

Golden Hills Fairway

Reserve Management Plan

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2018



Golden Hills Fairway
January 1, 2018

Golden Hills Fairway
Reserve Management Plan

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Preparer's Report on Reserve Study

Reserve Management Plan

Offices Nationwide

Tempe, Arizona
Ventura, California
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Las Cruces, New Mexico
Dallas, Texas
Salt Lake City, Utah

Type I Reserve Study With On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2018

Board of Directors

Golden Hills Fairway
Mesa, AZ

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Golden Hills Fairway by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of Golden Hills Fairway upon which this reserve management plan is based was performed by Pierre Del Rosario, RS, RSS of Facilities Advisors International LLC on June 20, 2017.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Golden Hills Fairway. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2018, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2018, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Golden Hills Fairway is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Golden Hills Fairway, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the Golden Hills Fairway, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Golden Hills Fairway's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Golden Hills Fairway's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors International LLC
Pierre Del Rosario, RS, RSS
July 19, 2017

Golden Hills Fairway
January 1, 2018

Statement of Position

Projection period: January 1, 2018 to 2046
 Type of Project: Condominium
 Number of Units: 28
 Location: Mesa, AZ
 Projected Construction date: May 1, 1980

Description of Project: Golden Hills Fairway is an 28 - unit Condominium development located in Mesa, AZ. The project consists of three building. The project was developed in May 1, 1980.

On-Site analysis performed by: Pierre Del Rosario
 Component analysis performed by: Pierre Del Rosario
 Report prepared by: Pierre Del Rosario

No special assessments are considered necessary during the 30-year projection period.

Components Excluded From This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component
Street Base	Lifetime Component
Hardscape – sidewalks and curbs	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget
Major Tree Trimming	Included in Operating Budget
Landscape / Plant Replacement	Included in Operating Budget

See Next Page for Summary Component List

Current Replacement Cost of All Components	\$ 403,790
Future Replacement Cost of All Components	\$ 588,296
Projected Balance of Reserve Funds at January 1, 2018	\$ 16,094
100% Funded Amount at January 1, 2018	\$ 167,311
Percent Funded at January 1, 2018	9.61 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2018	\$ 5,400
Projected Reserve Contribution	\$ 22,800
Average Annual Reserve Contribution Per Unit	\$ 814
Monthly Reserve Contribution First Year of Projection	\$ 1,900
Average Monthly Reserve Contribution Per Unit	\$ 67
Projected Special Assessment	\$ 0
Projected Inflation Rate	2.00 %
Projected Interest Rate	0.90 %

See Preparer's Report
 See Summary of Significant Assumptions

Golden Hills Fairway

Analysis Date - January 1, 2018

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

Summary of Major Components

Categories	Estimated Useful Lives Years	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Asphalt	7-30	5-12	\$ 26,896
Doors	30	22	52,289
Equipment	3-25	1-7	13,153
Fences, Walls, & Gates	20-35	14-17	93,916
Furniture	3	0	4,348
Landscape	15	7	5,781
Landscaping	12	4	354
Lighting	15-20	0-12	12,825
Painting	9-20	5-16	76,724
Plumbing	40	22-23	65,828
Pool	12-20	4-12	7,665
Roofing	40-50	12-34	228,516
			<u>\$ 588,295</u>

Golden Hills Fairway

Analysis Date - January 1, 2018

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Begin Balance	16,094	32,106	55,418	79,690	100,796	122,137	71,524	89,634	104,629	133,528
Contribution	22,800	23,484	24,188	24,914	25,661	26,431	27,224	28,041	28,882	29,748
Average Per Unit	814	838	863	889	916	943	972	1,001	1,031	1,062
Percent Change	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest	200	392	607	806	996	784	713	858	1,069	1,311
Less Expenditures	6,988	564	523	4,614	5,317	77,828	9,828	13,904	1,053	5,197
Ending Balance	32,106	55,418	79,690	100,796	122,137	71,524	89,634	104,629	133,528	159,391

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Begin Balance	159,391	190,932	224,361	173,739	208,222	148,362	179,499	209,906	155,439	188,297
Contribution	30,641	31,560	32,507	33,482	34,487	35,521	36,587	37,684	38,815	39,979
Average Per Unit	1,094	1,127	1,160	1,195	1,231	1,268	1,306	1,345	1,386	1,427
Percent Change	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest	1,574	1,867	1,695	1,717	1,496	1,468	1,742	1,538	1,537	1,856
Less Expenditures	674	0	84,825	716	95,844	5,852	7,923	93,690	7,494	4,572
Ending Balance	190,932	224,361	173,739	208,222	148,362	179,499	209,906	155,439	188,297	225,561

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Begin Balance	225,561	265,008	303,380	190,807	106,102	140,071	188,377	227,752	272,356	324,093
Contribution	41,179	42,414	43,687	44,997	46,347	47,738	49,170	50,645	52,164	53,729
Average Per Unit	1,470	1,514	1,560	1,607	1,655	1,704	1,756	1,808	1,863	1,918
Percent Change	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest	2,190	2,549	2,046	1,189	1,092	1,476	1,858	2,240	2,679	3,171
Less Expenditures	3,922	6,591	158,306	130,892	13,470	908	11,653	8,281	3,107	0
Ending Balance	265,008	303,380	190,807	106,102	140,071	188,377	227,752	272,356	324,093	380,994

Golden Hills Fairway

Analysis Date - January 1, 2018

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

Expenditures - Components

Description	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Asphalt Overlay 1.5"										
Asphalt Slurry Seal						2,854				
Balcony Railings - Replace									1,053	
Block Wall Maintenance										
Carport Roof - Metal										
Chairs - Metal frame straps	2,536			2,691			2,856			3,031
Chlorination System - Pool							453			
Door - Exterior Unit Entry										
Fencing - Steel, Replace										
Filter - Pool							1,643			
Fire Extinguisher							2,834			
Granite Replenish								5,781		
Heater - Pool					4,358					
In wall Lines										
Irrigation Controllers					354					
Light - Exterior Fixtures										
Light - Fixtures - Walkway	2,640									
Light - Landscape								2,746		
Light - Lantern, Pole Mount								1,387		
Lounge Chairs	1,207			1,281			1,360			1,443
Mail Boxes - Exterior								2,775		
Paint - Exterior Building SF						74,118				
Paint Railings - Balcony										
Pool - Replaster										
Pool Cover		564			599			635		
Pool Deck - Maintenance					5					
Pump Motor 1 HP			523					578		
Railing - Metal Replace										
Railing Stairs - Paint						855				
Roof - Flat Elastomeric										
Roof - Tile - Clay										
Tables - metal	226			240			255			270
Tables - Small	377			400			425			451
Trash Enclosure										
	6,988	564	523	4,614	5,317	77,828	9,828	13,904	1,053	5,197

Golden Hills Fairway

Analysis Date - January 1, 2018

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

Expenditures - Components

Description	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Asphalt Overlay 1.5"			24,041							
Asphalt Slurry Seal			3,278							3,765
Balcony Railings - Replace								25,159		
Block Wall Maintenance									1,283	
Carport Roof - Metal			37,640							
Chairs - Metal frame straps			3,217			3,414			3,623	
Chlorination System - Pool							552			
Door - Exterior Unit Entry										
Fencing - Steel, Replace								13,531		
Filter - Pool							2,003			
Fire Extinguisher							3,454			
Granite Replenish										
Heater - Pool					5,312					
In wall Lines										
Irrigation Controllers							449			
Light - Exterior Fixtures			536							
Light - Fixtures - Walkway			5,515							
Light - Landscape										
Light - Lantern, Pole Mount										
Lounge Chairs			1,531			1,625			1,725	
Mail Boxes - Exterior										
Paint - Exterior Building SF					88,578					
Paint Railings - Balcony							696			
Pool - Replaster			7,659							
Pool Cover	674			716			760			806
Pool Deck - Maintenance							6			
Pump Motor 1 HP			638					704		
Railing - Metal Replace								54,294		
Railing Stairs - Paint					1,022					
Roof - Flat Elastomeric										
Roof - Tile - Clay										
Tables - metal			287			304			323	
Tables - Small			478			508			539	
Trash Enclosure					929					
	674	0	84,825	716	95,844	5,852	7,923	93,690	7,494	4,572

Golden Hills Fairway

Analysis Date - January 1, 2018

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

Expenditures - Components

Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Asphalt Overlay 1.5"										
Asphalt Slurry Seal							4,325			
Balcony Railings - Replace										
Block Wall Maintenance									1,565	
Carport Roof - Metal										
Chairs - Metal frame straps		3,844			4,080			4,329		
Chlorination System - Pool							673			
Door - Exterior Unit Entry			52,288							
Fencing - Steel, Replace										
Filter - Pool							2,442			
Fire Extinguisher							4,211			
Granite Replenish			7,781							
Heater - Pool					6,476					
In wall Lines			42,017	23,810						
Irrigation Controllers									569	
Light - Exterior Fixtures										
Light - Fixtures - Walkway	3,922									
Light - Landscape			3,696							
Light - Lantern, Pole Mount			1,867							
Lounge Chairs		1,830			1,942			2,061		
Mail Boxes - Exterior										
Paint - Exterior Building SF				105,859						
Paint Railings - Balcony										
Pool - Replaster										
Pool Cover			855			908			963	
Pool Deck - Maintenance									8	
Pump Motor 1 HP			778					859		
Railing - Metal Replace										
Railing Stairs - Paint				1,222						
Roof - Flat Elastomeric										
Roof - Tile - Clay			49,020							
Tables - metal		343			364			386		
Tables - Small		572			607			644		
Trash Enclosure										
	3,922	6,591	158,306	130,892	13,470	908	11,653	8,281	3,107	0

Golden Hills Fairway

Analysis Date - January 1, 2018

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

Component List - Summary

	Basis		Replace		Current	Est	Adj	Rem	Future
	Cost	Quantity	Date		Cost	Life	Life	Life	Cost
Asphalt Overlay 1.5"	\$ 1.10	17,120.000	05/01/2030	\$	18,832	30:00	30:00	12:04	\$ 24,041
Asphalt Slurry Seal	0.15	17,120.000	05/01/2023		2,568	7:00	7:00	5:04	2,854
Balcony Railings - Replace	75.00	238.000	05/01/2035		17,850	35:00	35:00	17:04	25,159
Block Wall Maintenance	1.90	470.000	05/01/2026		893	10:00	10:00	8:04	1,053
Carport Roof - Metal	6.50	4,536.000	05/01/2030		29,484	50:00	50:00	12:04	37,640
Chairs - Metal frame straps	140.00	18.000	05/01/2018		2,520	3:00	3:00	0:04	2,536
Chlorination System - Pool	400.00	1.000	05/01/2024		400	10:00	10:00	6:04	453
Door - Exterior Unit Entry	1,200.00	28.000	05/01/2040		33,600	30:00	30:00	22:04	52,288
Fencing - Steel, Replace	60.00	160.000	05/01/2035		9,600	35:00	35:00	17:04	13,531
Filter - Pool	1,450.00	1.000	05/01/2024		1,450	10:00	10:00	6:04	1,643
Fire Extinguisher	250.00	10.000	05/01/2024		2,500	10:00	10:00	6:04	2,834
Granite Replenish	5,000.00	1.000	05/01/2025		5,000	15:00	15:00	7:04	5,781
Heater - Pool	4,000.00	1.000	05/01/2022		4,000	10:00	10:00	4:04	4,358
In wall Lines	1,500.00	28.000	05/40-05/41		42,000	40:00	40:00	22:08	65,828
Irrigation Controllers	325.00	1.000	05/01/2022		325	12:00	12:00	4:04	354
Light - Exterior Fixtures	70.00	6.000	05/01/2030		420	20:00	20:00	12:04	536
Light - Fixtures - Walkway	120.00	58.000	01/18-05/30		6,960	20:00	20:00	7:08	8,155
Light - Landscape	95.00	25.000	05/01/2025		2,375	15:00	15:00	7:04	2,746
Light - Lantern, Pole Mount	300.00	4.000	05/01/2025		1,200	15:00	15:00	7:04	1,387
Lounge Chairs	300.00	4.000	05/01/2018		1,200	3:00	3:00	0:04	1,207
Mail Boxes - Exterior	1,200.00	2.000	05/01/2025		2,400	25:00	25:00	7:04	2,775
Paint - Exterior Building SF	3.00	22,230.000	05/01/2023		66,690	9:00	9:00	5:04	74,118
Paint Railings - Balcony	2.00	252.000	05/01/2034		504	20:00	20:00	16:04	696
Pool - Replaster	6,000.00	1.000	05/01/2030		6,000	20:00	20:00	12:04	7,659
Pool Cover	550.00	1.000	05/01/2019		550	3:00	3:00	1:04	564
Pool Deck - Maintenance	5.00	1.000	05/01/2022		5	12:00	12:00	4:04	5
Pump Motor 1 HP	500.00	1.000	05/01/2020		500	5:00	5:00	2:04	523
Railing - Metal Replace	60.00	642.000	05/01/2035		38,520	35:00	35:00	17:04	54,294
Railing Stairs - Paint	2.00	385.000	05/01/2023		770	9:00	9:00	5:04	855
Roof - Flat Elastomeric	4.50	15,972.000	05/01/2052		71,874	40:00	40:00	34:04	141,854
Roof - Tile - Clay	7.00	4,500.000	05/01/2040		31,500	40:00	40:00	22:04	49,020
Tables - metal	75.00	3.000	05/01/2018		225	3:00	3:00	0:04	226
Tables - Small	75.00	5.000	05/01/2018		375	3:00	3:00	0:04	377
Trash Enclosure	350.00	2.000	05/01/2032		700	20:00	20:00	14:04	929
					<u>403,790</u>				<u>\$ 588,296</u>

Golden Hills Fairway
January 1, 2018

Disclosures

Site Analysis

Golden Hills Fairway is a Condominium development association located in Mesa, AZ. The Association consists of 28 units located at 7005 E Broadway Rd. The units were constructed as a single phase in May 1, 1980. The project consists of three two story buildings.

The site analysis was performed on June 20, 2017 by Pierre Del Rosario, RS, RSS of Facilities Advisors International LLC. The Manager Kendra Gray was interviewed regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 2.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International LLC cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

Golden Hills Fairway
 January 1, 2018

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 2.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 0.90%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Percent funded at January 1, 2018 of 9.61 was calculated using the inflation adjusted method.

The beginning balance of reserve funds was estimated at \$ 16,094, based on information provided by management. The beginning balance of reserve funds was provided by management.

Total Funds available for reserves beginning balance \$ 16,094

See Preparer's Report
 See Summary of Significant Assumptions

January 1, 2018

Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 0.90% is used in the funding plan.
- Inflation rate of 2.00% is used in the funding plan.

Golden Hills Fairway

Analysis Date - January 1, 2018

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

Supplementary Information on Future Major Repairs and Replacements

Categories	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost	2018 Funding Requirement	Components of Fund Balance at 12/31/2017
Asphalt	5:04 -12:04	\$ 26,896	\$ 1,087	\$ 853
Doors	22:04	52,289	1,567	1,339
Equipment	1:04 - 7:04	13,153	1,199	471
Fences, Walls, & Gates	14:04 -17:04	93,916	2,430	2,657
Furniture	0:04	4,348	1,303	172
Landscape	7:04	5,781	346	199
Landscaping	4:04	354	27	13
Lighting	0:00 -12:04	12,825	639	437
Painting	5:04 -16:04	76,724	7,614	2,745
Plumbing	22:04 -23:04	65,828	1,479	1,674
Pool	4:04 -12:04	7,665	344	239
Roofing	12:04 -34:04	228,516	4,967	5,296
		<u>\$ 588,295</u>	<u>\$ 23,002</u>	<u>\$ 16,094</u>

Golden Hills Fairway

Analysis Date - January 1, 2018

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

Component List - Detail

Description	Code	Condition	Replace Date	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
B 7033									
Door - Exterior Unit Entry	920-001-0029	Good	05/01/2040	18.00	\$ 21,600.00	30:00	30:00	22:04	\$ 33,614.31
In wall Lines	920-001-0034	Good	05/01/2040	18.00	27,000.00	40:00	40:00	22:04	42,017.89
Light - Fixtures - Walkway	920-001-0027	Good	05/01/2030	36.00	4,320.00	20:00	20:00	12:04	5,515.09
Railing - Metal Replace	920-001-0018	Good	05/01/2035	402.00	24,120.00	35:00	35:00	17:04	33,997.50
				<u>474.00</u>	<u>\$ 77,040.00</u>				<u>\$ 115,144.79</u>
B 7037									
Door - Exterior Unit Entry	920-002-0029	Good	05/01/2040	10.00	\$ 12,000.00	30:00	30:00	22:04	\$ 18,674.62
In wall Lines	920-002-0034	Good	05/01/2041	10.00	15,000.00	40:00	40:00	23:04	23,810.14
Light - Fixtures - Walkway	920-002-0027	Good	01/01/2018	22.00	2,640.00	20:00	20:00	0:00	2,640.00
Railing - Metal Replace	920-002-0018	Good	05/01/2035	240.00	14,400.00	35:00	35:00	17:04	20,297.01
				<u>282.00</u>	<u>\$ 44,040.00</u>				<u>\$ 65,421.77</u>
Building									
Balcony Railings - Replace	910-000-0004	Good	05/01/2035	238.00	\$ 17,850.00	35:00	35:00	17:04	\$ 25,159.84
Fire Extinguisher	910-000-0028	Good	05/01/2024	10.00	2,500.00	10:00	10:00	6:04	2,834.05
Light - Exterior Fixtures	910-000-0026	Good	05/01/2030	6.00	420.00	20:00	20:00	12:04	536.19
Paint - Exterior Building SF	910-000-0005	Good	05/01/2023	22230.00	66,690.00	9:00	9:00	5:04	74,118.79
Paint Railings - Balcony	910-000-0020	Good	05/01/2034	252.00	504.00	20:00	20:00	16:04	696.47
Roof - Flat Elastomeric	910-000-0009	Good	05/01/2052	15972.00	71,874.00	40:00	40:00	34:04	141,854.91
Roof - Tile - Clay	910-000-0022	Good	05/01/2040	4500.00	31,500.00	40:00	40:00	22:04	49,020.87
				<u>43208.00</u>	<u>\$ 191,338.00</u>				<u>\$ 294,221.12</u>
Grounds									
Block Wall Maintenance	910-000-0007	Good	05/01/2026	470.00	\$ 893.00	10:00	10:00	8:04	\$ 1,053.22
Granite Replenish	910-000-0031	Good	05/01/2025	1.00	5,000.00	15:00	15:00	7:04	5,781.47
Irrigation Controllers	910-000-0008	Good	05/01/2022	1.00	325.00	12:00	12:00	4:04	354.12
Light - Landscape	910-000-0025	Good	05/01/2025	25.00	2,375.00	15:00	15:00	7:04	2,746.20
Light - Lantern, Pole Mount	910-000-0024	Good	05/01/2025	4.00	1,200.00	15:00	15:00	7:04	1,387.55
Mail Boxes - Exterior	910-000-0019	Good	05/01/2025	2.00	2,400.00	25:00	25:00	7:04	2,775.10
				<u>503.00</u>	<u>\$ 12,193.00</u>				<u>\$ 14,097.66</u>

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Component List - Detail

Description	Code	Condition	Replace Date	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Parking									
Asphalt Overlay 1.5"	910-000-0033	Good	05/01/2030	17120.00	\$ 18,832.00	30:00	30:00	12:04	\$ 24,041.70
Asphalt Slurry Seal	910-000-0032	Good	05/01/2023	17120.00	2,568.00	7:00	7:00	5:04	2,854.06
Carport Roof - Metal	910-000-0021	Good	05/01/2030	4536.00	29,484.00	50:00	50:00	12:04	37,640.48
Trash Enclosure	910-000-0030	Good	05/01/2032	2.00	700.00	20:00	20:00	14:04	929.75
				38778.00	\$ 51,584.00				\$ 65,465.99
Pool Area									
Chairs - Metal frame straps	910-000-0011	Good	05/01/2018	18.00	\$ 2,520.00	3:00	3:00	0:04	\$ 2,536.69
Chlorination System - Pool	910-000-0012	Good	05/01/2024	1.00	400.00	10:00	10:00	6:04	453.45
Fencing - Steel, Replace	910-000-0023	Good	05/01/2035	160.00	9,600.00	35:00	35:00	17:04	13,531.34
Filter - Pool	910-000-0013	Good	05/01/2024	1.00	1,450.00	10:00	10:00	6:04	1,643.75
Heater - Pool	910-000-0001	Good	05/01/2022	1.00	4,000.00	10:00	10:00	4:04	4,358.40
Lounge Chairs	910-000-0015	Good	05/01/2018	4.00	1,200.00	3:00	3:00	0:04	1,207.95
Pool - Replaster	910-000-0002	Good	05/01/2030	1.00	6,000.00	20:00	20:00	12:04	7,659.85
Pool Cover	910-000-0010	Good	05/01/2019	1.00	550.00	3:00	3:00	1:04	564.72
Pool Deck - Maintenance	910-000-0003	Good	05/01/2022	1.00	5.00	12:00	12:00	4:04	5.45
Pump Motor 1 HP	910-000-0006	Good	05/01/2020	1.00	500.00	5:00	5:00	2:04	523.65
Tables - metal	910-000-0014	Good	05/01/2018	3.00	225.00	3:00	3:00	0:04	226.49
Tables - Small	910-000-0016	Good	05/01/2018	5.00	375.00	3:00	3:00	0:04	377.48
				197.00	\$ 26,825.00				\$ 33,089.22
Stairwell									
Railing Stairs - Paint	910-000-0017	Good	05/01/2023	385.00	\$ 770.00	9:00	9:00	5:04	\$ 855.77
				385.00	\$ 770.00				\$ 855.77
				83827.00	403,790.00				\$ 588,296.32