Northfield and Birch Run at Wynne Farms HOA

August 16, 2018

Reserve Study Funding Plan

Preliminary "Discussion Draft" - **September 4, 2018**

340 Units

Prepared by

RSI
CONSULTANTS
A Subsidiary of Comer, Nowling and Associates, P.C.

8606 Allisonville Rd, Suite 120 Indianapolis, IN 46250 TEL 317-841-3393

Northfield and Birch Run at Wynne Farms HOA

Reserve Study

August 16, 2018

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RSI CONSULTANTS

Northfield and Birch Run at Wynne Farms HOA

Reserve Study

August 16, 2018

Executive Summary

We have been engaged by the Association to perform a **Reserve Study** covering the fiscal years beginning January 1, 2018 and ending December 31, 2047 . The purpose of a **Reserve Study** is to provide projections of future capital expenditures for replacement and non-routine maintenance of the common property of the Association and to make recommendations regarding the member contributions that should be made to the **Association's Reserve Fund** over the period covered by the study. The data and recommendations provided by the study should be used by the Association to prepare long-term budgets and to project member assessments in upcoming years.

The Association is a non-profit organization incorporated in the State of Indiana and consists of **340** residential units located in Brownsburg, IN. The Association is responsible for the repair and replacement of a variety of common property components including:

1. Basketball Court
2. Concrete and Asphalt
3. Contingencies
4. Entrance Signs/Structures
5. Lakes
6. Landscaping
7. Playground
8. Pool Facility

The Association maintains reserve funds to cover major repairs and replacement of common components. Each unit owner is responsible for contributing to both the operating and reserve fund of the Association.

A Reserve Study consists of two parts, a physical analysis and a financial analysis. The **physical analysis** involves working with members of management and the Association Board to develop an inventory of the components of common property and to assess the cost and timing of the replacement or overhaul of each component. The **financial analysis** uses the information from the physical analysis and various assumptions and calculations to develop a funding plan to meet the financial demands of component replacement when necessary, and avoid special assessments on the members.

Physical Analysis

The physical analysis is the process of identifying the components of common property, assessing their condition, and determining each component's remaining life and future cost to replace or restore.

Methodology
The basic steps in the physical analysis include:
• Gathering data
• On-site inspection
• Useful life, remaining useful life determination
• Replacement cost determination

Gathering data
The physical analysis begins with gathering data about the components of common property to prepare a preliminary **component inventory**. This step can involve:
• Review of Association governance documents.
• Discussions with Association's management company.
• Discussions with Association members.
• Completion of questionnaires and development of a preliminary inventory of common property components.

On-site inspection
An on-site inspection is conducted to assess the completeness of the component inventory and to assess the condition of the various components. The inspector will use a variety of methods to quantify the component inventory and assess each component's condition. These methods include:
• Taking physical measurements,
• Inquiries of managers and residents,
• Reviewing engineering and other contractor documents and reports,
• Consulting with other specialists and vendors, and
• Consulting reference material and other published documents and reports.

Useful life and remaining useful life determination
Useful life (UL) is an estimated amount of time that a component can be expected to function before requiring major repair or replacement. The time of UL is often determined by industry standards, governmental standards and observation tables. After determining the component's UL, we then estimated the component's **remaining useful life (RUL)**. Remaining life is determined by establishing a component's installation or creation date and comparing it to the UL. We determined a component's installation or creation date based on information acquired through our interaction with Association Management and Board members, or review of Association documentation, invoices, or construction

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Physical Analysis (continued)

documents. In the absence of reliable information or documentation we assessed and estimated the component's RUL based on its current physical condition and standard useful life tables.

Repair and replacement cost determination
Estimated repair and replacement cost in present day dollars for each component is determined through a number of methods including review of information on the original acquisition of each component. For those components for which no original acquisition information is available, estimating software and engineering construction guides were used to obtain an average cost per the unit of measure for each component. After determining the component's replacement cost or repair schedule, we factor in the assumed inflation rate, compounded annually, for the life of the study.

Physical Analysis results
The Association's available governing documents and discussions with managers/officers identify the following major components of common property as the responsibility of the Association:

1. Basketball Court
2. Concrete and Asphalt
3. Contingencies
4. Entrance Signs/Structures
5. Lakes
6. Landscaping
7. Playground
8. Pool Facility

Northfield and Birch Run at Wynne Farms HOA

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Basketball Court - Asphalt Resurfacing	1/2036	$ 4	5,236 Square F	$ 20,944	20:00	20:00	18:00	$ 35,655
Basketball Court - Sealcoating: Asphalt Base	1/2021	0	5,236 Square F	785	5:00	5:00	3:00	858
Basketball Court - Steel & Plexiglas Goals	1/2026	3,000	4 Each	12,000	10:00	10:00	8:00	15,201
Common Sidewalks - Sectional Replacement	1/2024	10	310 Square F	3,100	10:00	10:00	6:00	3,701
Entranceway Marquee- (Bushy Park Dr.)	1/2045	11,000	4 Total	44,000	40:00	40:00	27:00	97,736
Entranceway - Electrical Maintenance Contingency	1/2019	2,500	1 Total	2,500	4:00	4:00	1:00	2,575
Entranceway Marquee - ((Wicklow Way)	1/2045	11,000	4 Total	44,000	40:00	40:00	27:00	97,736
Entranceway Marquee - (Ballyshannon Dr.)	1/2045	11,000	2 Total	22,000	40:00	40:00	27:00	48,868
Entranceway Pillars - (Bushy Park Dr.)	1/2045	3,000	2 Total	6,000	40:00	40:00	27:00	13,327
Entranceway Pillars - (Wicklow Way)	1/2045	3,000	2 Total	6,000	40:00	40:00	27:00	13,327
Entranceway Pillars -(Ballyshannon Dr.)	1/2051	3,000	1 Total	3,000	40:00	40:00	33:00	7,957
General Contingency	1/2019	2,500	1 Total	2,500	2:00	2:00	1:00	2,575
Landscape - Landscaping & Wetlands	1/2020	6,000	1 Allowanc	6,000	3:00	3:00	2:00	6,365
Pathway Resurfacing: Asphalt Base	1/2021	4	1,445 Square F	5,780	5:00	5:00	3:00	6,315
Playground - Replacement	1/2025	20,000	1 Allowanc	20,000	15:00	15:00	7:00	24,597
Pond Dredging	1/2018	0	8.6 Allowanc	0	2:00	0:00	0:00	0
Ponds - Erosion Control Contingency	1/23 - 1/25	2	6,706 Total	13,412	8:00	8:00	5:08	15,860
Pool Decking - Concrete Maintenance	1/2022	10	300 Square F	3,000	8:00	8:00	4:00	3,376
Pool Facility - Equipment Allowance	1/2019	2,500	1 Total	2,500	2:00	2:00	1:00	2,575
Pool Fencing - Fencing Replacement: 4' Interior	1/2034	50	42 Linear F	2,100	20:00	20:00	16:00	3,369
Pool Fencing - Fencing Replacement: 6'	1/2034	60	320 Linear F	19,200	20:00	20:00	16:00	30,810
Pool Furniture - Furniture Replacement	1/2021	5,000	1 Allowanc	5,000	6:00	6:00	3:00	5,463
Pool House - Asphalt Resurfacing: Parking Lot	1/2039	2	14,150 Square F	28,300	25:00	25:00	21:00	52,646
Pool House - Door & Window Replacement	1/2034	6,000	1 Allowanc	6,000	20:00	20:00	16:00	9,628
Pool House - Masonry / Siding Maintenance Continge	1/2024	3,000	1 Total	3,000	10:00	10:00	6:00	3,582
Pool House - Painting	1/2019	2,500	1 Allowanc	2,500	7:00	7:00	1:00	2,575
Pool House - Plumbing & Electrical Contingency	1/2019	1,200	1 Allowanc	1,200	2:00	2:00	1:00	1,236
Pool House - Remodeling: Restrooms	1/2030	3,500	2 Each	7,000	14:00	14:00	12:00	9,980
Pool House - Roof Replacement	1/2038	350	21 Squares	7,350	25:00	25:00	20:00	13,274
Pool House - Seal Coating: Parking Lot	1/2019	0	14,150 Square F	2,830	5:00	5:00	1:00	2,914
Pool Repairs - Replastering & Liner: Main	1/2029	15	1,812 Square F	27,180	15:00	15:00	11:00	37,623
Pool Repairs - Replastering & Liner: Wade	1/2029	15	96 Square F	1,440	15:00	15:00	11:00	1,993

Northfield and Birch Run at Wynne Farms HOA

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

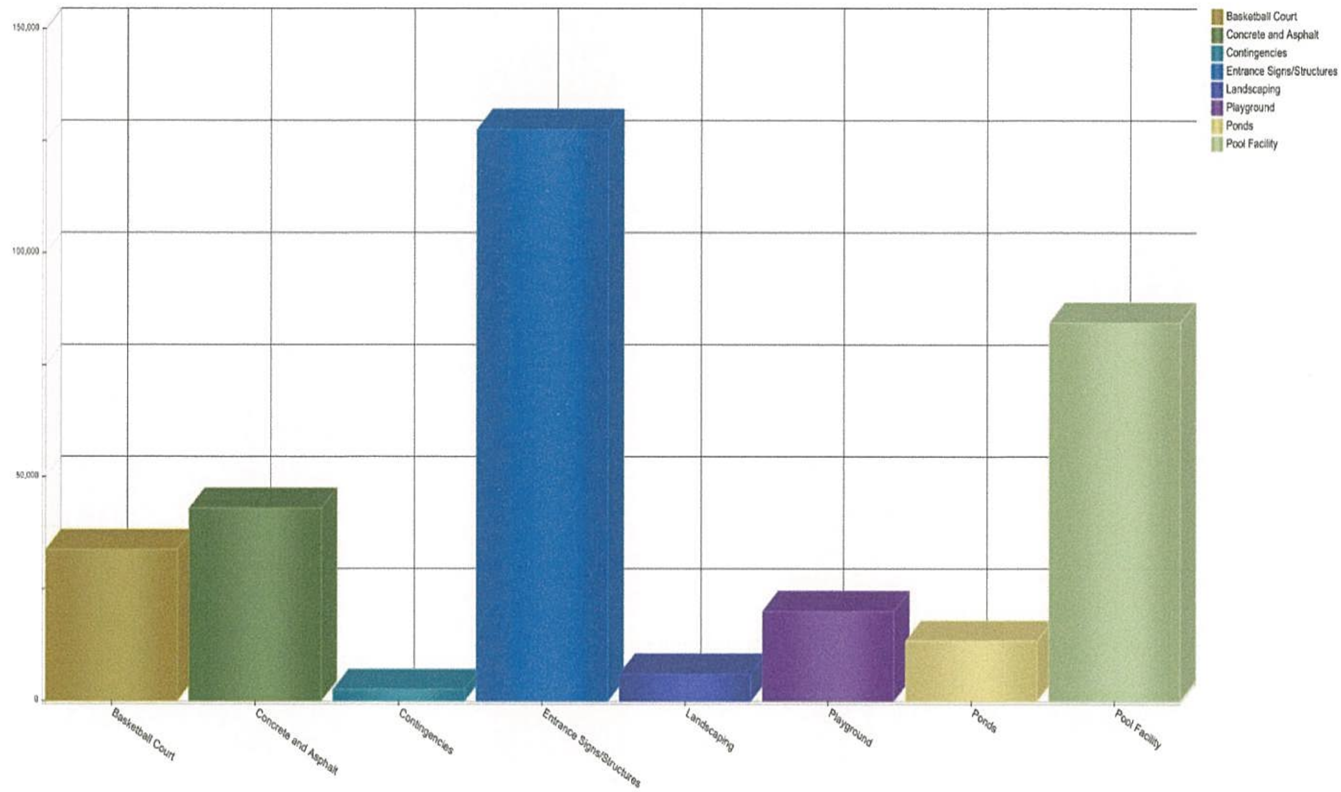
Item Parameters - Summary

Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
				$ 330,621				$ 573,710

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Item Parameter - Category - Chart



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Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Code	Service Date	Estimated Life	Expenditure
Year : 2019					
01/01/2019	Entranceway - Electrical Maintenance Conting	910-000-0011	01/01/2015	4:00	$ 2,575.00
01/01/2019	General Contingency	910-000-0014	01/01/2017	2:00	2,575.00
01/01/2019	Pool Facility - Equipment Allowance	910-000-0036	01/01/2017	2:00	2,575.00
01/01/2019	Pool House - Painting	910-000-0042	01/01/2012	7:00	2,575.00
01/01/2019	Pool House - Plumbing & Electrical Contingen	910-000-0044	01/01/2017	2:00	1,236.00
01/01/2019	Pool House - Seal Coating: Parking Lot	910-000-0048	01/01/2014	5:00	2,914.90
					$ 14,450.90
Year : 2020					
01/01/2020	Landscape - Landscaping & Wetlands	910-000-0031	01/01/2017	3:00	$ 6,365.40
					$ 6,365.40
Year : 2021					
01/01/2021	Basketball Court - Sealcoating: Asphalt Base	910-000-0002	01/01/2016	5:00	$ 858.23
01/01/2021	General Contingency	910-000-0014	01/01/2019	2:00	2,731.82
01/01/2021	Pathway Resurfacing: Asphalt Base	910-000-0032	01/01/2016	5:00	6,315.96
01/01/2021	Pool Facility - Equipment Allowance	910-000-0036	01/01/2019	2:00	2,731.82
01/01/2021	Pool Furniture - Furniture Replacement	910-000-0039	01/01/2015	6:00	5,463.64
01/01/2021	Pool House - Plumbing & Electrical Contingen	910-000-0044	01/01/2019	2:00	1,311.27
					$ 19,412.74
Year : 2022					
01/01/2022	Pool Decking - Concrete Maintenance	910-000-0035	01/01/2014	8:00	$ 3,376.53
					$ 3,376.53
Year : 2023					
01/01/2023	Entranceway - Electrical Maintenance Conting	910-000-0011	01/01/2019	4:00	$ 2,898.19
01/01/2023	General Contingency	910-000-0014	01/01/2021	2:00	2,898.19
01/01/2023	Landscape - Landscaping & Wetlands	910-000-0031	01/01/2020	3:00	6,955.64
01/01/2023	Ponds - Erosion Control Contingency	920-001-0023	01/01/2015	8:00	1,755.14
01/01/2023	Ponds - Erosion Control Contingency	920-002-0023	01/01/2015	8:00	6,069.96
01/01/2023	Pool Facility - Equipment Allowance	910-000-0036	01/01/2021	2:00	2,898.19
01/01/2023	Pool House - Plumbing & Electrical Contingen	910-000-0044	01/01/2021	2:00	1,391.13
					$ 24,866.44
Year : 2024					
01/01/2024	Common Sidewalks - Sectional Replacement	910-000-0004	01/01/2014	10:00	$ 3,701.56
01/01/2024	Ponds - Erosion Control Contingency	920-003-0023	01/01/2016	8:00	3,589.32
01/01/2024	Ponds - Erosion Control Contingency	920-004-0023	01/01/2016	8:00	1,683.61

Expenditures

Date	Reserve Item	Code	Service Date	Estimated Life	Expenditure
01/01/2024	Pool House - Masonry / Siding Maintenance C	910-000-0043	01/01/2014	10:00	$ 3,582.16
01/01/2024	Pool House - Seal Coating: Parking Lot	910-000-0048	01/01/2019	5:00	3,379.17
					$ 15,935.82
Year : 2025					
01/01/2025	General Contingency	910-000-0014	01/01/2023	2:00	$ 3,074.68
01/01/2025	Playground - Replacement	910-000-0034	01/01/2010	15:00	24,597.48
01/01/2025	Ponds - Erosion Control Contingency	920-005-0023	01/01/2017	8:00	2,762.30
01/01/2025	Pool Facility - Equipment Allowance	910-000-0036	01/01/2023	2:00	3,074.68
01/01/2025	Pool House - Plumbing & Electrical Contingen	910-000-0044	01/01/2023	2:00	1,475.85
					$ 34,984.99
Year : 2026					
01/01/2026	Basketball Court - Sealcoating: Asphalt Base	910-000-0002	01/01/2021	5:00	$ 994.92
01/01/2026	Basketball Court - Steel & Plexiglas Goals	910-000-0003	01/01/2016	10:00	15,201.24
01/01/2026	Landscape - Landscaping & Wetlands	910-000-0031	01/01/2023	3:00	7,600.62
01/01/2026	Pathway Resurfacing: Asphalt Base	910-000-0032	01/01/2021	5:00	7,321.93
01/01/2026	Pool House - Painting	910-000-0042	01/01/2019	7:00	3,166.93
					$ 34,285.64
Year : 2027					
01/01/2027	Entranceway - Electrical Maintenance Conting	910-000-0011	01/01/2023	4:00	$ 3,261.93
01/01/2027	General Contingency	910-000-0014	01/01/2025	2:00	3,261.93
01/01/2027	Pool Facility - Equipment Allowance	910-000-0036	01/01/2025	2:00	3,261.93
01/01/2027	Pool Furniture - Furniture Replacement	910-000-0039	01/01/2021	6:00	6,523.87
01/01/2027	Pool House - Plumbing & Electrical Contingen	910-000-0044	01/01/2025	2:00	1,565.73
					$ 17,875.39
Year : 2029					
01/01/2029	General Contingency	910-000-0014	01/01/2027	2:00	$ 3,460.58
01/01/2029	Landscape - Landscaping & Wetlands	910-000-0031	01/01/2026	3:00	8,305.40
01/01/2029	Pool Facility - Equipment Allowance	910-000-0036	01/01/2027	2:00	3,460.58
01/01/2029	Pool House - Plumbing & Electrical Contingen	910-000-0044	01/01/2027	2:00	1,661.08
01/01/2029	Pool House - Seal Coating: Parking Lot	910-000-0048	01/01/2024	5:00	3,917.38
01/01/2029	Pool Repairs - Replastering & Liner: Main	910-000-0051	01/01/2014	15:00	37,623.48
01/01/2029	Pool Repairs - Replastering & Liner: Wade	910-000-0052	01/01/2014	15:00	1,993.30
					$ 60,421.80

Northfield and Birch Run at Wynne Farms HOA

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Code	Service Date	Estimated Life	Expenditure
Year : 2030					
01/01/2030	Pool Decking - Concrete Maintenance	910-000-0035	01/01/2022	8:00	$ 4,277.28
01/01/2030	Pool House - Remodeling: Restrooms	910-000-0045	01/01/2016	14:00	9,980.33
					$ 14,257.61
Year : 2031					
01/01/2031	Basketball Court - Sealcoating: Asphalt Base	910-000-0002	01/01/2026	5:00	$ 1,153.39
01/01/2031	Entranceway - Electrical Maintenance Conting	910-000-0011	01/01/2027	4:00	3,671.33
01/01/2031	General Contingency	910-000-0014	01/01/2029	2:00	3,671.33
01/01/2031	Pathway Resurfacing: Asphalt Base	910-000-0032	01/01/2026	5:00	8,488.12
01/01/2031	Ponds - Erosion Control Contingency	920-001-0023	01/01/2023	8:00	2,223.36
01/01/2031	Ponds - Erosion Control Contingency	920-002-0023	01/01/2023	8:00	7,689.24
01/01/2031	Pool Facility - Equipment Allowance	910-000-0036	01/01/2029	2:00	3,671.33
01/01/2031	Pool House - Plumbing & Electrical Contingen	910-000-0044	01/01/2029	2:00	1,762.24
					$ 32,330.34
Year : 2032					
01/01/2032	Landscape - Landscaping & Wetlands	910-000-0031	01/01/2029	3:00	$ 9,075.54
01/01/2032	Ponds - Erosion Control Contingency	920-003-0023	01/01/2024	8:00	4,546.84
01/01/2032	Ponds - Erosion Control Contingency	920-004-0023	01/01/2024	8:00	2,132.75
					$ 15,755.13
Year : 2033					
01/01/2033	General Contingency	910-000-0014	01/01/2031	2:00	$ 3,894.92
01/01/2033	Ponds - Erosion Control Contingency	920-005-0023	01/01/2025	8:00	3,499.19
01/01/2033	Pool Facility - Equipment Allowance	910-000-0036	01/01/2031	2:00	3,894.92
01/01/2033	Pool Furniture - Furniture Replacement	910-000-0039	01/01/2027	6:00	7,789.84
01/01/2033	Pool House - Painting	910-000-0042	01/01/2026	7:00	3,894.92
01/01/2033	Pool House - Plumbing & Electrical Contingen	910-000-0044	01/01/2031	2:00	1,869.56
					$ 24,843.35
Year : 2034					
01/01/2034	Common Sidewalks - Sectional Replacement	910-000-0004	01/01/2024	10:00	$ 4,974.59
01/01/2034	Pool Fencing - Fencing Replacement: 4' Interi	910-000-0037	01/01/2014	20:00	3,369.88
01/01/2034	Pool Fencing - Fencing Replacement: 6'	910-000-0038	01/01/2014	20:00	30,810.36
01/01/2034	Pool House - Door & Window Replacement	910-000-0041	01/01/2014	20:00	9,628.24
01/01/2034	Pool House - Masonry / Siding Maintenance C	910-000-0043	01/01/2024	10:00	4,814.12
01/01/2034	Pool House - Seal Coating: Parking Lot	910-000-0048	01/01/2029	5:00	4,541.32
					$ 58,138.51

Northfield and Birch Run at Wynne Farms HOA

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Code	Service Date	Estimated Life	Expenditure
Year : 2035					
01/01/2035	Entranceway - Electrical Maintenance Conting	910-000-0011	01/01/2031	4:00	$ 4,132.12
01/01/2035	General Contingency	910-000-0014	01/01/2033	2:00	4,132.12
01/01/2035	Landscape - Landscaping & Wetlands	910-000-0031	01/01/2032	3:00	9,917.09
01/01/2035	Pool Facility - Equipment Allowance	910-000-0036	01/01/2033	2:00	4,132.12
01/01/2035	Pool House - Plumbing & Electrical Contingen	910-000-0044	01/01/2033	2:00	1,983.42
					$ 24,296.87
Year : 2036					
01/01/2036	Basketball Court - Asphalt Resurfacing	910-000-0001	01/01/2016	20:00	$ 35,655.76
01/01/2036	Basketball Court - Sealcoating: Asphalt Base	910-000-0002	01/01/2031	5:00	1,337.09
01/01/2036	Basketball Court - Steel & Plexiglas Goals	910-000-0003	01/01/2026	10:00	20,429.20
01/01/2036	Pathway Resurfacing: Asphalt Base	910-000-0032	01/01/2031	5:00	9,840.06
					$ 67,262.11
Year : 2037					
01/01/2037	General Contingency	910-000-0014	01/01/2035	2:00	$ 4,383.77
01/01/2037	Pool Facility - Equipment Allowance	910-000-0036	01/01/2035	2:00	4,383.77
01/01/2037	Pool House - Plumbing & Electrical Contingen	910-000-0044	01/01/2035	2:00	2,104.21
					$ 10,871.75
Year : 2038					
01/01/2038	Landscape - Landscaping & Wetlands	910-000-0031	01/01/2035	3:00	$ 10,836.67
01/01/2038	Pool Decking - Concrete Maintenance	910-000-0035	01/01/2030	8:00	5,418.33
01/01/2038	Pool House - Roof Replacement	910-000-0047	01/01/2013	25:00	13,274.92
					$ 29,529.92
Year : 2039					
01/01/2039	Entranceway - Electrical Maintenance Conting	910-000-0011	01/01/2035	4:00	$ 4,650.74
01/01/2039	General Contingency	910-000-0014	01/01/2037	2:00	4,650.74
01/01/2039	Ponds - Erosion Control Contingency	920-001-0023	01/01/2031	8:00	2,816.49
01/01/2039	Ponds - Erosion Control Contingency	920-002-0023	01/01/2031	8:00	9,740.50
01/01/2039	Pool Facility - Equipment Allowance	910-000-0036	01/01/2037	2:00	4,650.74
01/01/2039	Pool Furniture - Furniture Replacement	910-000-0039	01/01/2033	6:00	9,301.47
01/01/2039	Pool House - Asphalt Resurfacing: Parking Lot	910-000-0040	01/01/2014	25:00	52,646.34
01/01/2039	Pool House - Plumbing & Electrical Contingen	910-000-0044	01/01/2037	2:00	2,232.35
01/01/2039	Pool House - Seal Coating: Parking Lot	910-000-0048	01/01/2034	5:00	5,264.63
					$ 95,954.00

Northfield and Birch Run at Wynne Farms HOA

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Code	Service Date	Estimated Life	Expenditure
Year : 2040					
01/01/2040	Playground - Replacement	910-000-0034	01/01/2025	15:00	$ 38,322.07
01/01/2040	Ponds - Erosion Control Contingency	920-003-0023	01/01/2032	8:00	5,759.81
01/01/2040	Ponds - Erosion Control Contingency	920-004-0023	01/01/2032	8:00	2,701.71
01/01/2040	Pool House - Painting	910-000-0042	01/01/2033	7:00	4,790.26
					$ 51,573.85
Year : 2041					
01/01/2041	Basketball Court - Sealcoating: Asphalt Base	910-000-0002	01/01/2036	5:00	$ 1,550.05
01/01/2041	General Contingency	910-000-0014	01/01/2039	2:00	4,933.97
01/01/2041	Landscape - Landscaping & Wetlands	910-000-0031	01/01/2038	3:00	11,841.52
01/01/2041	Pathway Resurfacing: Asphalt Base	910-000-0032	01/01/2036	5:00	11,407.33
01/01/2041	Ponds - Erosion Control Contingency	920-005-0023	01/01/2033	8:00	4,432.68
01/01/2041	Pool Facility - Equipment Allowance	910-000-0036	01/01/2039	2:00	4,933.97
01/01/2041	Pool House - Plumbing & Electrical Contingen	910-000-0044	01/01/2039	2:00	2,368.30
					$ 41,467.82
Year : 2043					
01/01/2043	Entranceway - Electrical Maintenance Conting	910-000-0011	01/01/2039	4:00	$ 5,234.44
01/01/2043	General Contingency	910-000-0014	01/01/2041	2:00	5,234.44
01/01/2043	Pool Facility - Equipment Allowance	910-000-0036	01/01/2041	2:00	5,234.44
01/01/2043	Pool House - Plumbing & Electrical Contingen	910-000-0044	01/01/2041	2:00	2,512.53
					$ 18,215.85
Year : 2044					
01/01/2044	Common Sidewalks - Sectional Replacement	910-000-0004	01/01/2034	10:00	$ 6,685.43
01/01/2044	Landscape - Landscaping & Wetlands	910-000-0031	01/01/2041	3:00	12,939.55
01/01/2044	Pool House - Masonry / Siding Maintenance C	910-000-0043	01/01/2034	10:00	6,469.77
01/01/2044	Pool House - Remodeling: Restrooms	910-000-0045	01/01/2030	14:00	15,096.14
01/01/2044	Pool House - Seal Coating: Parking Lot	910-000-0048	01/01/2039	5:00	6,103.15
01/01/2044	Pool Repairs - Replastering & Liner: Main	910-000-0051	01/01/2029	15:00	58,616.15
01/01/2044	Pool Repairs - Replastering & Liner: Wade	910-000-0052	01/01/2029	15:00	3,105.49
					$ 109,015.68
Year : 2045					
01/01/2045	Entranceway Marquee- (Bushy Park Dr.)	910-000-0006	01/01/2005	40:00	$ 97,736.72
01/01/2045	Entranceway Marquee - ((Wicklow Way)	910-000-0007	01/01/2005	40:00	97,736.72
01/01/2045	Entranceway Marquee - (Ballyshannon Dr.)	910-000-0008	01/01/2005	40:00	48,868.36
01/01/2045	Entranceway Pillars - (Bushy Park Dr.)	910-000-0009	01/01/2005	40:00	13,327.73
01/01/2045	Entranceway Pillars - (Wicklow Way)	910-000-0010	01/01/2005	40:00	13,327.73

Northfield and Birch Run at Wynne Farms HOA

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Code	Service Date	Estimated Life	Expenditure
01/01/2045	General Contingency	910-000-0014	01/01/2043	2:00	$ 5,553.22
01/01/2045	Pool Facility - Equipment Allowance	910-000-0036	01/01/2043	2:00	5,553.22
01/01/2045	Pool Furniture - Furniture Replacement	910-000-0039	01/01/2039	6:00	11,106.45
01/01/2045	Pool House - Plumbing & Electrical Contingen	910-000-0044	01/01/2043	2:00	2,665.55
					$ 295,875.70
Year : 2046					
01/01/2046	Basketball Court - Sealcoating: Asphalt Base	910-000-0002	01/01/2041	5:00	$ 1,796.94
01/01/2046	Basketball Court - Steel & Plexiglas Goals	910-000-0003	01/01/2036	10:00	27,455.13
01/01/2046	Pathway Resurfacing: Asphalt Base	910-000-0032	01/01/2041	5:00	13,224.22
01/01/2046	Pool Decking - Concrete Maintenance	910-000-0035	01/01/2038	8:00	6,863.78
					$ 49,340.07
Year : 2047					
01/01/2047	Entranceway - Electrical Maintenance Conting	910-000-0011	01/01/2043	4:00	$ 5,891.41
01/01/2047	General Contingency	910-000-0014	01/01/2045	2:00	5,891.41
01/01/2047	Landscape - Landscaping & Wetlands	910-000-0031	01/01/2044	3:00	14,139.39
01/01/2047	Ponds - Erosion Control Contingency	920-001-0023	01/01/2039	8:00	3,567.84
01/01/2047	Ponds - Erosion Control Contingency	920-002-0023	01/01/2039	8:00	12,338.98
01/01/2047	Pool Facility - Equipment Allowance	910-000-0036	01/01/2045	2:00	5,891.41
01/01/2047	Pool House - Painting	910-000-0042	01/01/2040	7:00	5,891.41
01/01/2047	Pool House - Plumbing & Electrical Contingen	910-000-0044	01/01/2045	2:00	2,827.88
					$ 56,439.73

Northfield and Birch Run at Wynne Farms HOA

Reserve Study
August 16, 2018

Financial Analysis

The financial analysis is the process of examining the needs identified through the physical analysis and developing a plan that includes recommendations for future contributions to the reserve fund.

Methodology
Using information gathered in the physical analysis, the reserve expenditure requirements over the study period were examined and adjusted for assumptions on inflation and any other Association plans related to the timing and extent of those expenditures (exhibit C). The reserve balance projected for the beginning of the reserve period along with the current annual contribution to the reserve were then examined and projected over the study period and adjusted for assumption on investment return.

These two datasets (projected expenditures and projected reserve balances) were then combined to provide a complete projection of the reserve fund status for each of the years of the study period. This analysis (using the cash flow method) is provided in the table at the end of this section.

By using a **funding goal** of maintaining a reserve balance above zero (**baseline funding**), it is possible to determine the annual contribution amount necessary to achieve such a goal.

Reserve Funding Status

Balance in reserve fund balance as of the analysis date	$ 16,586
Estimated reserve fund balance at end of the analysis period-1 year	$ 54,570
Estimated reserve fund balance at end of the 30 year study period	$18,396.04

Key Assumptions
In addition to the estimates of the timing and amount of reserve fund expenditures, the key assumptions necessary for the financial analysis are:

Time horizon (years)	30
Inflation rate	3.00%
Investment return rate	1.00%
Tax Rate	0.00%
General contingency allowance (annual)	$1,250

The following table presents the results of the recommended contributions to the reserve fund applied to the estimated expenditures over the **study period**.

Northfield and Birch Run at Wynne Farms HOA

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/18 - 12/18	$ 16,586.12	$ 37,629.00	$ 355.31	$ 0.00	$ 54,570.43
01/19 - 12/19	54,570.43	37,629.00	597.82	14,450.90	78,346.35
01/20 - 12/20	78,346.35	37,629.00	914.49	6,365.40	110,524.44
01/21 - 12/21	110,524.44	37,629.00	1,112.18	19,412.74	129,852.88
01/22 - 12/22	129,852.88	37,629.00	1,460.70	3,376.53	165,566.05
01/23 - 12/23	165,566.05	37,629.00	1,612.63	24,866.44	179,941.24
01/24 - 12/24	179,941.24	37,629.00	1,843.00	15,935.82	203,477.42
01/25 - 12/25	203,477.42	37,629.00	1,896.07	34,984.99	208,017.50
01/26 - 12/26	208,017.50	37,629.00	1,948.43	34,285.64	213,309.29
01/27 - 12/27	213,309.29	37,629.00	2,159.55	17,875.39	235,222.45
	$ 16,586.12	$ 376,290.00	$ 13,900.18	$ 171,553.85	$ 235,222.45

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/28 - 12/28	$ 235,222.45	$ 37,629.00	$ 2,551.75	$ 0.00	$ 275,403.20
01/29 - 12/29	275,403.20	37,629.00	2,373.79	60,421.80	254,984.19
01/30 - 12/30	254,984.19	37,629.00	2,613.03	14,257.61	280,968.61
01/31 - 12/31	280,968.61	37,629.00	2,700.09	32,330.34	288,967.36
01/32 - 12/32	288,967.36	37,629.00	2,940.01	15,755.13	313,781.24
01/33 - 12/33	313,781.24	37,629.00	3,101.80	24,843.35	329,668.69
01/34 - 12/34	329,668.69	37,629.00	2,940.93	58,138.51	312,100.11
01/35 - 12/35	312,100.11	37,629.00	3,090.18	24,296.87	328,522.42
01/36 - 12/36	328,522.42	37,629.00	2,841.60	67,262.11	301,730.91
01/37 - 12/37	301,730.91	37,629.00	3,115.24	10,871.75	331,603.40
	$ 235,222.45	$ 376,290.00	$ 28,268.42	$ 308,177.47	$ 331,603.40

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/38 - 12/38	$ 331,603.40	$ 37,629.00	$ 3,235.73	$ 29,529.92	$ 342,938.21
01/39 - 12/39	342,938.21	37,629.00	2,710.24	95,954.00	287,323.45
01/40 - 12/40	287,323.45	37,629.00	2,578.72	51,573.85	275,957.32
01/41 - 12/41	275,957.32	37,629.00	2,561.82	41,467.82	274,680.32
01/42 - 12/42	274,680.32	37,629.00	2,948.13	0.00	315,257.45
01/43 - 12/43	315,257.45	45,154.80	3,218.16	18,215.85	345,414.56
01/44 - 12/44	345,414.56	45,154.80	2,647.14	109,015.68	284,200.82
01/45 - 12/45	284,200.82	45,154.80	240.35	295,875.70	33,720.27
01/46 - 12/46	33,720.27	45,154.80	105.89	49,340.07	29,640.89
01/47 - 12/47	29,640.89	45,154.80	40.08	56,439.73	18,396.04
	$ 331,603.40	$ 413,919.00	$ 20,286.26	$ 747,412.62	$ 18,396.04

Northfield and Birch Run at Wynne Farms HOA

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

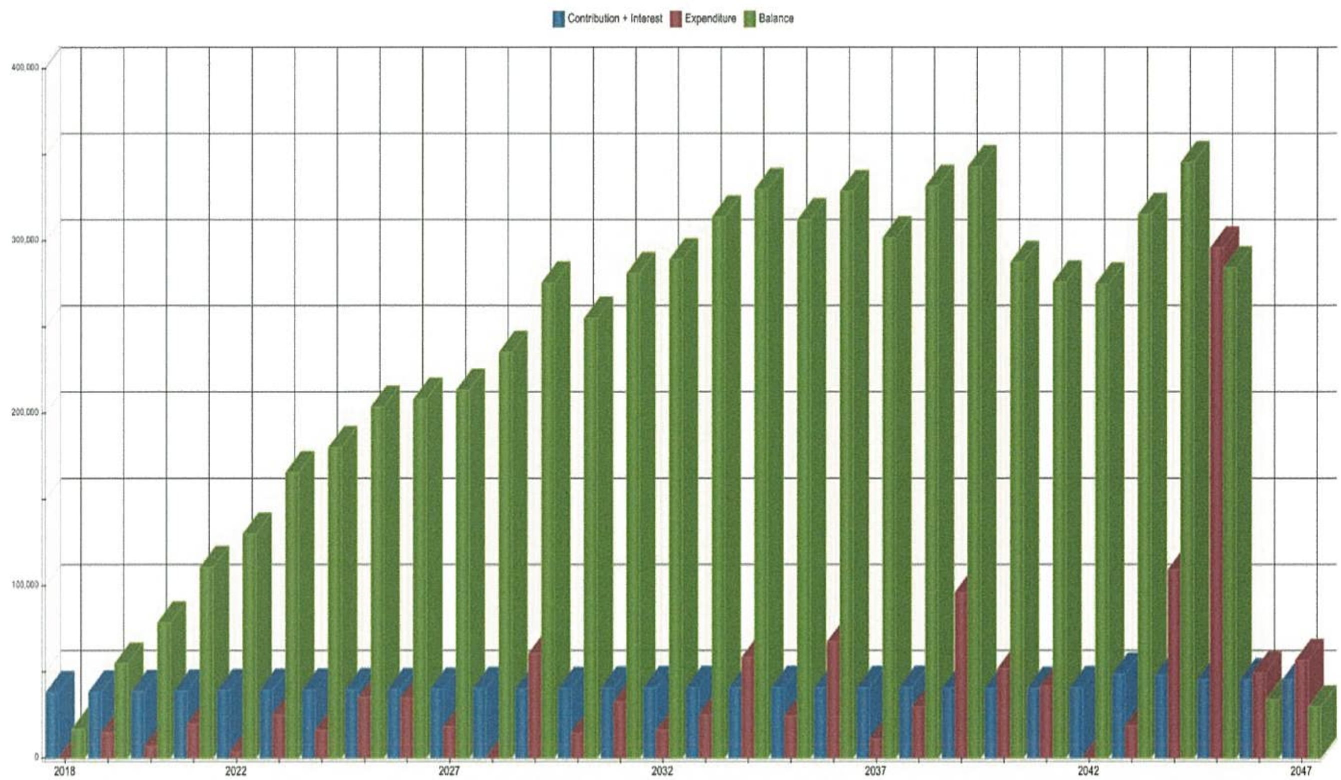
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Begin Balance	$ 16,586	$ 54,570	$ 78,346	$ 110,524	$ 129,852	$ 165,566	$ 179,941	$ 203,477	$ 208,017	$ 213,309
Contribution	37,629	37,629	37,629	37,629	37,629	37,629	37,629	37,629	37,629	37,629
Average Per Unit	110	110	110	110	110	110	110	110	110	110
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interest	355	597	914	1,112	1,460	1,612	1,843	1,896	1,948	2,159
Less Expenditures	0	14,450	6,365	19,412	3,376	24,866	15,935	34,984	34,285	17,875
Ending Balance	$ 54,570	$ 78,346	$ 110,524	$ 129,852	$ 165,566	$ 179,941	$ 203,477	$ 208,017	$ 213,309	$ 235,222

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Begin Balance	$ 235,222	$ 275,403	$ 254,984	$ 280,968	$ 288,967	$ 313,781	$ 329,668	$ 312,100	$ 328,522	$ 301,730
Contribution	37,629	37,629	37,629	37,629	37,629	37,629	37,629	37,629	37,629	37,629
Average Per Unit	110	110	110	110	110	110	110	110	110	110
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interest	2,551	2,373	2,613	2,700	2,940	3,101	2,940	3,090	2,841	3,115
Less Expenditures	0	60,421	14,257	32,330	15,755	24,843	58,138	24,296	67,262	10,871
Ending Balance	$ 275,403	$ 254,984	$ 280,968	$ 288,967	$ 313,781	$ 329,668	$ 312,100	$ 328,522	$ 301,730	$ 331,603

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Begin Balance	$ 331,603	$ 342,938	$ 287,323	$ 275,957	$ 274,680	$ 315,257	$ 345,414	$ 284,200	$ 33,720	$ 29,640
Contribution	37,629	37,629	37,629	37,629	37,629	45,154	45,154	45,154	45,154	45,154
Average Per Unit	110	110	110	110	110	132	132	132	132	132
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	20.00%	0.00%	0.00%	0.00%	0.00%
Interest	3,235	2,710	2,578	2,561	2,948	3,218	2,647	240	105	40
Less Expenditures	29,529	95,954	51,573	41,467	0	18,215	109,015	295,875	49,340	56,439
Ending Balance	$ 342,938	$ 287,323	$ 275,957	$ 274,680	$ 315,257	$ 345,414	$ 284,200	$ 33,720	$ 29,640	$ 18,396

Analysis Date - January 1, 2018
Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Chart



Northfield and Birch Run at Wynne Farms HOA

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual

Beginning Date	100% Funded Future Cost	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
01/01/2018	$ 167,607	$ 16,586	9.90 %	$ 37,629	$ 355	$ 0
01/01/2019	200,093	54,570	27.27	37,629	597	14,450
01/01/2020	218,580	78,346	35.84	37,629	914	6,365
01/01/2021	245,350	110,524	45.05	37,629	1,112	19,412
01/01/2022	259,684	129,852	50.00	37,629	1,460	3,376
01/01/2023	290,167	165,566	57.06	37,629	1,612	24,866
01/01/2024	299,945	179,941	59.99	37,629	1,843	15,935
01/01/2025	319,188	203,477	63.75	37,629	1,896	34,984
01/01/2026	320,621	208,017	64.88	37,629	1,948	34,285
01/01/2027	323,881	213,309	65.86	37,629	2,159	17,875
01/01/2028	344,110	235,222	68.36	37,629	2,551	0
01/01/2029	382,214	275,403	72.05	37,629	2,373	60,421
01/01/2030	362,014	254,984	70.43	37,629	2,613	14,257
01/01/2031	388,485	280,968	72.32	37,629	2,700	32,330
01/01/2032	397,914	288,967	72.62	37,629	2,940	15,755
01/01/2033	424,421	313,781	73.93	37,629	3,101	24,843
01/01/2034	442,631	329,668	74.48	37,629	2,940	58,138
01/01/2035	429,793	312,100	72.62	37,629	3,090	24,296
01/01/2036	451,544	328,522	72.76	37,629	2,841	67,262
01/01/2037	432,826	301,730	69.71	37,629	3,115	10,871
01/01/2038	470,829	331,603	70.43	37,629	3,235	29;529
01/01/2039	491,271	342,938	69.81	37,629	2,710	95,954
01/01/2040	448,976	287,323	64.00	37,629	2,578	51,573
01/01/2041	452,927	275,957	60.93	37,629	2,561	41,467
01/01/2042	468,283	274,680	58.66	37,629	2,948	0
01/01/2043	525,106	315,257	60.04	37,629	3,180	18,215
01/01/2044	564,273	337,851	59.87	37,629	2,533	109,015
01/01/2045	516,536	268,997	52.08	37,629	117	295,875
01/01/2046	298,042	10,868	3.65	37,629	0	49,340
01/01/2047	327,736	-842	0.00	37,629	0	56,439

Northfield and Birch Run at Wynne Farms HOA

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual

Beginning Date	100% Funded Future Cost	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
01/01/2018	$ 167,607	$ 16,586	9.90 %	$ 37,629	$ 355	$ 0
01/01/2019	200,093	54,570	27.27	37,629	597	14,450
01/01/2020	218,580	78,346	35.84	37,629	914	6,365
01/01/2021	245,350	110,524	45.05	37,629	1,112	19,412
01/01/2022	259,684	129,852	50.00	37,629	1,460	3,376
01/01/2023	290,167	165,566	57.06	37,629	1,612	24,866
01/01/2024	299,945	179,941	59.99	37,629	1,843	15,935
01/01/2025	319,188	203,477	63.75	37,629	1,896	34,984
01/01/2026	320,621	208,017	64.88	37,629	1,948	34,285
01/01/2027	323,881	213,309	65.86	37,629	2,159	17,875
01/01/2028	344,110	235,222	68.36	37,629	2,551	0
01/01/2029	382,214	275,403	72.05	37,629	2,373	60,421
01/01/2030	362,014	254,984	70.43	37,629	2,613	14,257
01/01/2031	388,485	280,968	72.32	37,629	2,700	32,330
01/01/2032	397,914	288,967	72.62	37,629	2,940	15,755
01/01/2033	424,421	313,781	73.93	37,629	3,101	24,843
01/01/2034	442,631	329,668	74.48	37,629	2,940	58,138
01/01/2035	429,793	312,100	72.62	37,629	3,090	24,296
01/01/2036	451,544	328,522	72.76	37,629	2,841	67,262
01/01/2037	432,826	301,730	69.71	37,629	3,115	10,871
01/01/2038	470,829	331,603	70.43	37,629	3,235	29,529
01/01/2039	491,271	342,938	69.81	37,629	2,710	95,954
01/01/2040	448,976	287,323	64.00	37,629	2,578	51,573
01/01/2041	452,927	275,957	60.93	37,629	2,561	41,467
01/01/2042	468,283	274,680	58.66	37,629	2,948	0
01/01/2043	525,106	315,257	60.04	45,154	3,218	18,215
01/01/2044	564,273	345,414	61.21	45,154	2,647	109,015
01/01/2045	516,536	284,200	55.02	45,154	240	295,875
01/01/2046	298,042	33,720	11.31	45,154	105	49,340
01/01/2047	327,736	29,640	9.04	45,154	40	56,439

Exhibits

Property Profile

Assumptions and Disclosures

Definitions

RSI CONSULTANTS

Northfield and Birch Run at Wynne Farms HOA

Reserve Study
August 16, 2018

Property Profile

Property name:	Northfield and Birch Run at Wynne Farms HOA
Number of buildings:	Pool House
Number of stories:	1 Story
Number of units:	340
Type of Development:	Single Family
Percent occupied:	Majority
Year built:	2005 - Present
Community age:	13 Years - Present
Business status:	Non-profit
Developer/builder:	Wynne Farms LLC
Inspection service provided by:	Erik Robertson
Reserve study service provided by:	RSI Consultants 8606 Allisonville Road Suite 120 Indianapolis, IN 46250
Scheduled update:	2021-2023
Management company:	Omni Management
Property Manager:	Kirby Myers Amber Canfield

RSI CONSULTANTS

Northfield and Birch Run at Wynne Farms HOA

Reserve Study

August 16, 2018

Assumptions and Disclosures

The following assumptions were used in completing this reserve study for the Association. The assumptions were based on industry standards and codes, as well as directives from the Association's property manager and Board of Directors.

Assumptions

Funding goal	Base-Line
Analysis method	Cash Flow
Study period start	January 1, 2018
Study period end	December 31, 2018
Investment return	1.00
Inflation rate	3.00%
Tax rate on association income	0.00%
Inspection method	Full-inspection

Disclosures

1. RSI made a non-invasive onsite inspection of the property. We do not comment on, or give an opinion on, the structural integrity of common property components, or on their conformity to specific governmental code requirements, or any latent or hidden defects that were not readily apparent during the inspection.

2. This report should not be construed as an engineering analysis or a substitute for professional engineering services.

3. Our report and information contained herein is not to be construed as legal advice.

4. Our estimates of costs reflect the amount required to repair, replace or modify the property using the most current technology and construction material at current local market prices for material, labor and manufactured equipment, contractor's overhead, and profit and fees, but without provisions for overtime, bonuses for labor, or premiums for material or equipment. We included removal and disposal costs of replacement where applicable.

5. The income tax rate on non-assessment income will be zero (0). Under the IRS regulations for this type of non-profit corporation, the collection of the Homeowner's assessment meant to be used for the

maintenance and the preservation of the property are not subject to income taxes. However, it should be

Northfield and Birch Run at Wynne Farms HOA

Reserve Study
August 16, 2018

Assumptions and Disclosures (continued)

noted that there are items subject to income tax and include, but are not limited to, rental/service fees and investment income.

6. Estimated expenditures reflected in the reserve plans are based upon the assumption that expenditures will be incurred in the year the component's remaining useful life reaches zero (0) years.

7. *An inventory component's year of installation or construction is assumed to be the year the component was originally constructed or renovated. However, a component's year may reflect the beginning of a cycle, such as with painting, or may be adjusted based upon our professional observation.

8. Neither RSI nor the staff involved in the production of this report has any involvement with the Association that we feel could result in actual or preceived conflicts of interest.

9. Site inspection, financial and physical analysis presented in this study was performed by Erik Robertson who has the following credentials:

- RS-Reserve Specialist (CAI)
- Education: B.S. Butler University 1990
- Relevant Experience: Reserve Specialist - 5 years
- Facilities manager, Support Net, Inc. - 4 years
- Warranty specialist, Beazer Homes - 2 years
- Construction contractor and project manager (various firms)- 20 years

Study review and oversight was provided by Douglas O. Jones, CPA, who has the following credentials:

- Education: B.S. Accounting, Indiana University 1988
- Partner, Comer, Nowling and Associates, specializing in Association accounting and audit.
- Association Accounting and Audit - 6 years
- Certified Public Accountant - 28 years

10. There are no material issues of which we are aware, that would cause a distortion of the Association's situation. We have relied upon the client to provide the current and projected reserve balances, rate of interest earnings, and to indicate if those earnings accrue to the reserve fund. We have not audited this information. Additionally, we considered the association's representation of current and

historical reserve projects reliable, and we considered the representations made by its vendors and suppliers to also be accurate the reliable.

Northfield and Birch Run at Wynne Farms HOA

Reserve Study

August 16, 2018

Assumptions and Disclosures (continued)

11.This reserve study is a reflection of information provided to us and assembled for the association's use, not for the purpose of performing and audit, quality/forensic analysis, or background checks of historical records.

Definitions

Annual Assessment – Amount paid by Association members to cover all Association operating costs and contributions to the Association's reserve fund.

Asset or Component - Individual line items in the Reserve Study developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association Responsibility, 2) with limited Useful Life expectancies, 3) have predictable Remaining Life expectancies, 4) above a minimum threshold cost, and 5) required by local codes.

Cash Flow Method - A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

Component Condition –A classification of individual components of inventory based on the items condition. The condition descriptions and Sub-Group codes used in the component inventory are as follows:

10- *Excellent or New:* Component or system is in "as new"condition, requiring no rehabilitation and should perform in accordance with expected performance.

20-*Good Condition:* Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.

30-*Fair Condition:* Component or system falls into one or more of the following categories: a) Evidence of previous repairs. Component or system approaching end of expected performance. Repairs or replacement is required to prevent further deterioration or to prolong expected life.

40-*Poor Condition or Replacement:* Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepairs. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

50-*Adequate:* A component or system is of capacity that is defined as enough for what is required, sufficient, suitable, and/or conforms to standard construction practices.

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Definitions (continued)

This rating condition only pertains to the existing component evaluated at the time of inspection. All future repairs and installation will be noted as *Good Condition.*

Component Inventory - The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representatives.

Contingency or allowance – An allotment for miscellaneous components or unpredictable expenses.

Contribution – The portion of the member's assessment that is placed into the reserve fund.

Deficit - An actual (or projected) Reserve Balance, which is less than the Fully Funded Balance.

Effective Age – Also referred to as "**Adjusted Life**", the difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in the computations

Financial Analysis - The portion of the Reserve Study where current status of the Reserves (Measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of the Reserve Study.

Full Funding - When the actual (or projected) cumulative Reserve balance for all components is equal to the Fully Funded Balance.

Fully Funded Balance – Reserve Fund balance equal to the sum of all component's fully funded balance. The calculation of a component's fully funded balance is as follows:

Fully funded balance = (Current Age/Useful Life) x Current Cost.

Fund Status - The status of the Reserve Fund as compared to an established benchmark, such as percent funding. The following classifications of Fund Status are used in this study:

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Definitions (continued)

- **0%-30% Funded** - Is considered to be a "weak' financial position. Associations that fall into this category are subject to special assessments and deferred maintenance, which could lead to lower property values. If the Association is in this position, actions should be taken to improve the financial strength of the reserve fund.

- **31%-69% Funded** – The majority of Associations are considered to be in this "**fair and reasonable**" financial position. While there is room for additional financial strength and stability, the likelihood of special assessments and deferred maintenance is diminished. Effort should be taken to continue strengthening the financial position of the reserve fund.

- **70%-99% Funded** – This is considered "**strong**" financial position. This indicates financial strength of a reserve fund and every attempt to maintain this level should be a goal of the Association.

- **100% Funded** – This is the "**ideal**" amount of reserve funding. This means that the Association has the exact amount of funds in the reserve account that should be needed at any given time.

Funding Goals - Independent of methodology utilized, the following represent the basic categories of Funding Plan Goals.

- **Baseline Funding:** Establishing a Reserve funding goal of keeping the Reserve Balance above zero

- **Component Full Funding:** Setting a Reserve funding goal of attaining and maintaining cumulative Reserves at or near 100% funded. Full Funding = (Current Age/Useful Life) x Current Cost

- **Threshold Funding:** Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than the "Component Fully Funding" method.

Funding Plan - An associations plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

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Definitions (continued)

Funding Principles – The following principles underlie the methods and objective of this reserve study:

- Sufficient Funds When Required
- Stable Contribution Rate of the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

Life and Valuation Estimates - The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

Percent Funded - The ratio, at a particular point of time (*typically the beginning of the Fiscal Year*), of the actual (*or projected*) Reserve Balance to the accrued *Fund Balance*, expressed as a percentage.

Physical Analysis - The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

Remaining Useful Life (RUL) - Also referred to as "**Remaining Life**" (RL). The estimated time, in years, that a reserve component can be expected to *continue* to serve its intended function. Projects anticipated to occur in the initial year have "0" Remaining Useful Life.

Replacement Cost - The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

Replacement Year - Also referred to as "**Year Replaced**". Year that component is projected to be replaced or repaired.

Reserve Balance - Actual or projected funds as of a particular point in time (typically the beginning of the fiscal year) that the association has identified for use to defray the future repair or replacement of those major components in which the association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves. This is based upon information provided and is not audited

Northfield and Birch Run at Wynne Farms HOA

Reserve Study
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Definitions (continued)

Reserve Fund – Assets (usually cash) accumulated and set aside to pay the cost of replace and capital maintenance of common property components.

Reserve Fund Expenditure Plan – Schedule of expenditures of reserve funds over a particular time horizon (usually 20 or 30 years).

Reserve Study - A budget-planning tool that identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: The Physical Analysis and the Financial Analysis

Special Assessment - An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

Study Period – The time frame over which the physical and financial analysis of the reserve study is conducted. By professional standards, this period must be at least twenty years.

Surplus - An actual (or projected) Reserve Balance that is greater that the Fully Funded Balance.

Useful Life (U L) - Also known as "Life Expectancy". The estimated time, in years, that a Reserve component can be expected to serve its intended function if properly constructed and maintained in its present application or installation.

Unit Cost – Also referred to as **"Item Cost"**. Cost per Unit.

Unit of Measure – Also referred to as "**Item Type**". Unit used measure component (explanations shown below):

Sq. Ft - Square Feet
Sq. Yd. - Square Yards
Ln. Ft. - Linear Feet
Total - Total cost for the component

Item Parameters - Full Detail

Basketball Court - Asphalt Resurfacing

Item Number	1	**Measurement Basis**	Square F
Type	Common Area	**Estimated Useful Life**	20 Years
Category	Basketball Court	**Basis Cost**	$ 4.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0001		30	01/01/2016	01/01/2036	18:00	20:00	5,236	20,944.00	35,655.76
								$ 20,944.00	$ 35,655.76

Comments

Includes asphalt preparation and repairs before resurfacing 2" topcoat.

Item Parameters - Full Detail

Basketball Court - Sealcoating: Asphalt Base

Item Number	2	**Measurement Basis**	Square F
Type	Common Area	**Estimated Useful Life**	5 Years
Category	Basketball Court	**Basis Cost**	$ 0.15
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0002		30	01/01/2016	01/01/2021	3:00	5:00	5,236	785.40	858.23
								$ 785.40	$ 858.23

Comments

Recoating of basketball court with asphalt sealer.

Item Parameters - Full Detail

Basketball Court - Steel & Plexiglas Goals

Item Number	3	**Measurement Basis**	Each
Type	Common Area	**Estimated Useful Life**	10 Years
Category	Basketball Court	**Basis Cost**	$ 3,000.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0003		20	01/01/2016	01/01/2026	8:00	10:00	4	12,000.00	15,201.24
								$ 12,000.00	$ 15,201.24

Comments

Complete replacement including removal of old goals and installation of new. This may include padding (useful life shorter than the goals).

Item Parameters - Full Detail

Common Sidewalks - Sectional Replacement

Item Number	4	**Measurement Basis**	Square F
Type	Common Area	**Estimated Useful Life**	10 Years
Category	Concrete and Asphalt	**Basis Cost**	$ 10.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0004		30	01/01/2014	01/01/2024	6:00	10:00	310	3,100.00	3,701.56
								$ 3,100.00	$ 3,701.56

Comments

Ongoing concrete sidewalk (pool area) area repair and maintenance contingency for crack repairs and as needed sectional replacement. There is approx. 6200 sq. ft. This component should repair approx. 5%.

Item Parameters - Full Detail

Entranceway Marquee- (Bushy Park Dr.)

Item Number	6	**Measurement Basis**	Total
Type	Common Area	**Estimated Useful Life**	40 Years
Category	Entrance Signs/Structures	**Basis Cost**	$ 11,000.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0006		30	01/01/2005	01/01/2045	27:00	40:00	4	44,000.00	97,736.72
								$ 44,000.00	$ 97,736.72

Comments

Total Replacement- Estimated Cost

Item Parameters - Full Detail

Entranceway - Electrical Maintenance Contingency

Item Number	11	**Measurement Basis**	Total
Type	Common Area	**Estimated Useful Life**	4 Years
Category	Entrance Signs/Structures	**Basis Cost**	$ 2,500.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0011		50	01/01/2015	01/01/2019	1:00	4:00	1	2,500.00	2,575.00
								$ 2,500.00	$ 2,575.00

Comments

Ongoing maintenance continency for entranceway marquees and pillers. This can include electrical, irrigation, stone repair, coping, shake shingle, paint and trim.

Item Parameters - Full Detail

Entranceway Marquee - ((Wicklow Way)

Item Number	7	**Measurement Basis**	Total
Type	Common Area	**Estimated Useful Life**	40 Years
Category	Entrance Signs/Structures	**Basis Cost**	$ 11,000.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0007		30	01/01/2005	01/01/2045	27:00	40:00	4	44,000.00	97,736.72
								$ 44,000.00	$ 97,736.72

Comments

Total Replacement- Estimated Cost

Item Parameters - Full Detail

Entranceway Marquee - (Ballyshannon Dr.)

Item Number	8	**Measurement Basis**	Total
Type	Common Area	**Estimated Useful Life**	40 Years
Category	Entrance Signs/Structures	**Basis Cost**	$ 11,000.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0008		30	01/01/2005	01/01/2045	27:00	40:00	2	22,000.00	48,868.36
								$ 22,000.00	$ 48,868.36

Comments

Total Replacement- Estimated Cost

Item Parameters - Full Detail

Entranceway Pillars - (Bushy Park Dr.)

Item Number	9	**Measurement Basis**	Total
Type	Common Area	**Estimated Useful Life**	40 Years
Category	Entrance Signs/Structures	**Basis Cost**	$ 3,000.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0009		30	01/01/2005	01/01/2045	27:00	40:00	2	6,000.00	13,327.73
								$ 6,000.00	$ 13,327.73

Comments

This component is for the replacement of the single pillars adjacent to the entrances.

Item Parameters - Full Detail

Entranceway Pillars - (Wicklow Way)

Item Number	10	**Measurement Basis**	Total
Type	Common Area	**Estimated Useful Life**	40 Years
Category	Entrance Signs/Structures	**Basis Cost**	$ 3,000.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0010		30	01/01/2005	01/01/2045	27:00	40:00	2	6,000.00	13,327.73
								$ 6,000.00	$ 13,327.73

Comments

This component is for the replacement of the single pillars adjacent to the entrances.

Item Parameters - Full Detail

Entranceway Pillars -(Ballyshannon Dr.)

Item Number	12	**Measurement Basis**	Total
Type	Common Area	**Estimated Useful Life**	40 Years
Category	Entrance Signs/Structures	**Basis Cost**	$ 3,000.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0012		30	01/01/2011	01/01/2051	33:00	40:00	1	3,000.00	7,957.01
								$ 3,000.00	$ 7,957.01

Comments

This component is for the replacement of the single pillars adjacent to the entrances.

Item Parameters - Full Detail

General Contingency

Item Number	14	**Measurement Basis**	Total
Type	Common Area	**Estimated Useful Life**	2 Years
Category	Contingencies	**Basis Cost**	$ 2,500.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0014		50	01/01/2017	01/01/2019	1:00	2:00	1	2,500.00	2,575.00
								$ 2,500.00	$ 2,575.00

Comments

The general contingency component is for unforeseeable costs that may occur within the year. Some issues that may be covered by the general contingency, but are not limited to, resolution of drainage problems, wood boring insect infestation, water & sewer main and mold remediation, and dramatic change in the cost of building materials leading to higher construction and renovation costs. Also the general contingency may be used for insurance claims that might be covered under the Community's policy.

Item Parameters - Full Detail

Landscape - Landscaping & Wetlands

Item Number	31	**Measurement Basis**	Allowanc
Type	Common Area	**Estimated Useful Life**	3 Years
Category	Landscaping	**Basis Cost**	$ 6,000.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0031		50	01/01/2017	01/01/2020	2:00	3:00	1	6,000.00	6,365.40
								$ 6,000.00	$ 6,365.40

Comments

Ongoing contingency for landscaping stock, tree replacement and wetland maintenance. Routine and minor issues should be addressed in the community's annual operation budget.

Item Parameters - Full Detail

Pathway Resurfacing: Asphalt Base

Item Number	32	**Measurement Basis**	Square F
Type	Common Area	**Estimated Useful Life**	5 Years
Category	Concrete and Asphalt	**Basis Cost**	$ 4.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0032		30	01/01/2016	01/01/2021	3:00	5:00	1,445	5,780.00	6,315.96
								$ 5,780.00	$ 6,315.96

Comments

Includes asphalt preparation and repairs before resurfacing 2"topcoat. Plan provides funding for @ 2.5% every 5 years for sectional replacement.
Approximately 57,800 sq ft

Item Parameters - Full Detail

Playground - Replacement

Item Number	34	**Measurement Basis**	Allowanc
Type	Common Area	**Estimated Useful Life**	15 Years
Category	Playground	**Basis Cost**	$ 20,000.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0034		30	01/01/2010	01/01/2025	7:00	15:00	1	20,000.00	24,597.48
								$ 20,000.00	$ 24,597.48

Comments

This component is forreplacement of the playground and swing set. This includes the border material and ground cover.

Item Parameters - Full Detail

Pond Dredging

Item Number	59	**Measurement Basis**	Allowanc
Type	Common Area	**Estimated Useful Life**	2 Years
Category	Ponds	**Basis Cost**	$ 0.00
Tracking	Logistical		
Method	One Time		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0059		50	/ /	01/01/2018	0:00	2:00	0.85	0.00	0.00
920-002-0059		50	/ /	01/01/2018	0:00	2:00	3.98	0.00	0.00
920-003-0059		50	/ /	01/01/2018	0:00	2:00	1.93	0.00	0.00
920-004-0059		50	/ /	01/01/2018	0:00	2:00	0.63	0.00	0.00
920-005-0059		50	/ /	01/01/2018	0:00	2:00	1.21	0.00	0.00

Comments

This component is to recommend having the ponds studied to determine potential need for dredging. This can vary greatly in need and cost but should be investigated. This can be very expensive if needed.

Ponds:
1. S.W. (approx. 757 l.f. of shoreline/ .85 surface acres)
2. S.E. (approx. 2,618 l.f. of shoreline/ 3.98 surface acres)
3. Center (approx. 1,500 l.f. of shoreline/ 1.93 surface acres)
4. N.W. (approx. 705 l.f. of shoreline/ .63 surface acres)
5. N.W. (approx. 1,123 l.f. of shoreline/ 1.21 surface acres)

Item Parameters - Full Detail

Ponds - Erosion Control Contingency

Item Number	23	**Measurement Basis**	Total
Type	Common Area	**Estimated Useful Life**	8 Years
Category	Ponds	**Basis Cost**	$ 2.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0023		50	01/01/2015	01/01/2023	5:00	8:00	757	1,514.00	1,755.14
920-002-0023		50	01/01/2015	01/01/2023	5:00	8:00	2,618	5,236.00	6,069.96
920-003-0023		50	01/01/2016	01/01/2024	6:00	8:00	1,503	3,006.00	3,589.32
920-004-0023		50	01/01/2016	01/01/2024	6:00	8:00	705	1,410.00	1,683.61
920-005-0023		50	01/01/2017	01/01/2025	7:00	8:00	1,123	2,246.00	2,762.30
								$ 13,412.00	$ 15,860.33

Comments

Ongoing contingency for application on an as needed basis of rip rap and soil replacement around culverts for all ponds.

Ponds:
1. S.W. (approx. 757 l.f. of shoreline/ .85 surface acres)
2. S.E. (approx. 2,618 l.f. of shoreline/ 3.98 surface acres)
3. Center (approx. 1,500 l.f. of shoreline/ 1.93 surface acres)
4. N.W. (approx. 705 l.f. of shoreline/ .63 surface acres)
5. N.W. (approx. 1,123 l.f. of shoreline/ 1.21 surface acres)

Item Parameters - Full Detail

Pool Decking - Concrete Maintenance

Item Number	35	**Measurement Basis**	Square F
Type	Common Area	**Estimated Useful Life**	8 Years
Category	Concrete and Asphalt	**Basis Cost**	$ 10.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0035		30	01/01/2014	01/01/2022	4:00	8:00	300	3,000.00	3,376.53
								$ 3,000.00	$ 3,376.53

Comments

Maintenance contingency for sectional replacement of concrete decking around pool. There is approx. 6,000 sq. ft. this sectional component is designed to replace approx. 5% every 8 years.

Item Parameters - Full Detail

Pool Facility - Equipment Allowance

Item Number	36	**Measurement Basis**	Total
Type	Common Area	**Estimated Useful Life**	2 Years
Category	Pool Facility	**Basis Cost**	$ 2,500.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0036		50	01/01/2017	01/01/2019	1:00	2:00	1	2,500.00	2,575.00
								$ 2,500.00	$ 2,575.00

Comments

This component is for the repair and replacement of pool equipment, it may include filters,heaters, pumps etc. Generally, most of this cost is taken care of annually through the operating budget.

Item Parameters - Full Detail

Pool Fencing - Fencing Replacement: 4' Interior

Item Number	37	**Measurement Basis**	Linear F
Type	Common Area	**Estimated Useful Life**	20 Years
Category	Pool Facility	**Basis Cost**	$ 50.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0037		30	01/01/2014	01/01/2034	16:00	20:00	42	2,100.00	3,369.88
								$ 2,100.00	$ 3,369.88

Comments

Complete replacement including gate of the 4' interior fencing adjacent to wading pool.

Item Parameters - Full Detail

Pool Fencing - Fencing Replacement: 6'

Item Number	38	**Measurement Basis**	Linear F
Type	Common Area	**Estimated Useful Life**	20 Years
Category	Pool Facility	**Basis Cost**	$ 60.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0038		30	01/01/2014	01/01/2034	16:00	20:00	320	19,200.00	30,810.36
								$ 19,200.00	$ 30,810.36

Comments

Assuming complete replacement with same style fencing including gates.

Item Parameters - Full Detail

Pool Furniture - Furniture Replacement

Item Number	39	**Measurement Basis**	Allowanc
Type	Common Area	**Estimated Useful Life**	6 Years
Category	Pool Facility	**Basis Cost**	$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0039		50	01/01/2015	01/01/2021	3:00	6:00	1	5,000.00	5,463.64
								$ 5,000.00	$ 5,463.64

Comments

Necessary replacement of chairs, chaise lounges, tables and umbrellas.

Item Parameters - Full Detail

Pool House - Asphalt Resurfacing: Parking Lot

Item Number	40	**Measurement Basis**	Square F
Type	Common Area	**Estimated Useful Life**	25 Years
Category	Concrete and Asphalt	**Basis Cost**	$ 2.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0040		30	01/01/2014	01/01/2039	21:00	25:00	14,150	28,300.00	52,646.34
								$ 28,300.00	$ 52,646.34

Comments

Includes asphalt preparation and repairs before resurfacing. Application of 2 inch topcoat with restriping.

Item Parameters - Full Detail

Pool House - Door & Window Replacement

Item Number	41	**Measurement Basis**	Allowanc
Type	Common Area	**Estimated Useful Life**	20 Years
Category	Pool Facility	**Basis Cost**	$ 6,000.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0041		30	01/01/2014	01/01/2034	16:00	20:00	1	6,000.00	9,628.24
								$ 6,000.00	$ 9,628.24

Comments

As needed replacement and installation of doors- approx. $1,000 each (5) and Windows - approx. $500 each (2).

Item Parameters - Full Detail

Pool House - Masonry / Siding Maintenance Continge

Item Number	43	**Measurement Basis**	Total
Type	Common Area	**Estimated Useful Life**	10 Years
Category	Pool Facility	**Basis Cost**	$ 3,000.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0043		30	01/01/2014	01/01/2024	6:00	10:00	1	3,000.00	3,582.16
								$ 3,000.00	$ 3,582.16

Comments

Stacked stone maintenance and tuckpointing on the community pool house.

Item Parameters - Full Detail

Pool House - Painting

Item Number	42	**Measurement Basis**	Allowanc
Type	Common Area	**Estimated Useful Life**	7 Years
Category	Pool Facility	**Basis Cost**	$ 2,500.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0042		30	01/01/2012	01/01/2019	1:00	7:00	1	2,500.00	2,575.00
								$ 2,500.00	$ 2,575.00

Comments

Ongoing painting of pool restrooms and other surfaces (doors, block entry gable and walk through.

Item Parameters - Full Detail

Pool House - Plumbing & Electrical Contingency

Item Number	44	**Measurement Basis**	Allowanc
Type	Common Area	**Estimated Useful Life**	2 Years
Category	Pool Facility	**Basis Cost**	$ 1,200.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0044		50	01/01/2017	01/01/2019	1:00	2:00	1	1,200.00	1,236.00
								$ 1,200.00	$ 1,236.00

Comments

Includes plumbing repairs, electrical repairs and restrooms.

Item Parameters - Full Detail

Pool House - Remodeling: Restrooms

Item Number	45	**Measurement Basis**	Each
Type	Common Area	**Estimated Useful Life**	14 Years
Category	Pool Facility	**Basis Cost**	$ 3,500.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0045		30	01/01/2016	01/01/2030	12:00	14:00	2	7,000.00	9,980.33
								$ 7,000.00	$ 9,980.33

Comments

Plan provides funding for updating of fixtures replacement of partitions, floor etc.

Item Parameters - Full Detail

Pool House - Roof Replacement

Item Number	47	**Measurement Basis**	Squares
Type	Common Area	**Estimated Useful Life**	25 Years
Category	Pool Facility	**Basis Cost**	$ 350.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0047		20	01/01/2013	01/01/2038	20:00	25:00	21	7,350.00	13,274.92
								$ 7,350.00	$ 13,274.92

Comments

Complete tear-off and replacement of roofing shingles, including replacement of flashing, repair of decking as needed and installation of ice and water shields and gutters. Replacement with 25 year shingles. Includes hauling and clean-up.

Item Parameters - Full Detail

Pool House - Seal Coating: Parking Lot

Item Number	48	**Measurement Basis**	Square F
Type	Common Area	**Estimated Useful Life**	5 Years
Category	Concrete and Asphalt	**Basis Cost**	$ 0.20
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0048		30	01/01/2014	01/01/2019	1:00	5:00	14,150	2,830.00	2,914.90
								$ 2,830.00	$ 2,914.90

Comments

Clean existing asphalt of all foreign matters, furnish and apply 2 coats of asphalt preservative followed by parking lot striping. Plan provides for resealing every 5 years.

Item Parameters - Full Detail

Pool Repairs - Replastering & Liner: Main

Item Number	51	**Measurement Basis**	Square F
Type	Common Area	**Estimated Useful Life**	15 Years
Category	Pool Facility	**Basis Cost**	$ 15.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0051		30	01/01/2014	01/01/2029	11:00	15:00	1,812	27,180.00	37,623.48
								$ 27,180.00	$ 37,623.48

Comments

Repairs, replaster and painting of pool including replacement of water level lining.

Item Parameters - Full Detail

Pool Repairs - Replastering & Liner: Wade

Item Number	52	**Measurement Basis**	Square F
Type	Common Area	**Estimated Useful Life**	15 Years
Category	Pool Facility	**Basis Cost**	$ 15.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0052		30	01/01/2014	01/01/2029	11:00	15:00	96	1,440.00	1,993.30
								$ 1,440.00	$ 1,993.30

Comments

Repairs, replaster and painting of pool including replacement of water level lining.