartz, not granite.

66 sq. ft. of ceramic tile	@	\$18.05	=	\$1,191.30
1 toilet(s), tank type	@	\$492.88	=	\$492.88
1 sink(s), wall hung w/ faucet	@	\$1,095.85	=	\$1,095.85
1 allowance misc. hardware	@	\$1,936.00	=	\$1,936.00
		TOTAL	=	\$4,716.03

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Restrooms - Renovation, Gym

Category	080 Interior	Quantity	1 total
		Unit Cost	\$3,749.150
		% of Replacement	100.00%
		Current Cost	\$3,749.15
		Future Cost	\$4,919.21
Placed In Service	01/10		
Useful Life	22		
		Assigned Reserves at FYB	\$0.00
Remaining Life	11	Monthly Member Contribution	\$10.46
Replacement Year	2032	Monthly Interest Contribution	\$0.04
		Total Monthly Contribution	\$10.50

Comments:

Restroom vinyl flooring not attached.

Schedule for replacement is influenced by aesthetics and can vary significantly between communities or board member's opinions. If client currently has painted wood, we are recommending a laminate material, which is similar in price, but more contemporary. Unless noted, any "granite" stone counters listed are assumed to be cultured quartz, not granite.

49 sq. ft. of vinyl sheet flooring	@	\$4.58	=	\$224.42
1 toilet(s), tank type	@	\$492.88	=	\$492.88
1 sink(s), wall hung w/ faucet	@	\$1,095.85	=	\$1,095.85
1 allowance misc. hardware	@	\$1,936.00	=	\$1,936.00
TOTAL				= <u>\$3,749.15</u>

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Restrooms - Renovation, Multipurpose Rm

Category	080 Interior	Quantity	1 total
		Unit Cost	\$11,582.350
		% of Replacement	100.00%
		Current Cost	\$11,582.35
		Future Cost	\$16,365.56
Placed In Service	01/10		
Useful Life	25		
		Assigned Reserves at FYB	\$0.00
Remaining Life	14	Monthly Member Contribution	\$26.00
Replacement Year	2035	Monthly Interest Contribution	\$0.10
		Total Monthly Contribution	\$26.10

Comments:

Schedule for replacement is influenced by aesthetics and can vary significantly between communities or board member's opinions. If client currently has painted wood, we are recommending a laminate material, which is similar in price, but more contemporary. Unless noted, any "granite" stone counters listed are assumed to be cultured quartz, not granite.

56	sq. ft. of ceramic tile	@	\$18.05	=	\$1,010.80
	toilet(s), tank type				
2	sink(s), wall hung w/ faucet	@	\$1,095.85	=	\$2,191.70
1	allowance misc. hardware	@	\$1,936.00	=	\$1,936.00
357	sq. ft. of ceramic tile, multipurpose room	@	\$18.05	=	\$6,443.85
		TOTAL	=		\$11,582.35

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Restrooms - Renovation, Pool

Category	080 Interior	Quantity	1 total
		Unit Cost	\$28,831.310
		% of Replacement	100.00%
		Current Cost	\$28,831.31
		Future Cost	\$36,006.36
Placed In Service	01/10		
Useful Life	20		
		Assigned Reserves at FYB	\$0.00
Remaining Life	9	Monthly Member Contribution	\$96.74
Replacement Year	2030	Monthly Interest Contribution	\$0.37
		Total Monthly Contribution	\$97.11

Comments:

Schedule for replacement is influenced by aesthetics and can vary significantly between communities or board member's opinions. If client currently has painted wood, we are recommending a laminate material, which is similar in price, but more contemporary. Unless noted, any "granite" stone counters listed are assumed to be cultured quartz, not granite.

420 sq. ft. of ceramic tile	@	\$18.05	=	\$7,581.00
4 toilet(s), tank type	@	\$492.88	=	\$1,971.52
2 urinal(s), wall mount unit	@	\$677.60	=	\$1,355.20
6 sink(s), wall hung w/ faucet	@	\$1,095.85	=	\$6,575.10
4 laminated plastic toilet stall(s)	@	\$885.72	=	\$3,542.88
3 laminated plastic urinal stall(s)	@	\$177.87	=	\$533.61
4 fiberglass tub(s), resurfacing w/ faucet	@	\$500.00	=	\$2,000.00
4 faucets for showers	@	\$350.00	=	\$1,400.00
2 allowance misc. hardware	@	\$1,936.00	=	\$3,872.00
TOTAL				= <u>\$28,831.31</u>

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Access Control - FOB Reader

Category	090 Equipment	Quantity	1 total
		Unit Cost	\$3,500.000
		% of Replacement	100.00%
		Current Cost	\$3,500.00
Placed In Service	01/10	Future Cost	\$3,587.50
Useful Life	12		
		Assigned Reserves at FYB	\$0.00
Remaining Life	1	Monthly Member Contribution	\$99.06
Replacement Year	2022	Monthly Interest Contribution	\$0.38
		Total Monthly Contribution	\$99.44

Comments:

The age of this component is unknown.

1	card key system 2 doors or gates	@	\$3,500.00	=	\$3,500.00
			TOTAL	=	\$3,500.00

Computer Equipment - Replace

Category	090 Equipment	Quantity	1 allowance
		Unit Cost	\$3,200.000
		% of Replacement	100.00%
		Current Cost	\$3,200.00
Placed In Service	01/16	Future Cost	\$3,446.05
Useful Life	6		
Adjustment	+2	Assigned Reserves at FYB	\$0.00
Remaining Life	3	Monthly Member Contribution	\$30.69
Replacement Year	2024	Monthly Interest Contribution	\$0.12
		Total Monthly Contribution	\$30.80

Comments:

The useful life cycle and/or remaining life has been extended due to financial condition of the client.

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

HVAC - Split System

Category	090 Equipment	Quantity	1 total
		Unit Cost	\$20,348.480
		% of Replacement	100.00%
		Current Cost	\$20,348.48
		Future Cost	\$20,857.19
Placed In Service	01/10		
Useful Life	12		
		Assigned Reserves at FYB	\$0.00
Remaining Life	1	Monthly Member Contribution	\$575.94
Replacement Year	2022	Monthly Interest Contribution	\$2.19
		Total Monthly Contribution	\$578.14

Comments:

This item is currently performing adequately, but may fail suddenly. The replacement date does not indicate that this item must be replaced, but rather that funds should be set aside available for when this item does fail.

2 - 2 ton split system	@	\$5,074.24	=	\$10,148.48
1 - 2.5 ton split system	@	\$6,000.00	=	\$6,000.00
1 - 1.5 ton split system	@	\$4,200.00	=	\$4,200.00
		TOTAL	=	\$20,348.48

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Pumps - Centrifugal

Category	090 Equipment	Quantity	1 total
		Unit Cost	\$14,279.000
		% of Replacement	100.00%
		Current Cost	\$14,279.00
		Future Cost	\$15,376.92
Placed In Service	01/10		
Useful Life	12		
Adjustment	+2	Assigned Reserves at FYB	\$0.00
Remaining Life	3	Monthly Member Contribution	\$136.93
Replacement Year	2024	Monthly Interest Contribution	\$0.52
		Total Monthly Contribution	\$137.46

Comments:

This item is currently performing adequately, but may fail suddenly. The replacement date does not indicate that this item must be replaced, but rather that funds should be set aside available for when this item does fail.

The useful life cycle and/or remaining life has been extended due to financial condition of the client.

1	- 7.5 hp pump, pool	@	\$4,966.00	=	\$4,966.00
1	- .75 hp pump, pool	@	\$1,813.00	=	\$1,813.00
1	pump, lift station	@	\$7,500.00	=	\$7,500.00
		TOTAL	=		\$14,279.00

Water Fountains - Replace

Category	090 Equipment	Quantity	2 total
		Unit Cost	\$1,500.000
		% of Replacement	100.00%
		Current Cost	\$3,000.00
		Future Cost	\$3,936.26
Placed In Service	01/10		
Useful Life	22		
		Assigned Reserves at FYB	\$0.00
Remaining Life	11	Monthly Member Contribution	\$8.37
Replacement Year	2032	Monthly Interest Contribution	\$0.03
		Total Monthly Contribution	\$8.40

Comments:

Farmington Pool and Clubhouse

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Audio System - Replace

Category	100 Miscellaneous	Quantity	1 allowance
		Unit Cost	\$2,500.000
		% of Replacement	100.00%
		Current Cost	\$2,500.00
		Future Cost	\$2,692.23
Placed In Service	01/10		
Useful Life	12		
Adjustment	+2	Assigned Reserves at FYB	\$0.00
Remaining Life	3	Monthly Member Contribution	\$23.97
Replacement Year	2024	Monthly Interest Contribution	\$0.09
		Total Monthly Contribution	\$24.06

Comments:

The useful life cycle and/or remaining life has been extended due to financial condition of the client.

EXCLUDED

Category	100 Miscellaneous	Quantity	
		Unit Cost	\$0.000
		% of Replacement	100.00%
		Current Cost	\$0.00
		Future Cost	\$0.00
Placed In Service	01/20		
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

The following items have been excluded. Please let us know if the board would like any of these items incorporated into the study.

Electrical and lighting components - Small allowance included for clubhouse fixtures only.

Televisions - Replaced as needed.

Utility areas - Areas like closets and storage are not included in any quantities.

Surveillance equipment - Owned and operated by independent contractor

Cleaning and repairs for cultured stone - Small quantities, can be handled through maintenance budget.

Painting of concrete floors - Small quantities, can be handled through maintenance budget.

Landscaping renovation projects - At the request of HOA representative.

Farmington Pool and Clubhouse

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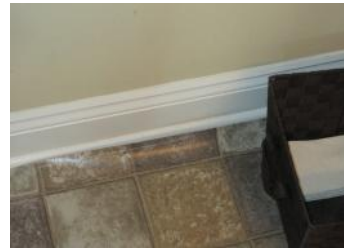
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Number of components included in this reserve analysis is 41.



Gym carpet is ready to be replaced.



Restroom vinyl flooring not attached.



Missing culture stone sections.



Missing siding.



Access to force main sewer line.



It's unusual to pave to a block wall and not ideal in long term.



Some sections of alligatoring found.



Some sections of alligatoring found.



No curb drain inlets found throughout parking area. Some evidence of standing water found.



No curb drain inlets found throughout parking area. Some evidence of standing water found.



Materials Summary

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ASPHALT PAVING

REPAVING

Most asphalt surfaces can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and to determine if major rehabilitation is required. In addition to deflection testing, a consultant should be able to provide specifications, and testing to confirm actual installation meets the specifications. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.



If properly built, the road or parking lot deteriorates from the top down, which only requires the replacement of a thin layer of asphalt, or preferably the application of a thin wearing layer on top of the existing asphalt. The asphalt overlay not only provides a new paving surface for a fraction of the cost of rebuilding the entire roadway, but it is the only preventive maintenance technique that adds structural value while extending a pavement's service life. According to a 2008 study by the National Asphalt Pavement Association (NAPA), thin overlays were more cost-effective options over a roadway's expected service life than chip seal, slurry seal and micro-surfacing.

Repairs and milling should be performed first. Adjusting manhole and valve covers should be performed at the same time. After the road or parking lot has been swept mechanically, a tack coat will be applied. If not properly maintained, the nozzles that spray the tack coat can become clogged, resulting in a poor application. Loose asphalt will be trucked in. Trucks leaving the area will create asphalt tracks outside the work area. This can't be helped and will soon fade. The asphalt temperature should be between 270 and 325 degrees Fahrenheit and should be tested at the site. The distance from the plant and weather, including wind, humidity and temperature can significantly affect this temperature, and if the driver stops to pick up some food the asphalt may need to be rejected. The proper temperature ensures enough time for the loose asphalt to be compacted sufficiently. Insufficient compaction will cause the newly placed wearing layer to quickly fail. The ground and existing asphalt temperature can also cool the asphalt

It is important to remember that over the last few years, the petroleum market has become much more volatile and price for liquid asphalt have seen exceptional jumps in very short periods of time. A reserve study can account for historical inflation, but can't predict future oil prices.

SEAL COATING

The primary reason to sealcoat is to protect the pavement from the deteriorating effects of sun and water, which causes the asphalt to harden, or oxidize. The pavement turns brittle. The sealcoat provides a waterproof membrane which slows the oxidation process and helps the pavement shed water, preventing the water to infiltrate the base material.

Without regular applications of a seal coat, an asphalt parking lot might need an overlay in 15 years. If the lot is regularly sealed, a parking lot can last as much as 25-30 years, perhaps longer.

Seal coats should be installed on warm sunny day with low humidity with a minimum of 50 degrees Fahrenheit and rising. The seal coat should not be applied during wet conditions or within 8 hours of anticipated rain. Streets must be thoroughly cleaned; organic material removed, loose asphalt removed and voids and cracks repaired. Oil or grease also damage asphalt and such areas should be cleaned thoroughly and treated with an oil spot primer prior to sealer application. A minimum of 8 hours of sunlight is required for complete curing and before traffic is allowed.



Proper drainage is vital for the longevity of the road. Standing water can seep through the asphalt and get into the subbase and subgrade below, significantly weakening the structural integrity of the road and causing premature failure.

Oil spills eat through the asphalt seal and should be cleaned up between seal coats. Greying of recently applied sealcoating may indicate poor product, the outdoor temperature was not warm enough at the time of application, or simply that seal coat was exposed to water before it had cured.

ROOFS

ASPHALT SHINGLE ROOFING

Asphalt shingles contain granules which reflect the sunlight. Over time shingles lose these granules leaving the asphalt vulnerable to the sun and oxidation. Shingles will begin to dry up and lose plasticity evidenced by growing gaps between shingle tabs. Edge will curl and lift. Valleys tend to see greater granule loss due to increased water erosion.

The installation process should begin with proper fall protection. Old shingles are slippery; underlayment is notoriously slippery. Falls involve not only people, but tools and materials. Areas below work should be properly cordoned off. Demolition should include removal of old underlayment and rubber flashing. The roof should be thoroughly inspected, especially at likely problem areas. Any existing roofing nails should be removed. Sheathing should be flush. New underlayment should be installed taut to the sheathing. Roofing shingles are very frequently loaded at the peak of the roof, sometimes referred to as "breaking the bundle". This is a very poor practice, since the shingles are left bent for sometimes extended time. Even short periods of time can result in stress fractures and separations of the shingle laminates, reducing the lifespan of the shingle.

It is always advisable to tear-off an old roof and apply a new roof, rather than simply reroofing over an existing. While initially cheaper, the life expectancy of a 2 layer roof is significantly shorter, 10 - 15 years because the roof is not as efficient in cooling and because the flashing and underlayment is not replaced. Performing a tear-off also allows inspection of the sheathing or substrate. Over time, a 2 layer shingle roof is actually more expensive. Additionally, there are numerous roofs that aren't structurally sound enough to carry the additional and unnecessary weight. Lastly, shingles may not lay flat affecting the appearance.

Leaks typically occur at penetrations of the roof (common examples include chimneys, plumbing vent stacks, and exhaust fans), intersections of wall and roof, and where 2 different planes of roof meet (such as valleys). Additionally, shingles along the gable ridge are bent typically at acute angles and are much more likely to tear than at other locations where shingles typically lay flat. Rubber flashing is most



commonly used for pipe penetrations. Rubber flashing will eventually dry out and crack. During a reroofing process all pipe boots should be replaced. Although more expensive, lead flashing should be considered as this should never leak or deteriorate if installed properly. Drip edge flashing, installed along the rake and fascia edges of the roof, should be installed prior to shingle installation.

Never paint or coat a roof to change the color unless approved by the manufacturer. Keep roof surfaces and gutters clean using a leaf blower on low setting or soft-bristle broom so water will drain quickly and freely. The acidity that is created as the leaves rot will shorten the life of the roofing under it. Never allow water from a downspout to pour directly onto a roof below. Keep trees trimmed so they don't rub against the roof or any other building surface. Climbing plants should not reach the roof. Remove snow or ice carefully to prevent damage to the roof. Never climb onto a wet or snow covered roof. Walking on the roof should be kept to a minimum to limit liability and to preserve the roof granules. Antennas, satellite dishes, or anchors should be noncorrosive to prevent staining. Never pressure wash the roof. Each treatment will take three years off the life of the roof.

Attic ventilation is extremely important, but not something that can be inspected during a reserve study. Home inspections performed prior to a unit being purchased will be able to provide the best evidence of ventilation conditions. Ventilation items occurring on multiple inspections may be a good indicator of a community wide problem. Ventilation prevents the warm moist air from settling against the roof rafters and underside of sheathing, which will cause rot. Proper ventilation keeps the attic plenum cool in the summer preserving the useful life of shingles. In the winter, ventilation removes the heat that has escaped past the insulation from the building, keeping the roof cool. A warm roof under snow can cause ice dams, a buildup of water that has nowhere to go except under shingles and into the sheathing and structure. Vents are typically installed along the soffit and at the peaks of a building in the form of continuous ridge vent or louvers at top of the gable sides. It is beyond the scope of a reserve study to test the adequacy of ventilation, but most experts agree that continuous ridge vents are superior. The open vent area at the peak of a roof should equal the area of open vents at the soffit. Soffit vents are frequently buried under insulation, which is sometimes visible from the ground.

GUTTERS AND DOWNSPOUTS

Debris should be cleaned from gutters and downspouts frequently, especially in the spring and fall. In colder climates, clogged gutters with water will freeze. Strainers are available for downspouts to prevent debris being caught. There are several options to prevent debris from entering the gutter, all of which are relatively expensive. Replace or repair sagging or broken straps. Fill small holes epoxy resin and larger holds with adhesive back aluminum tape. Leaking joints can be sealed with silicone caulk.

CLADDING



CULTURED STONE

This asset is partially or fully, buried or concealed. Since a reserve analysis includes a visual observation only it is impossible to accurately identify, measure or quantify, estimated useful life or cost for any assets that are partially or fully concealed or buried. Although these items may be included in the reserve analysis, Reserve Professionals is not responsible for any discrepancies that may exist between the study and actual conditions or responsible for an omission of such item.

Cultured stone brands are made differently, so maintenance should be brand specific. Power washing, wire brushes, bleach, and acidic cleaners should be avoided. The stone is brittle and only the surface is colored, so any damage to the surface will stand out. There are repair/color kits that can be purchased from the manufacturer in case of such an event.

There have been a number of cases where improper installation of stone veneer has caused water damage to the home. It is beyond the scope of a reserve study to examine or investigate the installation of cultured stone or account for any future replacement, but it is important to simply be aware that the potential for future problems may exist.

Manufactured stone is a lightweight, man-made concrete masonry product that is typically cast into random sizes in a variety of colors and finishes meant to mimic the look of quarried rock.

Similar to what has become a common problem with synthetic stucco, improper installation of manufactured stone veneer on exterior walls has led to serious concern about water damage. Improper flashing and drainage details behind the veneer are often the culprit, just like with synthetic stucco, but the damage with manufactured stone can often be more severe. This is because, unlike synthetic stucco, manufactured stone is not installed with an air space between the cladding and the framed wall. When the veneer is saturated with water during a rainstorm, it holds rainwater right up against the framed wall. With little drainage or drying space, housewrap (or building paper) and flashing have a harder time diverting the moisture. If care is not taken during installation to cover every detail properly, serious water damage may result under relatively normal weather and seasonal conditions.

Manufactured stone veneers share many similar concerns with synthetic stucco. Proper seams at windows and doors are important, and building paper or housewrap must be lapped correctly in order to keep water diverted from the framed wall. Window pan flashings can be helpful if correctly installed. Bottom terminations of manufactured stone veneer are best equipped with weep screeds of some kind in order to avoid the pooling of water at the lowest points, which can cause those areas to stay continuously wet. The tops of windows and door openings are also spots that will benefit from weep screeds.

Another issue can arise when manufactured stone is paired up with a different material on the same wall. Synthetic stucco, for example, is often installed on part of a wall, with the rest of the wall covered with manufactured stone. Water will penetrate to the wood-frame wall and cause damage if the seam between the two claddings is not properly managed during installation.



Efflorescence is salt leaching out due to moisture in the mortar or stone. Efflorescence should be cleaned promptly; waiting for more efflorescence to build up will make cleaning more difficult. Once gone it may reappear and can occasionally be persistent. Periodically clean the walls using manufacturer's directions and recommended cleaner to remove any mold or algae and debris.

VINYL SIDING

The cost for this component includes the removal and disposal of the existing material.

Opinion differs greatly on the life expectancy of siding can vary greatly. The Home Builder's Association recently produced a report indicating that vinyl siding will last the lifetime of the building. 40 years is sometimes mentioned. Older vinyl siding was formulated differently and did not last as long as the product of today. Your community most likely has a "Builder's Grade" siding, which is relatively thin.

A 12-foot length of plastic siding can expand as much as 5/8 inch with seasonal temperature swings. If nailed tight to a wall, it can buckle on hot days. To ensure that the panel is free to move, the nailheads shouldn't contact the hem, but should be left about 1/32 inch proud. Additionally, nailing should be placed in the center of the slot, but also into the studs, not sheathing. Panels should not be butted too tightly to the trim otherwise the siding may buckle when it expands. Don't hesitate to ask potential installers for their certifications as most of the large manufacturers certify installers in proper installation techniques.

All vinyl siding will fade somewhat. After 10 to 15 years, the change can be significant. Darker colors will be more noticeable, which is why most siding is of a lighter neutral color.

To keep vinyl siding looking its best, it should be washed periodically to remove the mold, mildew, dirt, and chalky oxidation that collects on the surface. Although methods typically employ powerwashing, some manufacturers don't want pressure washers used on their products at all. The Vinyl Siding Institute suggests a 30/70 mix of vinegar and water. If that doesn't do the job, the Vinyl Siding Institute suggests mixing 1/3 cup laundry detergent, 2/3 cup powdered household cleaner, 1 quart liquid laundry bleach, and 1 gallon water.

FLOORING

CERAMIC TILE

Clean and seal grout annually. Although tile is far less porous it also should also be periodically sealed. Clean grout with an alkaline cleaner and not an acid based, wax based, or oil based cleaner. Additionally avoid using abrasives, scouring powders, bleach, or ammonia based cleaners. Sweep and damp mop tile regularly to remove dirt that can adhere to surface. Steam cleaning may remove stubborn stains or



regROUT if all other methods have failed. While we do not recommend waxing tile floors due to ongoing maintenance of rewaxing, wax does create a shiny appearance.

VINYL

Cost is for installation of vinyl flooring over existing vinyl flooring. Demolition of existing vinyl should be avoided due to the difficulty and cost of removing flooring and adhesive and likelihood of damaging the substrate (subfloor). Substrate should be thoroughly cleaned prior to installation. Concrete substrates should be tested for moisture, bonding, and alkalinity. Conditioned air should be running a minimum of 2 days prior to installation. Place vinyl sheeting or vinyl composition tile (VCT) and adhesive in final location 72 hours before installation to acclimate to the temperature and humidity.

EQUIPMENT

HVAC

Cost is for full replacement of the outdoor condenser unit and indoor air handler. The indoor air handler was not inspected. HVAC contractors frequently remark that newer systems are more efficient, but do not seem to last as long as older units do. Control wire for thermostats fail at some point, but there is spare wire in the wirestrand, so it is usually unnecessary to pull new wire, which would involve cutting holes in walls.

Older compressors (the condenser's main component) suffer from loss of compression as valves wear, resulting in excessive electrical use and loss of comfort in interior spaces. Systems may be replaced prior to complete failure. Replacement of the indoor evaporator coils may make economic sense in a newer system that has somehow failed, but rarely in older systems.

Keep vegetation, debris and mulch away from the outside (condenser) unit. The insulation on the suction line, which runs between the building and the condenser breaks down over time and should be replaced. The condensate line may simply terminate outside, where it is often clogged from mulch and other landscaping operations; it should be clearly marked and monitored to prevent being buried or damaged by lawn equipment.

Condenser unit should be level to maintain proper oil levels and to prevent liquid from entering the compressor. Unusual noise or vibrations may indicate imminent failure of the compressor, but may also be worn bearings, deteriorated vibration separators or pads. Continuous running on mild days or systems that start and stop frequently are reasons to call a professional. Short cycling or continuous running will shorten the life expectancy of the compressor. Any evidence of stains or leaks requires further investigation.



Filters should be replaced every 3 months or cleaned in the case of semi-permanent plastic filters. Filters are commonly located on the return grilles, but may also be located on the air handler. Once a year, the condenser and evaporator coils should be cleaned, and the condensate line should be blown or flushed to remove any particles that could be blocking the line. Keep the condensate tray, drip pan, and condensate pump (if one exists) free of debris. Minor repairs or maintenance include adjusting or replacing belts and/or pulleys that power the blower. Some motors may need to be lubricated.

The gas manifold should be clean, rust free, and the flame should only be blue with orange tip. Yellow flame or blue flame with yellow tips is a warning sign that carbon monoxide is present; a professional should be called immediately. Gas flame should be uniform, not erratic.