

# RESERVE ANALYSIS REPORT

## Adriel Hills Condominium Association

Fort Collins, Colorado

Version 3

November 12, 2014



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# Adriel Hills Condominium Association

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## Preface

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

- **Introduction to Reserve Budgeting** page i
- **Understanding the Reserve Analysis** page i
- **Reserve Budget Calculation Methods** page vi
- **Glossary of Key Terms** page x

### ◆ ◆ INTRODUCTION TO RESERVE BUDGETING ◆ ◆

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

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

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

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

### ◆ ◆ UNDERSTANDING THE RESERVE ANALYSIS ◆ ◆

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

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There are four key bits of information that a comprehensive reserve analysis should provide. These items include:

- **Budget**

Amount recommended to be transferred into the reserve account each month of the fiscal year for which the reserve analysis was prepared. In some cases, the reserve analysis may present two or more funding plans based on different calculation models (i.e. Component Method, Minimum Cash Flow Method, etc.). The Board should have a clear understanding of the differences among these funding models prior to implementing one of them in the annual budget.

- **Percent Funded**

Measure of the reserve fund “health” (expressed as a percentage) as of the beginning of the fiscal year for which the reserve analysis was prepared. Remember, “100% funded” means the association has accumulated the proportionately correct amount of money, to date, for the reserve components it maintains.

- **Projections**

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

- **Inventory**

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

In this section, a description of most of the summary or report sections is provided along with comments regarding what to look for and how to use each section. All reserve analyses may not include all of the summaries or report formats described herein.

In some cases, the reserve analysis may be a lengthy document of one hundred pages or more. A complete and thorough review of the reserve analysis is always a good idea. However, if time is limited, it is suggested that a thorough review of the summary pages be made. If a “red flag” is raised in this review, the reader should then check the detail information, of the component in question, for all relevant information.



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- **Distribution of Current Reserve Funds**

Displays all reserve components, shown here in ascending “remaining life” order. Provides the remaining life, age and useful life of each component along with its theoretically ideal reserve balance as of the beginning of the fiscal year for which the reserve analysis was prepared. The far right-hand column displays the amount of money that was actually assigned to each component during the calculation process.

**Theoretically Ideal Reserves**  
Displays the ideal reserve balance for each component.

**Sample Community Association**  
Distribution of Current Reserve Funds  
Sorted by Remaining Life

	Remaining	Age	Adjusted	Theoretically	Assigned
	Life		Useful		
			Life	Balance	
Cabana - Ceramic Tile, Exterior	7	13	20	\$1,018.37	\$1,018.37
Fencing - Wrought Iron, Perimeter	7	13	20	\$10,960.30	\$10,960.30
Fencing - Wrought Iron, Pool Area	7	13	20	\$6,833.90	\$6,833.90
Monument Sign	7	13	20	\$1,592.50	\$1,592.50
Pool Area - Wood Patio Cover	7	13	20	\$4,853.88	\$4,853.88
Decks - Resurface	8	2	10	\$19,648.00	\$19,648.00
Doors - Garages & Trash Enclosures	8	13	21	\$44,246.43	\$44,246.43
Lighting - Buildings	8	13	21	\$5,983.10	\$5,983.10
Streets - Asphalt, Overlay	9	13	22	\$30,949.45	\$30,949.45
Access - Gate Operator, Exct	9	1	10	\$206.00	\$206.00
Spa - Replaster & Tile Replace	9	1	10	\$149.23	\$149.23
Roots - Flat, 1997	12	2	14	\$1,161.84	\$1,161.84
Lighting - Streets	12	13	25	\$7,254.00	\$7,254.00
Railing - Wrought Iron, Units	12	13	25	\$13,155.48	\$13,155.48
Roots - Composition Shingle	12	13	25	\$107,094.00	\$34,442.50
Walls - Block, Repairs	12	13	25	\$2,663.93	\$2,663.93
Doors - Utility Closets, 1996	15	3	18	\$10,831.33	\$0.00
Cabana - Ceramic Tile, Interior	17	13	30	\$4,240.55	\$0.00
Cabana - Plumbing Fixtures	17	13	30	\$1,934.83	\$0.00
Contingency	n.a.			\$18,709.16	\$18,019.42
<b>Total</b>	<b>0 - 17</b>	<b>1 - 13</b>	<b>2 - 30</b>	<b>\$642,347.86</b>	<b>\$550,000.00</b>
<b>Percent Funded</b>					<b>85.62%</b>

**Reserve Components**  
All components are displayed (shown here in ascending “remaining life” order).

**Assigned Reserves**  
Displays the actual amount assigned to each component.

The total theoretically ideal reserves, assigned reserves and percent funded are provided at the bottom of this summary. Also shown is the range of reserve component remaining lives, ages and useful lives.

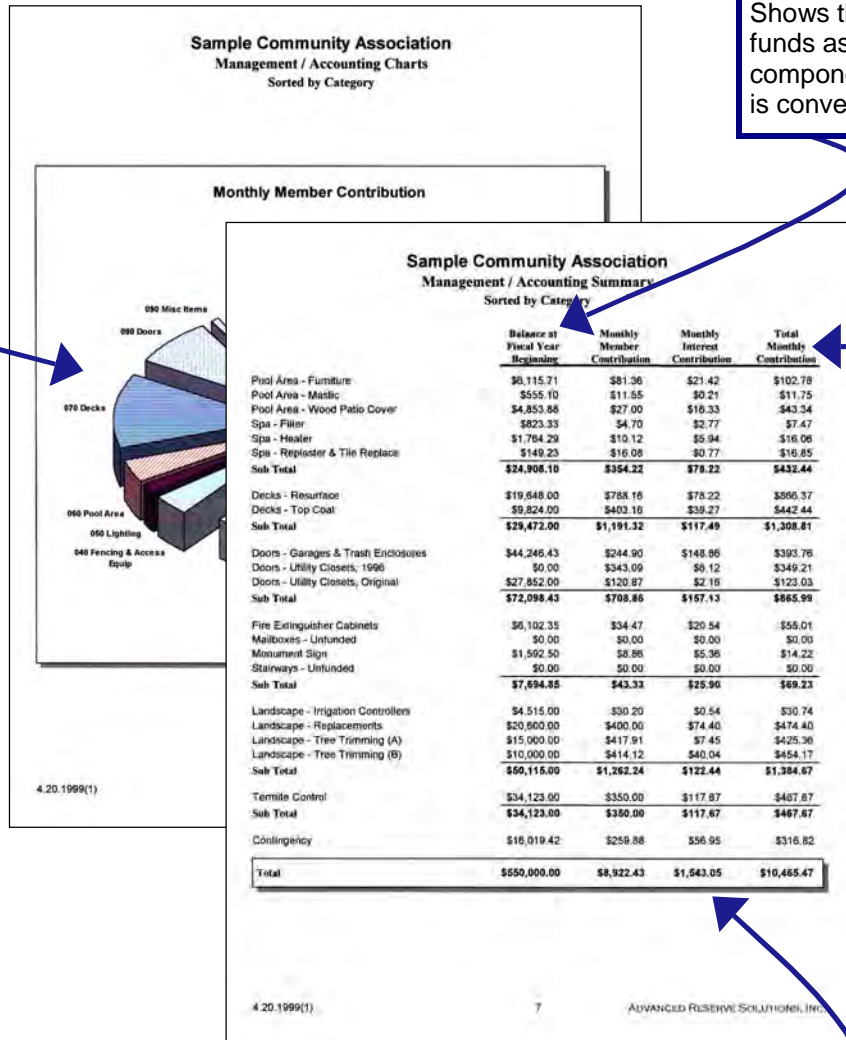
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- Management / Accounting Summary and Charts**

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

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

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



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

The total assigned reserves and monthly funding are provided at the bottom of this summary.

**Will your Treasurer or accountant ask for anything else?**







## Preface

### ◆ ◆ CALCULATION METHODS ◆ ◆

There are only a few *true* reserve funding calculation methods used by reserve analysis firms. Some articles in trade publications seem to indicate that there are dozens of “unique” and different reserve calculation methods (i.e. component, cash flow, pooling, front-loading, splitting, etc.). Most “unique” calculation methods are actually hybrid derivatives of either the component method or the cash flow method.

The following sections describe the calculation methods utilized most often for our clients.

- **Component Calculation Method**

This calculation method develops a funding plan for each individual reserve component included in the reserve analysis. The sum of the funding plans for each component equal the total funding plan for the association.

This calculation method is typically the most conservative. This method structures a funding plan that enables the association to pay all reserve expenditures as they come due, enables the association to achieve the ideal level of reserves in time, and then enables the association to maintain the ideal level of reserves through time.

One of the major benefits of using this calculation method is that for any single component (or group of components), the accumulated balance and reserve funding can be reported. For example, using this calculation method, the reserve analysis can indicate the amount of current reserve funds “in the bank” for the roofs and the amount of money being funded towards the roofs each month. Using other calculation methods, this information cannot be calculated and therefore, cannot be reported.

The following is a detailed description of the Component Calculation Method:

**Step 1:** Calculation of Theoretically Ideal Balance for each component

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

$$\text{Theoretically Ideal Balance} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Cost}$$

**Step 2:** Distribution of current reserve funds

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

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

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

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

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

### **Step 3:** Developing a funding plan

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

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

In most cases, this rate should match the Inflation Parameter. Matching the Annual Contribution Increase Parameter to the Inflation Parameter indicates, in theory, that Member Contributions should increase at the same rate as the cost of living (Inflation Parameter). Due to the “time value of money,” this creates the most equitable distribution of Member Contributions through time.

Using an Annual Contribution Increase Parameter that is greater than the Inflation Parameter will reduce the burden to the current membership at the expense of the future membership. Using an Annual Contribution Increase Parameter that is less than the Inflation Parameter will increase the burden to the current membership to the benefit of the future membership. The following chart shows a comparison:

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

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

- **Minimum Cash Flow Method**

This calculation method develops a funding plan based on current reserve funds and projected expenditures during a “window,” typically 30 years.

This calculation method is not as conservative as the Component Method and will typically produce a lower monthly reserve contribution. This method structures a funding plan that enables the association to pay for all reserve expenditures as they come due, but is not concerned with the ideal level of reserves through time. Consequently, this funding method can allow an association to become increasingly underfunded, while never running completely out of money during the “window.”

This calculation method structures a funding plan that is the “bare” minimum required to pay for all reserve expenditures as they come due during the “window.” This method disregards components that do not have an expenditure associated with them during the “window.” This method tests reserve contributions to determine the minimum contribution necessary, based on the association's beginning reserve balance and anticipated expenses through time, so that the reserve balance in any one year does not drop below \$0 (or some other threshold level).

- **Directed Cash Flow Method**

This calculation method is a hybrid of the Minimum Cash Flow Method which enables the development of “custom” or “non-traditional” funding plans which may include deferred contributions or special assessments.

This method is similar to the Minimum Cash Flow Method in the sense that it is making calculations

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based on all reserve expenditures during the “window.” This calculation method can be used to calculate a reserve contribution that enables the association to become “ideally funded” in time.

### ◆ ◆ GLOSSARY OF KEY TERMS ◆ ◆

- **Annual Contribution Increase Parameter**

The rate used in the calculation of the funding plan developed by the Component Calculation Method and Minimum Cash Flow Method. This rate is used on an annual compounding basis. This rate represents, in theory, the rate the association expects to increase contributions each year.

In most cases, this rate should match the Inflation Parameter. Matching the Annual Contribution Increase Parameter to the Inflation Parameter indicates, in theory, that Member Contributions should increase at the same rate as the cost of living (Inflation Parameter). Due to the “time value of money,” this creates the most equitable distribution of Member Contributions through time.

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

See the description of “Calculation Methods” in this preface for more detail on this parameter.

- **Anticipated Reserve Balance (or Reserve Funds)**

The amount of money, as of a certain point in time, held by the association to be used for the repair or replacement of Reserve Components.

This figure is “anticipated” because it is calculated based on the most current financial information available as of the analysis date, which is almost always prior to the Fiscal Year beginning date for which the reserve analysis is prepared.

- **Assigned Funds (and “Fixed” Assigned Funds)**

The amount of money, as of the Fiscal Year beginning date for which the reserve analysis is prepared, that a Reserve Component has been assigned based on the Component Calculation Method.

Assigned Funds do not apply to the Minimum Cash Flow Calculation Method or the Directed Cash Flow Calculation Method.

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

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The Component Calculation Method assigns funds to each component in the most efficient manner possible; assigning “fixed” reserves in this manner can have a detrimental impact on the association’s overall budget structure in the long run. A more detailed description of the actual calculation process is included in the “Calculation Methods” section of the preface.

- **Component Calculation Method (or Component Method)**

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

- **Contingency Parameter**

The rate used as a built-in buffer in the calculation of the funding plan developed by the Component Calculation Method. This rate will assign a percentage of the Reserve Funds, as of the Fiscal Year beginning, as contingency funds and will also determine the level of funding toward the contingency each month.

- **Current Replacement Cost**

The amount of money, as of the Fiscal Year beginning date for which the reserve analysis is prepared, that a Reserve Component is expected to cost to replace.

- **Directed Cash Flow Calculation Method (or Directed Cash Flow Method)**

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

- **Fiscal Year**

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

- **Future Replacement Cost**

The amount of money, as of the Fiscal Year during which replacement of a Reserve Component is scheduled, that a Reserve Component is expected to cost to replace. This cost is calculated using the Current Replacement Cost compounded annually by the Inflation Parameter.

- **Global Parameters**

The financial parameters used to calculate the reserve analysis (see Inflation Parameter, Annual Contribution Increase Parameter, Investment Rate Parameter and Taxes on Investments Parameter).

- **Inflation Parameter**

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

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- **Interest Contribution**

The amount of money contributed to the Reserve Fund by the interest earned on the Reserve Fund and Member Contributions.

- **Investment Rate Parameter**

The gross rate used in the calculation of Interest Contribution (interest earned) from the Reserve Balance and Member Contributions. This rate (net of the Taxes on Investments Parameter) is used on a monthly compounding basis. This parameter represents the weighted average interest rate the association expects to earn on their Reserve Fund investments.

- **Membership Contribution**

The amount of money contributed to the Reserve Fund by the association's membership.

- **Minimum Cash Flow Calculation Method (or Minimum Cash Flow Method)**

Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the "Calculation Methods" section of the preface.

- **Monthly Contribution (and "Fixed" Monthly Contribution)**

The amount of money, for the Fiscal Year which the reserve analysis is prepared, that a Reserve Component will be funded based on the Component Calculation Method.

Monthly Contribution does not apply to the Minimum Cash Flow Calculation Method or the Directed Cash Flow Calculation Method.

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

The Component Calculation Method funds each component in the most efficient manner possible; assigning a "fixed" contribution in this manner can have a detrimental impact on the association's overall budget structure in the long run. A more detailed description of the actual calculation process is included in the "Calculation Methods" section of the preface.

- **Number of Units (or other assessment basis)**

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

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



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- **One-Time Replacement**

Used for components that will be budgeted for only once.

- **Percent Funded**

A measure (expressed as a percentage) of the association's reserve fund "health" as of a certain point in time. This number is the ratio of the Anticipated Reserve Fund Balance to the Theoretically Ideal Reserve Balance:

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

An association that is 100% funded does not have all of the Reserve Funds necessary to replace all of its Reserve Components immediately; it has the proportionately appropriate Reserve Funds for the Reserve Components it maintains, based on each component's Current Replacement Cost, age and Useful Life.

- **Percentage of Replacement**

The percentage of the Reserve Component that is expected to be replaced.

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

- **Phasing**

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

- **Placed-In-Service Date**

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

- **Remaining Life**

The length of time, in years, until a Reserve Component is scheduled to be replaced.

- **Remaining Life Adjustment**

The length of time, in years, that a Reserve Component is expected to last in excess (or deficiency) of its Useful Life for the current cycle of replacement.

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If the current cycle of replacement for a Reserve Component is expected to be greater than or less than the “normal” life expectancy, the Reserve Component’s life should be adjusted using a Remaining Life Adjustment.

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

- **Replacement Year**

The Fiscal Year that a Reserve Component is scheduled to be replaced.

- **Reserve Components**

Line items included in the reserve analysis.

- **Salvage Value**

The amount of money that is expected to be received at the point in time that a Reserve Component is replaced.

For example, the “trade-in allowance” received at the time a security vehicle is replaced should be considered as its Salvage Value.

- **Taxes on Investments Parameter**

The rate used to offset the Investment Rate Parameter in the calculation of the Interest Contribution. This parameter represents the marginal tax rate the association expects to pay on interest earned by the Reserve Funds and Member Contributions.

- **Theoretically Ideal Reserve Balance (or Ideal Reserves)**

The amount of money that should theoretically have accumulated in the reserve fund as of a certain point in time. Ideal reserves are calculated for each Reserve Component based on the Current Replacement Cost, Age and Useful Life:

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

The Theoretically Ideal Reserve Balance is the sum of the Ideal Reserves for each Reserve Component.

An association that has accumulated the Theoretically Ideal Reserve Balance does not have all of the funds necessary to replace all of its Reserve Components immediately; it has the proportionately appropriate Reserve Funds for the Reserve Components it maintains, based on each component’s Current Replacement Cost, Age and Useful Life.

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- **Total Contribution**

The sum of the Membership Contribution and Interest Contribution.

- **Useful Life**

The length of time, in years, that a Reserve Component is expected to last each time it is replaced. See also Remaining Life Adjustment.

# Adriel Hills Condominium Association

## Executive Summary

### Component Calculation Method

#### Client Information:

Account Number	80333
Version Number	3
Analysis Date	11/12/2014
Fiscal Year	5/1/2013 to 4/30/2014
Number of Units	177
Phasing	1 of 1

#### Global Parameters:

Inflation Rate	2.00 %
Annual Contribution Increase	2.00 %
Investment Rate	1.00 %
Taxes on Investments	30.00 %
Contingency	3.00 %

#### Community Profile:

Adriel Hills Condominium Association, Inc. is a 177 unit association with common areas that include but are not limited to; roofs, exterior paint, clubhouse, pool, tennis courts, golf course, streets & parking and common area landscaping.

This community was built between 1970 - 1990. For budgeting purposes, unless otherwise indicated, we have used January 1970 as the average placed in service date for aging the original components included in this analysis.

ARS, Inc. field inspections conducted: December 17, 2013.

#### Adequacy of Reserves as of May 1, 2013:

Anticipated Reserve Balance	<b>\$0.00</b>
Theoretically Ideal Reserve Balance	<b>\$1,496,270.13</b>
Percent Funded	<b>0.00%</b>

<b>Recommended Funding for the 2013-2014 Fiscal Year:</b>	<b>Annual</b>	<b>Monthly</b>	<b>Per Unit Per Month</b>
Member Contribution	<b>\$322,970</b>	<b>\$26,914.17</b>	<b>\$152.06</b>
Interest Contribution	<b>\$1,038</b>	<b>\$86.52</b>	<b>\$0.49</b>
Total Contribution	<b>\$324,008</b>	<b>\$27,000.69</b>	<b>\$152.55</b>

# Adriel Hills Condominium Association

## Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Theoretically Ideal Balance
<b><u>010 Streets</u></b>				
Asphalt - Overlay, Location 1	22	22	\$16,300.00	\$0.00
Asphalt - Overlay, Location 2	10	20	\$66,700.00	\$32,200.00
Asphalt - Overlay, Location 3	12	56	\$83,900.00	\$65,704.82
Asphalt - Overlay, Location 4	15	20	\$44,400.00	\$9,951.72
Asphalt - Overlay, Location 5	18	23	\$79,300.00	\$15,386.57
Asphalt - Overlay, Location 6	19	20	\$58,100.00	\$1,001.72
Asphalt - Overlay, Location 7	22	32	\$92,300.00	\$27,493.62
Asphalt - Overlay, Location 8	22	30	\$105,700.00	\$26,425.00
Asphalt - Repair, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Asphalt - Seal Coat, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Concrete Roads - Unfunded	n.a.	n.a.	\$0.00	\$0.00
Concrete Walks, Patios, Etc. - Unfunded	n.a.	n.a.	\$0.00	\$0.00
<b>Sub Total</b>	<b>10-22</b>	<b>20-56</b>	<b>\$546,700.00</b>	<b>\$178,163.45</b>
<b><u>020 Roofs</u></b>				
Roofs - Composition Shingle, Phase 1	10	25	\$544,200.00	\$320,556.16
Roofs - Composition Shingle, Phase 2	14	25	\$899,100.00	\$381,809.59
<b>Sub Total</b>	<b>10-14</b>	<b>25</b>	<b>\$1,443,300.00</b>	<b>\$702,365.75</b>
<b><u>030 Painting</u></b>				
Building Exterior - Siding, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 1 Unfunded	n.a.	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 10 Unfunded	n.a.	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 2 Unfunded	n.a.	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 3 Unfunded	n.a.	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 4 Unfunded	n.a.	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 5 Unfunded	n.a.	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 6 Unfunded	n.a.	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 7 Unfunded	n.a.	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 8 Unfunded	n.a.	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 9 Unfunded	n.a.	n.a.	\$0.00	\$0.00
<b>Sub Total</b>	<b>n.a.</b>	<b>n.a.</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b><u>040 Fencing</u></b>				
Fencing - Split Rail	10	20	\$10,921.00	\$5,272.21
Fencing - Vinyl	20	30	\$19,527.00	\$6,213.14
Fencing - Wire	5	30	\$3,602.00	\$2,988.02
Fencing - Wood, Solid Board	8	16	\$9,603.84	\$4,593.14

# Adriel Hills Condominium Association

## Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Theoretically Ideal Balance
Fencing - Wrought Iron	15	18	\$14,560.00	\$1,960.00
<b>Sub Total</b>	<b>5-20</b>	<b>16-30</b>	<b>\$58,213.84</b>	<b>\$21,026.51</b>
<b><u>050 Lighting</u></b>				
Building Exterior - Lighting, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Lighting - Pathway Fixtures, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Lighting - Street Lights, Unfunded	n.a.	n.a.	\$0.00	\$0.00
<b>Sub Total</b>	<b>n.a.</b>	<b>n.a.</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b><u>060 Pool Area</u></b>				
Pool - Filter, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Pool - Heater	5	6	\$4,000.00	\$250.00
Pool - Replaster & Tile Replacement	12	15	\$26,000.00	\$4,232.56
Pool Area - Pool Cover	2	46	\$4,000.00	\$3,823.53
Spa - Filter, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Spa - Heater	5	6	\$1,500.00	\$93.75
Spa - Refiberglass Replacement	3	47	\$5,000.00	\$4,676.26
<b>Sub Total</b>	<b>2-12</b>	<b>6-47</b>	<b>\$40,500.00</b>	<b>\$13,076.10</b>
<b><u>070 Clubhouse</u></b>				
Clubhouse - Boiler	3	47	\$10,000.00	\$9,352.52
Clubhouse - Exercise Room, Ceramic Tile, Shower	3	47	\$3,102.36	\$2,901.49
Clubhouse - Floor Cover, Laminate	3	47	\$3,226.48	\$3,017.57
Clubhouse - Furniture	3	47	\$20,000.00	\$18,705.04
Clubhouse - HVAC Furnace, Gas	5	49	\$10,000.00	\$8,965.52
Clubhouse - Kitchen, Cabinets/Counters	3	47	\$1,701.00	\$1,590.86
Clubhouse - Kitchen, Sink	3	33	\$350.00	\$317.53
Clubhouse - Kitchens, Appliances	3	47	\$4,400.00	\$4,115.11
Clubhouse - Lighting, Interior	12	56	\$7,400.00	\$5,795.18
Clubhouse - Painting, Interior	4	8	\$5,508.80	\$2,504.00
Clubhouse - Restrooms, Partitions	3	47	\$8,700.00	\$8,136.69
Clubhouse - Restrooms, Plumbing Fixtures	3	6	\$3,600.00	\$1,575.00
Clubhouse - Sauna, Heater	2	5	\$1,400.00	\$753.85
Clubhouse - Sauna, Wood Replacement	22	25	\$2,200.00	\$210.96
Clubhouse - Water Heater	12	12	\$1,000.00	\$0.00
<b>Sub Total</b>	<b>2-22</b>	<b>5-56</b>	<b>\$82,588.63</b>	<b>\$67,941.30</b>
<b><u>075 Interior</u></b>				
Clubhouse - Floor Cover, Carpet / Sub Floor	3	13	\$5,814.11	\$4,399.87



# Adriel Hills Condominium Association

## Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Theoretically Ideal Balance
<b>Sub Total</b>	<b>3</b>	<b>13</b>	<b>\$5,814.11</b>	<b>\$4,399.87</b>
<b><u>080 Exterior</u></b>				
Exterior - Door & Windows, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Gutters & Downspouts, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Irrigation - Controllers, Unfunded	n.a.	n.a.	\$0.00	\$0.00
<b>Sub Total</b>	<b>n.a.</b>	<b>n.a.</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b><u>090 Grounds</u></b>				
Grounds - Dumpster Enclosures, Newer Unfunded	n.a.	n.a.	\$0.00	\$0.00
Grounds - Dumpster Enclosures, Older	3	47	\$38,500.00	\$36,007.19
<b>Sub Total</b>	<b>3</b>	<b>47</b>	<b>\$38,500.00</b>	<b>\$36,007.19</b>
<b><u>091 Landscape</u></b>				
Landscape - Tree Health & Replace	5	49	\$20,000.00	\$17,931.03
<b>Sub Total</b>	<b>5</b>	<b>49</b>	<b>\$20,000.00</b>	<b>\$17,931.03</b>
<b><u>095 Capital Equipment</u></b>				
Capital Equipment - Computer	2	6	\$1,200.00	\$750.00
Capital Equipment - Door Lock System	9	12	\$10,000.00	\$2,058.82
Capital Equipment - Mower 1	2	10	\$8,000.00	\$6,285.71
Capital Equipment - Mower 2	4	10	\$8,000.00	\$4,571.43
Capital Equipment - Mower 3	6	10	\$8,000.00	\$2,857.14
Capital Equipment - Mower 4	8	10	\$8,000.00	\$1,142.86
Capital Equipment - Tractor	10	17	\$28,000.00	\$10,857.14
<b>Sub Total</b>	<b>2-10</b>	<b>6-17</b>	<b>\$71,200.00</b>	<b>\$28,523.11</b>
<b><u>096 Irrigation</u></b>				
Irrigation - Canal Pump / Off Take	0	15	\$20,000.00	\$20,000.00
Irrigation - Filter	4	15	\$12,000.00	\$8,651.16
Irrigation - Skid Pump	4	15	\$23,000.00	\$16,581.40
Irrigation - Skid Pump Controls	4	15	\$25,000.00	\$18,023.26
Irrigation - Well Pumps, Well #1	3	8	\$3,500.00	\$2,068.18
Irrigation - Well Pumps, Well #2	5	8	\$3,500.00	\$1,113.64
Irrigation - Well Pumps, Well #3	2	8	\$3,500.00	\$2,545.45
Raw Water Irrigation - Unfunded	n.a.	n.a.	\$0.00	\$0.00
<b>Sub Total</b>	<b>0-5</b>	<b>8-15</b>	<b>\$90,500.00</b>	<b>\$68,983.09</b>
<b><u>097 Recreation</u></b>				
Recreation - Tennis Courts	5	49	\$91,000.00	\$81,586.21

# Adriel Hills Condominium Association

## Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Theoretically Ideal Balance
<b>Sub Total</b>	<b>5</b>	<b>49</b>	<b>\$91,000.00</b>	<b>\$81,586.21</b>
<b><u>098 Lake</u></b>				
Lake - Liner	5	49	\$85,000.00	\$76,206.90
<b>Sub Total</b>	<b>5</b>	<b>49</b>	<b>\$85,000.00</b>	<b>\$76,206.90</b>
<b><u>099 Retaining Walls</u></b>				
Retaining Walls - Concrete	20	64	\$16,900.00	\$11,563.16
Retaining Walls - Concrete Block	20	64	\$25,600.00	\$17,515.79
Retaining Walls - Timber	10	54	\$156,800.00	\$127,400.00
<b>Sub Total</b>	<b>10-20</b>	<b>54-64</b>	<b>\$199,300.00</b>	<b>\$156,478.95</b>
Contingency	n.a.	n.a.	n.a.	\$43,580.68
<b>Total</b>	<b>0-22</b>	<b>5-64</b>	<b>\$2,772,616.59</b>	<b>\$1,496,270.13</b>
<b>Anticipated Reserve Balance</b>				<b>\$0.00</b>
<b>Percent Funded</b>				<b>0.00%</b>

# Adriel Hills Condominium Association

## Distribution of Current Reserve Funds

Sorted by Remaining Life

	Remaining Life	Theoretically Ideal Balance	Assigned Reserves
Irrigation - Canal Pump / Off Take	0	\$20,000.00	\$0.00
Capital Equipment - Computer	2	\$750.00	\$0.00
Capital Equipment - Mower 1	2	\$6,285.71	\$0.00
Clubhouse - Sauna, Heater	2	\$753.85	\$0.00
Irrigation - Well Pumps, Well #3	2	\$2,545.45	\$0.00
Pool Area - Pool Cover	2	\$3,823.53	\$0.00
Clubhouse - Boiler	3	\$9,352.52	\$0.00
Clubhouse - Exercise Room, Ceramic Tile, Shower	3	\$2,901.49	\$0.00
Clubhouse - Floor Cover, Carpet / Sub Floor	3	\$4,399.87	\$0.00
Clubhouse - Floor Cover, Laminate	3	\$3,017.57	\$0.00
Clubhouse - Furniture	3	\$18,705.04	\$0.00
Clubhouse - Kitchen, Cabinets/Counters	3	\$1,590.86	\$0.00
Clubhouse - Kitchen, Sink	3	\$317.53	\$0.00
Clubhouse - Kitchens, Appliances	3	\$4,115.11	\$0.00
Clubhouse - Restrooms, Partitions	3	\$8,136.69	\$0.00
Clubhouse - Restrooms, Plumbing Fixtures	3	\$1,575.00	\$0.00
Grounds - Dumpster Enclosures, Older	3	\$36,007.19	\$0.00
Irrigation - Well Pumps, Well #1	3	\$2,068.18	\$0.00
Spa - Refiberglass Replacement	3	\$4,676.26	\$0.00
Capital Equipment - Mower 2	4	\$4,571.43	\$0.00
Clubhouse - Painting, Interior	4	\$2,504.00	\$0.00
Irrigation - Filter	4	\$8,651.16	\$0.00
Irrigation - Skid Pump	4	\$16,581.40	\$0.00
Irrigation - Skid Pump Controls	4	\$18,023.26	\$0.00
Clubhouse - HVAC Furnace, Gas	5	\$8,965.52	\$0.00
Fencing - Wire	5	\$2,988.02	\$0.00
Irrigation - Well Pumps, Well #2	5	\$1,113.64	\$0.00
Lake - Liner	5	\$76,206.90	\$0.00
Landscape - Tree Health & Replace	5	\$17,931.03	\$0.00
Pool - Heater	5	\$250.00	\$0.00
Recreation - Tennis Courts	5	\$81,586.21	\$0.00
Spa - Heater	5	\$93.75	\$0.00
Capital Equipment - Mower 3	6	\$2,857.14	\$0.00
Capital Equipment - Mower 4	8	\$1,142.86	\$0.00
Fencing - Wood, Solid Board	8	\$4,593.14	\$0.00

# Adriel Hills Condominium Association

## Distribution of Current Reserve Funds

Sorted by Remaining Life

	Remaining Life	Theoretically Ideal Balance	Assigned Reserves
Capital Equipment - Door Lock System	9	\$2,058.82	\$0.00
Asphalt - Overlay, Location 2	10	\$32,200.00	\$0.00
Capital Equipment - Tractor	10	\$10,857.14	\$0.00
Fencing - Split Rail	10	\$5,272.21	\$0.00
Retaining Walls - Timber	10	\$127,400.00	\$0.00
Roofs - Composition Shingle, Phase 1	10	\$320,556.16	\$0.00
Asphalt - Overlay, Location 3	12	\$65,704.82	\$0.00
Clubhouse - Lighting, Interior	12	\$5,795.18	\$0.00
Clubhouse - Water Heater	12	\$0.00	\$0.00
Pool - Replaster & Tile Replacement	12	\$4,232.56	\$0.00
Roofs - Composition Shingle, Phase 2	14	\$381,809.59	\$0.00
Asphalt - Overlay, Location 4	15	\$9,951.72	\$0.00
Fencing - Wrought Iron	15	\$1,960.00	\$0.00
Asphalt - Overlay, Location 5	18	\$15,386.57	\$0.00
Asphalt - Overlay, Location 6	19	\$1,001.72	\$0.00
Fencing - Vinyl	20	\$6,213.14	\$0.00
Retaining Walls - Concrete	20	\$11,563.16	\$0.00
Retaining Walls - Concrete Block	20	\$17,515.79	\$0.00
Asphalt - Overlay, Location 1	22	\$0.00	\$0.00
Asphalt - Overlay, Location 7	22	\$27,493.62	\$0.00
Asphalt - Overlay, Location 8	22	\$26,425.00	\$0.00
Clubhouse - Sauna, Wood Replacement	22	\$210.96	\$0.00
Asphalt - Repair, Unfunded	n.a.	\$0.00	\$0.00
Asphalt - Seal Coat, Unfunded	n.a.	\$0.00	\$0.00
Building Exterior - Lighting, Unfunded	n.a.	\$0.00	\$0.00
Building Exterior - Siding, Unfunded	n.a.	\$0.00	\$0.00
Concrete Roads - Unfunded	n.a.	\$0.00	\$0.00
Concrete Walks, Patios, Etc. - Unfunded	n.a.	\$0.00	\$0.00
Exterior - Door & Windows, Unfunded	n.a.	\$0.00	\$0.00
Grounds - Dumpster Enclosures, Newer Unfunded	n.a.	\$0.00	\$0.00
Gutters & Downspouts, Unfunded	n.a.	\$0.00	\$0.00
Irrigation - Controllers, Unfunded	n.a.	\$0.00	\$0.00
Lighting - Pathway Fixtures, Unfunded	n.a.	\$0.00	\$0.00

# Adriel Hills Condominium Association

## Distribution of Current Reserve Funds

Sorted by Remaining Life

	<b>Remaining Life</b>	<b>Theoretically Ideal Balance</b>	<b>Assigned Reserves</b>
Lighting - Street Lights, Unfunded	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 1 Unfunded	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 10 Unfunded	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 2 Unfunded	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 3 Unfunded	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 4 Unfunded	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 5 Unfunded	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 6 Unfunded	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 7 Unfunded	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 8 Unfunded	n.a.	\$0.00	\$0.00
Painting - Buildings, Phase 9 Unfunded	n.a.	\$0.00	\$0.00
Pool - Filter, Unfunded	n.a.	\$0.00	\$0.00
Raw Water Irrigation - Unfunded	n.a.	\$0.00	\$0.00
Spa - Filter, Unfunded	n.a.	\$0.00	\$0.00
Contingency	n.a.	\$43,580.68	\$0.00
<b>Total</b>	<b>0-22</b>	<b>\$1,496,270.13</b>	<b>\$0.00</b>
<b>Percent Funded</b>			<b>0.00%</b>

# Adriel Hills Condominium Association

## Management / Accounting Summary

Sorted by Category

	<b>Balance at Fiscal Year Beginning</b>	<b>Monthly Member Contribution</b>	<b>Monthly Interest Contribution</b>	<b>Total Monthly Contribution</b>
<b><u>010 Streets</u></b>				
Asphalt - Overlay, Location 1	\$0.00	\$71.57	\$0.23	\$71.80
Asphalt - Overlay, Location 2	\$0.00	\$598.25	\$1.92	\$600.17
Asphalt - Overlay, Location 3	\$0.00	\$634.99	\$2.04	\$637.03
Asphalt - Overlay, Location 4	\$0.00	\$273.89	\$0.88	\$274.77
Asphalt - Overlay, Location 5	\$0.00	\$415.28	\$1.33	\$416.61
Asphalt - Overlay, Location 6	\$0.00	\$290.02	\$0.93	\$290.95
Asphalt - Overlay, Location 7	\$0.00	\$405.29	\$1.30	\$406.59
Asphalt - Overlay, Location 8	\$0.00	\$464.13	\$1.49	\$465.62
Asphalt - Repair, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Asphalt - Seal Coat, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Concrete Roads - Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Concrete Walks, Patios, Etc. - Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
<b>Sub Total</b>	<b>\$0.00</b>	<b>\$3,153.41</b>	<b>\$10.14</b>	<b>\$3,163.55</b>
<b><u>020 Roofs</u></b>				
Roofs - Composition Shingle, Phase 1	\$0.00	\$4,881.06	\$15.69	\$4,896.75
Roofs - Composition Shingle, Phase 2	\$0.00	\$5,905.72	\$18.98	\$5,924.71
<b>Sub Total</b>	<b>\$0.00</b>	<b>\$10,786.79</b>	<b>\$34.68</b>	<b>\$10,821.46</b>
<b><u>030 Painting</u></b>				
Building Exterior - Siding, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Painting - Buildings, Phase 1 Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Painting - Buildings, Phase 10 Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Painting - Buildings, Phase 2 Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Painting - Buildings, Phase 3 Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Painting - Buildings, Phase 4 Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Painting - Buildings, Phase 5 Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Painting - Buildings, Phase 6 Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Painting - Buildings, Phase 7 Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Painting - Buildings, Phase 8 Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Painting - Buildings, Phase 9 Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
<b>Sub Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b><u>040 Fencing</u></b>				
Fencing - Split Rail	\$0.00	\$97.95	\$0.31	\$98.27
Fencing - Vinyl	\$0.00	\$93.17	\$0.30	\$93.47



# Adriel Hills Condominium Association

## Management / Accounting Summary

Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Fencing - Wire	\$0.00	\$62.61	\$0.20	\$62.81
Fencing - Wood, Solid Board	\$0.00	\$106.33	\$0.34	\$106.67
Fencing - Wrought Iron	\$0.00	\$89.82	\$0.29	\$90.11
<b>Sub Total</b>	<b>\$0.00</b>	<b>\$449.88</b>	<b>\$1.45</b>	<b>\$451.33</b>
<b><u>050 Lighting</u></b>				
Building Exterior - Lighting, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Lighting - Pathway Fixtures, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Lighting - Street Lights, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
<b>Sub Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b><u>060 Pool Area</u></b>				
Pool - Filter, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Pool - Heater	\$0.00	\$69.53	\$0.22	\$69.75
Pool - Replaster & Tile Replacement	\$0.00	\$196.78	\$0.63	\$197.41
Pool Area - Pool Cover	\$0.00	\$170.54	\$0.55	\$171.09
Spa - Filter, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Spa - Heater	\$0.00	\$26.07	\$0.08	\$26.16
Spa - Refiberglass Replacement	\$0.00	\$143.02	\$0.46	\$143.48
<b>Sub Total</b>	<b>\$0.00</b>	<b>\$605.95</b>	<b>\$1.95</b>	<b>\$607.89</b>
<b><u>070 Clubhouse</u></b>				
Clubhouse - Boiler	\$0.00	\$286.05	\$0.92	\$286.97
Clubhouse - Exercise Room, Ceramic Tile, Sho	\$0.00	\$88.74	\$0.29	\$89.03
Clubhouse - Floor Cover, Laminate	\$0.00	\$92.29	\$0.30	\$92.59
Clubhouse - Furniture	\$0.00	\$572.10	\$1.84	\$573.94
Clubhouse - HVAC Furnace, Gas	\$0.00	\$173.82	\$0.56	\$174.38
Clubhouse - Kitchen, Cabinets/Counters	\$0.00	\$48.66	\$0.16	\$48.81
Clubhouse - Kitchen, Sink	\$0.00	\$10.01	\$0.03	\$10.04
Clubhouse - Kitchens, Appliances	\$0.00	\$125.86	\$0.40	\$126.27
Clubhouse - Lighting, Interior	\$0.00	\$56.01	\$0.18	\$56.19
Clubhouse - Painting, Interior	\$0.00	\$118.94	\$0.38	\$119.32
Clubhouse - Restrooms, Partitions	\$0.00	\$248.86	\$0.80	\$249.66
Clubhouse - Restrooms, Plumbing Fixtures	\$0.00	\$102.98	\$0.33	\$103.31
Clubhouse - Sauna, Heater	\$0.00	\$59.69	\$0.19	\$59.88
Clubhouse - Sauna, Wood Replacement	\$0.00	\$9.66	\$0.03	\$9.69
Clubhouse - Water Heater	\$0.00	\$7.57	\$0.02	\$7.59

# Adriel Hills Condominium Association

## Management / Accounting Summary

Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
<b>Sub Total</b>	<b>\$0.00</b>	<b>\$2,001.24</b>	<b>\$6.43</b>	<b>\$2,007.67</b>
<b><u>075 Interior</u></b>				
Clubhouse - Floor Cover, Carpet / Sub Floor	\$0.00	\$166.31	\$0.53	\$166.85
<b>Sub Total</b>	<b>\$0.00</b>	<b>\$166.31</b>	<b>\$0.53</b>	<b>\$166.85</b>
<b><u>080 Exterior</u></b>				
Exterior - Door & Windows, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Gutters & Downspouts, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Irrigation - Controllers, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
<b>Sub Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b><u>090 Grounds</u></b>				
Grounds - Dumpster Enclosures, Newer Unfund	\$0.00	\$0.00	\$0.00	\$0.00
Grounds - Dumpster Enclosures, Older	\$0.00	\$1,101.29	\$3.54	\$1,104.83
<b>Sub Total</b>	<b>\$0.00</b>	<b>\$1,101.29</b>	<b>\$3.54</b>	<b>\$1,104.83</b>
<b><u>091 Landscape</u></b>				
Landscape - Tree Health & Replace	\$0.00	\$347.64	\$1.12	\$348.76
<b>Sub Total</b>	<b>\$0.00</b>	<b>\$347.64</b>	<b>\$1.12</b>	<b>\$348.76</b>
<b><u>095 Capital Equipment</u></b>				
Capital Equipment - Computer	\$0.00	\$51.16	\$0.16	\$51.33
Capital Equipment - Door Lock System	\$0.00	\$99.04	\$0.32	\$99.35
Capital Equipment - Mower 1	\$0.00	\$341.08	\$1.10	\$342.18
Capital Equipment - Mower 2	\$0.00	\$172.72	\$0.56	\$173.28
Capital Equipment - Mower 3	\$0.00	\$116.62	\$0.37	\$116.99
Capital Equipment - Mower 4	\$0.00	\$88.57	\$0.28	\$88.86
Capital Equipment - Tractor	\$0.00	\$251.14	\$0.81	\$251.95
<b>Sub Total</b>	<b>\$0.00</b>	<b>\$1,120.33</b>	<b>\$3.60</b>	<b>\$1,123.93</b>
<b><u>096 Irrigation</u></b>				
Irrigation - Canal Pump / Off Take	\$0.00	\$123.37	\$0.40	\$123.77
Irrigation - Filter	\$0.00	\$259.09	\$0.83	\$259.92
Irrigation - Skid Pump	\$0.00	\$496.58	\$1.60	\$498.18
Irrigation - Skid Pump Controls	\$0.00	\$539.76	\$1.74	\$541.50
Irrigation - Well Pumps, Well #1	\$0.00	\$100.12	\$0.32	\$100.44
Irrigation - Well Pumps, Well #2	\$0.00	\$60.84	\$0.20	\$61.03
Irrigation - Well Pumps, Well #3	\$0.00	\$149.22	\$0.48	\$149.70

# Adriel Hills Condominium Association

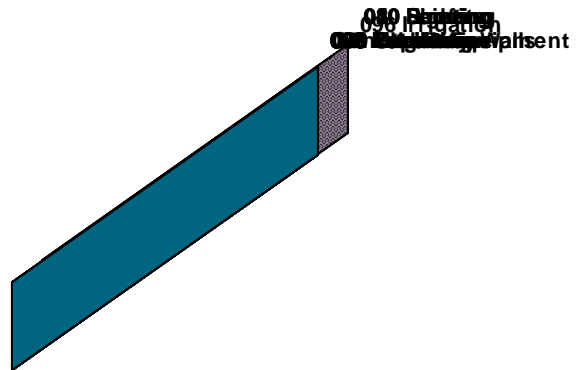
## Management / Accounting Summary

Sorted by Category

	<b>Balance at Fiscal Year Beginning</b>	<b>Monthly Member Contribution</b>	<b>Monthly Interest Contribution</b>	<b>Total Monthly Contribution</b>
Raw Water Irrigation - Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
<b>Sub Total</b>	<b>\$0.00</b>	<b>\$1,728.98</b>	<b>\$5.56</b>	<b>\$1,734.54</b>
<b><u>097 Recreation</u></b>				
Recreation - Tennis Courts	\$0.00	\$1,581.78	\$5.08	\$1,586.87
<b>Sub Total</b>	<b>\$0.00</b>	<b>\$1,581.78</b>	<b>\$5.08</b>	<b>\$1,586.87</b>
<b><u>098 Lake</u></b>				
Lake - Liner	\$0.00	\$1,477.49	\$4.75	\$1,482.24
<b>Sub Total</b>	<b>\$0.00</b>	<b>\$1,477.49</b>	<b>\$4.75</b>	<b>\$1,482.24</b>
<b><u>099 Retaining Walls</u></b>				
Retaining Walls - Concrete	\$0.00	\$80.64	\$0.26	\$80.90
Retaining Walls - Concrete Block	\$0.00	\$122.15	\$0.39	\$122.54
Retaining Walls - Timber	\$0.00	\$1,406.38	\$4.52	\$1,410.90
<b>Sub Total</b>	<b>\$0.00</b>	<b>\$1,609.16</b>	<b>\$5.17</b>	<b>\$1,614.33</b>
Contingency	\$0.00	\$783.91	\$2.52	\$786.43
<b>Total</b>	<b>\$0.00</b>	<b>\$26,914.17</b>	<b>\$86.52</b>	<b>\$27,000.69</b>

**Adriel Hills Condominium Association**  
**Management / Accounting Charts**  
Sorted by Category

**Distribution of Current Reserve Fund**

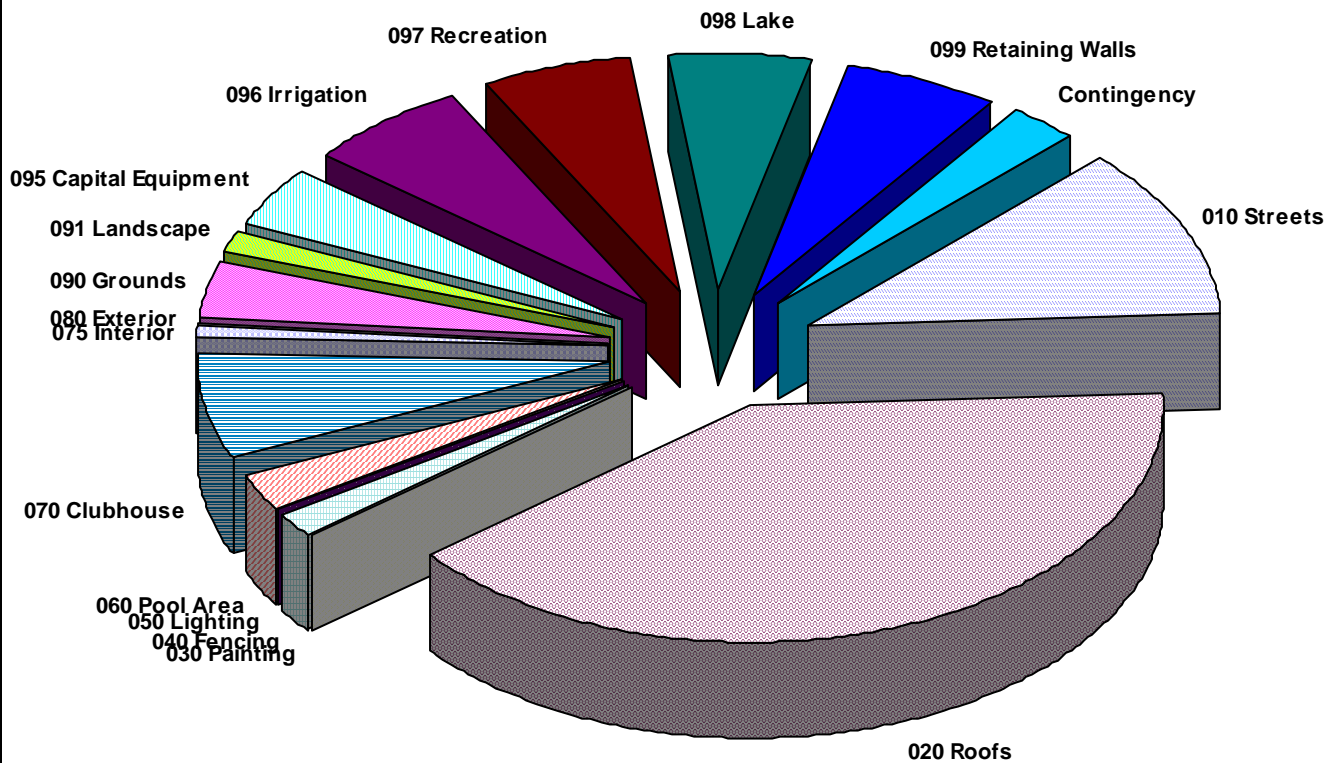


# Adriel Hills Condominium Association

## Management / Accounting Charts

Sorted by Category

### Monthly Member Contribution



# Adriel Hills Condominium Association

## Annual Expenditure Detail

Sorted by Description

### 2013-2014 Fiscal Year

Irrigation - Canal Pump / Off Take \$20,000.00

**Sub Total** \$20,000.00

### 2015-2016 Fiscal Year

Capital Equipment - Computer \$1,248.48

Capital Equipment - Mower 1 \$8,323.20

Clubhouse - Sauna, Heater \$1,456.56

Irrigation - Well Pumps, Well #3 \$3,641.40

Pool Area - Pool Cover \$4,161.60

**Sub Total** \$18,831.24

### 2016-2017 Fiscal Year

Clubhouse - Boiler \$10,612.08

Clubhouse - Exercise Room, Ceramic Tile, Shower \$3,292.25

Clubhouse - Floor Cover, Carpet / Sub Floor \$6,169.98

Clubhouse - Floor Cover, Laminate \$3,423.96

Clubhouse - Furniture \$21,224.16

Clubhouse - Kitchen, Cabinets/Counters \$1,805.11

Clubhouse - Kitchen, Sink \$371.42

Clubhouse - Kitchens, Appliances \$4,669.32

Clubhouse - Restrooms, Partitions \$9,232.51

Clubhouse - Restrooms, Plumbing Fixtures \$3,820.35

Grounds - Dumpster Enclosures, Older \$40,856.51

Irrigation - Well Pumps, Well #1 \$3,714.23

Spa - Refiberglass Replacement \$5,306.04

**Sub Total** \$114,497.92

### 2017-2018 Fiscal Year

Capital Equipment - Mower 2 \$8,659.46

Clubhouse - Painting, Interior \$5,962.90

Irrigation - Filter \$12,989.19

Irrigation - Skid Pump \$24,895.94

Irrigation - Skid Pump Controls \$27,060.80

**Sub Total** \$79,568.29

### 2018-2019 Fiscal Year

Clubhouse - HVAC Furnace, Gas \$11,040.81

Fencing - Wire \$3,976.90

Irrigation - Well Pumps, Well #2 \$3,864.28

# Adriel Hills Condominium Association

## Annual Expenditure Detail

Sorted by Description

Lake - Liner	\$93,846.87
Landscape - Tree Health & Replace	\$22,081.62
Pool - Heater	\$4,416.32
Recreation - Tennis Courts	\$100,471.35
Spa - Heater	\$1,656.12
<b>Sub Total</b>	<b>\$241,354.27</b>
<b>2019-2020 Fiscal Year</b>	
Capital Equipment - Computer	\$1,351.39
Capital Equipment - Mower 3	\$9,009.30
<b>Sub Total</b>	<b>\$10,360.69</b>
<b>2021-2022 Fiscal Year</b>	
Capital Equipment - Mower 4	\$9,373.28
Fencing - Wood, Solid Board	\$11,252.43
<b>Sub Total</b>	<b>\$20,625.70</b>
<b>2022-2023 Fiscal Year</b>	
Capital Equipment - Door Lock System	\$11,950.93
<b>Sub Total</b>	<b>\$11,950.93</b>
<b>2023-2024 Fiscal Year</b>	
Asphalt - Overlay, Location 2	\$81,306.93
Capital Equipment - Computer	\$1,462.79
Capital Equipment - Tractor	\$34,131.84
Fencing - Split Rail	\$13,312.64
Irrigation - Well Pumps, Well #3	\$4,266.48
Retaining Walls - Timber	\$191,138.33
Roofs - Composition Shingle, Phase 1	\$663,376.76
<b>Sub Total</b>	<b>\$988,995.77</b>
<b>2024-2025 Fiscal Year</b>	
Clubhouse - Floor Cover, Carpet / Sub Floor	\$7,229.12
Irrigation - Well Pumps, Well #1	\$4,351.81
Pool - Heater	\$4,973.50
Spa - Heater	\$1,865.06
<b>Sub Total</b>	<b>\$18,419.49</b>
<b>2025-2026 Fiscal Year</b>	
Asphalt - Overlay, Location 3	\$106,405.49
Capital Equipment - Mower 1	\$10,145.93

# Adriel Hills Condominium Association

## Annual Expenditure Detail

Sorted by Description

Clubhouse - Lighting, Interior	\$9,384.99
Clubhouse - Painting, Interior	\$6,986.49
Clubhouse - Water Heater	\$1,268.24
Pool - Replaster & Tile Replacement	\$32,974.29
<b>Sub Total</b>	<b>\$167,165.43</b>
<b>2026-2027 Fiscal Year</b>	
Irrigation - Well Pumps, Well #2	\$4,527.62
<b>Sub Total</b>	<b>\$4,527.62</b>
<b>2027-2028 Fiscal Year</b>	
Capital Equipment - Computer	\$1,583.37
Capital Equipment - Mower 2	\$10,555.83
Pool Area - Pool Cover	\$5,277.92
Roofs - Composition Shingle, Phase 2	\$1,186,343.36
<b>Sub Total</b>	<b>\$1,203,760.48</b>
<b>2028-2029 Fiscal Year</b>	
Asphalt - Overlay, Location 4	\$59,756.55
Clubhouse - HVAC Furnace, Gas	\$13,458.68
Fencing - Wrought Iron	\$19,595.84
Irrigation - Canal Pump / Off Take	\$26,917.37
Landscape - Tree Health & Replace	\$26,917.37
<b>Sub Total</b>	<b>\$146,645.81</b>
<b>2029-2030 Fiscal Year</b>	
Capital Equipment - Mower 3	\$10,982.29
<b>Sub Total</b>	<b>\$10,982.29</b>
<b>2030-2031 Fiscal Year</b>	
Pool - Heater	\$5,600.97
Spa - Heater	\$2,100.36
<b>Sub Total</b>	<b>\$7,701.33</b>
<b>2031-2032 Fiscal Year</b>	
Asphalt - Overlay, Location 5	\$113,259.93
Capital Equipment - Computer	\$1,713.90
Capital Equipment - Mower 4	\$11,425.97
Clubhouse - Furniture	\$28,564.93
Grounds - Dumpster Enclosures, Older	\$54,987.48
Irrigation - Well Pumps, Well #3	\$4,998.86



# Adriel Hills Condominium Association

## Annual Expenditure Detail

Sorted by Description

Spa - Refiberglass Replacement	\$7,141.23
<b>Sub Total</b>	<b>\$222,092.29</b>
<b>2032-2033 Fiscal Year</b>	
Asphalt - Overlay, Location 6	\$84,640.73
Clubhouse - Floor Cover, Carpet / Sub Floor	\$8,470.06
Irrigation - Filter	\$17,481.73
Irrigation - Skid Pump	\$33,506.66
Irrigation - Skid Pump Controls	\$36,420.28
Irrigation - Well Pumps, Well #1	\$5,098.84
<b>Sub Total</b>	<b>\$185,618.30</b>
<b>2033-2034 Fiscal Year</b>	
Clubhouse - Painting, Interior	\$8,185.78
Fencing - Vinyl	\$29,016.09
Retaining Walls - Concrete	\$25,112.51
Retaining Walls - Concrete Block	\$38,040.25
<b>Sub Total</b>	<b>\$100,354.64</b>
<b>2034-2035 Fiscal Year</b>	
Capital Equipment - Door Lock System	\$15,156.66
Irrigation - Well Pumps, Well #2	\$5,304.83
<b>Sub Total</b>	<b>\$20,461.50</b>
<b>2035-2036 Fiscal Year</b>	
Asphalt - Overlay, Location 1	\$25,199.47
Asphalt - Overlay, Location 7	\$142,693.92
Asphalt - Overlay, Location 8	\$163,410.05
Capital Equipment - Computer	\$1,855.18
Capital Equipment - Mower 1	\$12,367.84
Clubhouse - Sauna, Heater	\$2,164.37
Clubhouse - Sauna, Wood Replacement	\$3,401.16
<b>Sub Total</b>	<b>\$351,091.98</b>
<b>2036-2037 Fiscal Year</b>	
Pool - Heater	\$6,307.60
Spa - Heater	\$2,365.35
<b>Sub Total</b>	<b>\$8,672.95</b>
<b>2037-2038 Fiscal Year</b>	
Capital Equipment - Mower 2	\$12,867.50

# Adriel Hills Condominium Association

## Annual Expenditure Detail

Sorted by Description

Clubhouse - Water Heater	\$1,608.44
Fencing - Wood, Solid Board	\$15,447.17
<b>Sub Total</b>	<b>\$29,923.11</b>
<b>2038-2039 Fiscal Year</b>	
Clubhouse - HVAC Furnace, Gas	\$16,406.06
Lake - Liner	\$139,451.51
Landscape - Tree Health & Replace	\$32,812.12
Recreation - Tennis Courts	\$149,295.15
<b>Sub Total</b>	<b>\$337,964.83</b>
<b>2039-2040 Fiscal Year</b>	
Capital Equipment - Computer	\$2,008.10
Capital Equipment - Mower 3	\$13,387.34
Irrigation - Well Pumps, Well #3	\$5,856.96
Pool Area - Pool Cover	\$6,693.67
<b>Sub Total</b>	<b>\$27,946.08</b>
<b>2040-2041 Fiscal Year</b>	
Capital Equipment - Tractor	\$47,792.82
Clubhouse - Floor Cover, Carpet / Sub Floor	\$9,924.03
Irrigation - Well Pumps, Well #1	\$5,974.10
Pool - Replaster & Tile Replacement	\$44,379.05
<b>Sub Total</b>	<b>\$108,070.00</b>
<b>2041-2042 Fiscal Year</b>	
Capital Equipment - Mower 4	\$13,928.19
Clubhouse - Exercise Room, Ceramic Tile, Shower	\$5,401.28
Clubhouse - Kitchen, Cabinets/Counters	\$2,961.48
Clubhouse - Kitchen, Sink	\$609.36
Clubhouse - Kitchens, Appliances	\$7,660.51
Clubhouse - Painting, Interior	\$9,590.95
Clubhouse - Restrooms, Partitions	\$15,146.91
Clubhouse - Restrooms, Plumbing Fixtures	\$6,267.69
<b>Sub Total</b>	<b>\$61,566.37</b>
<b>2042-2043 Fiscal Year</b>	
Irrigation - Well Pumps, Well #2	\$6,215.46
Pool - Heater	\$7,103.38
Spa - Heater	\$2,663.77

**Adriel Hills Condominium Association**  
**Annual Expenditure Detail**  
**Sorted by Description**

**Sub Total**

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**\$15,982.60**

# Adriel Hills Condominium Association

## Projections

### Component Calculation Method

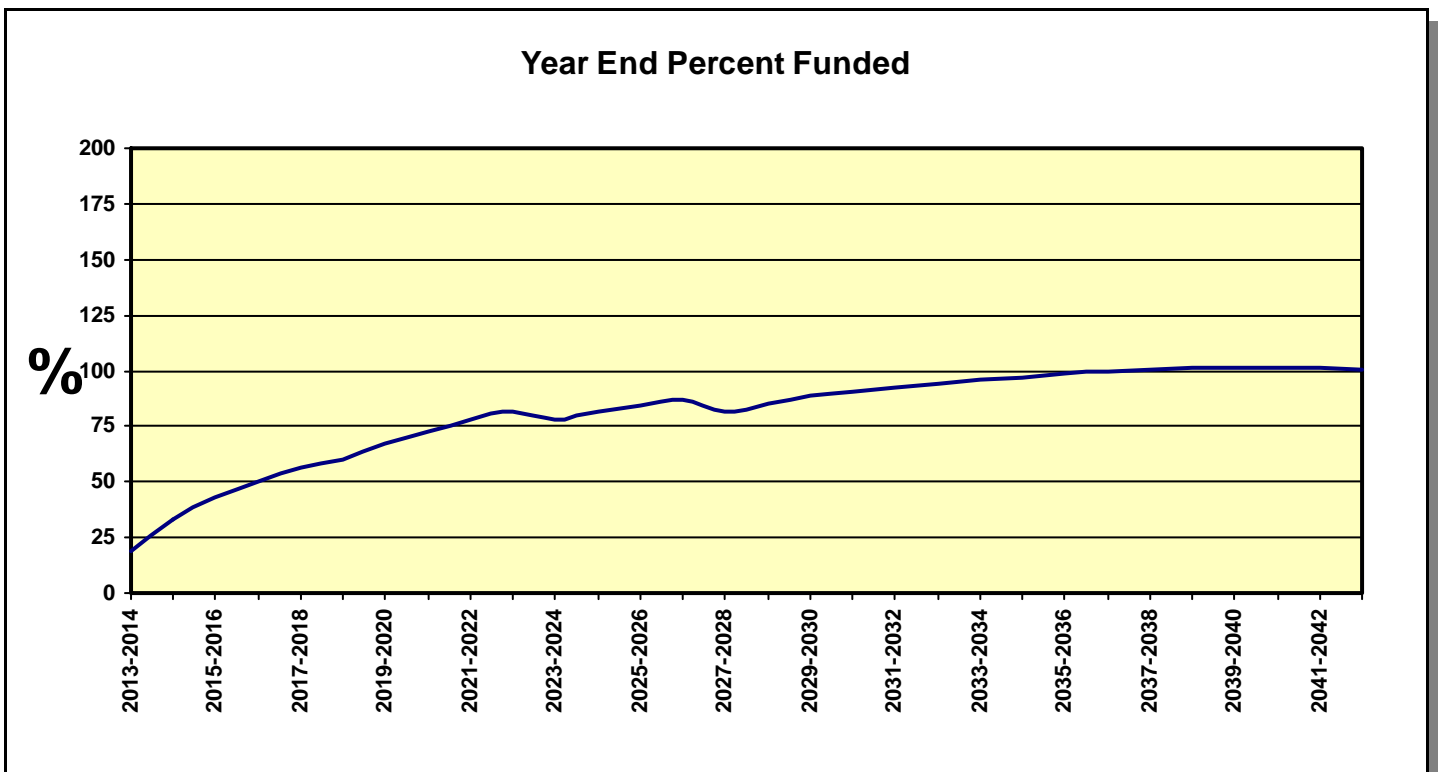
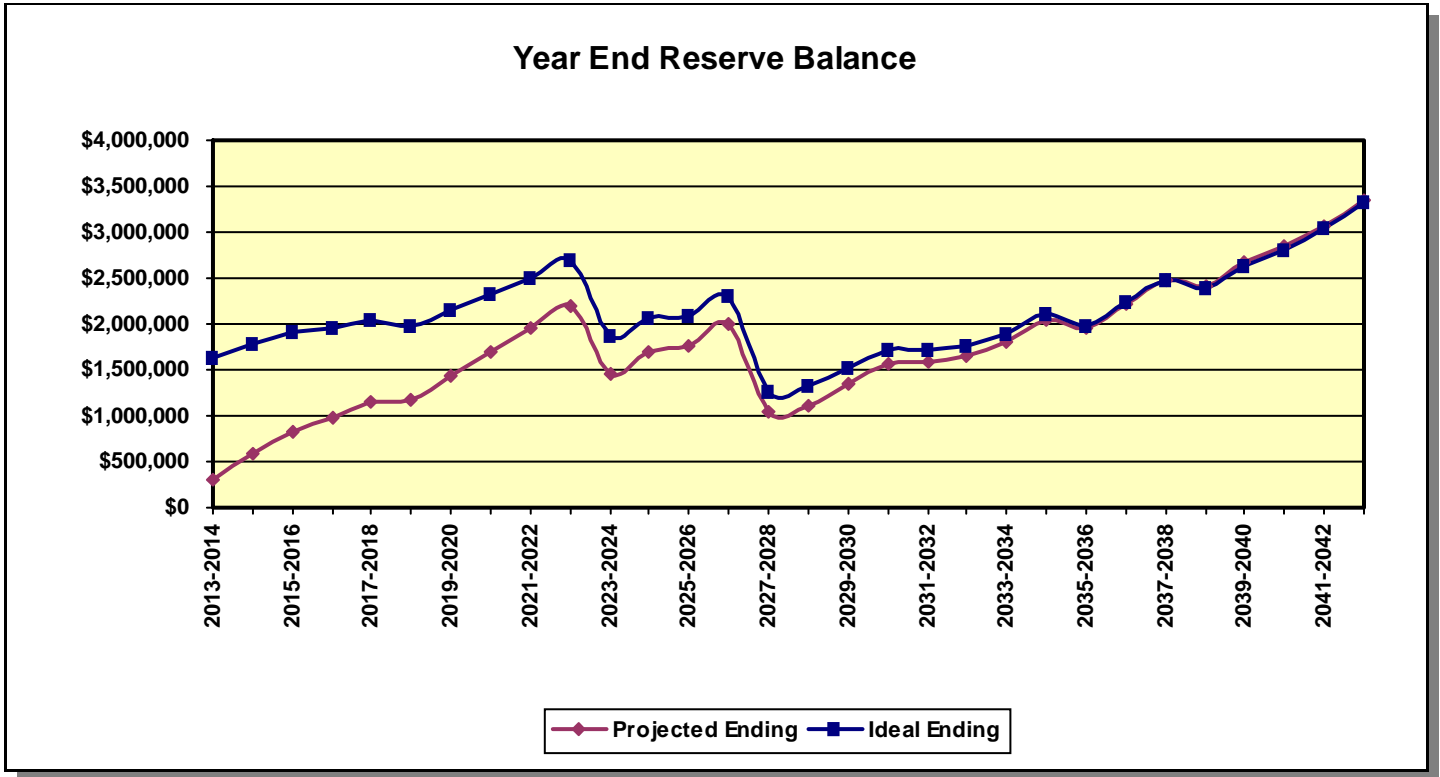
<b>Fiscal Year</b>	<b>Beginning Balance</b>	<b>Member Contribution</b>	<b>Interest Contribution</b>	<b>Expenditures</b>	<b>Ending Balance</b>	<b>Theoretically Ideal Ending Balance</b>	<b>Percent Funded</b>
2013-2014	\$0	\$322,970	\$1,038	\$20,000	\$304,008	\$1,622,106	19%
2014-2015	\$304,008	\$274,871	\$3,018	\$0	\$581,898	\$1,774,418	33%
2015-2016	\$581,898	\$260,589	\$4,792	\$18,831	\$828,448	\$1,912,358	43%
2016-2017	\$828,448	\$260,432	\$5,851	\$114,498	\$980,233	\$1,958,253	50%
2017-2018	\$980,233	\$252,572	\$7,137	\$79,568	\$1,160,374	\$2,043,975	57%
2018-2019	\$1,160,374	\$255,017	\$7,274	\$241,354	\$1,181,310	\$1,972,604	60%
2019-2020	\$1,181,310	\$255,660	\$9,045	\$10,361	\$1,435,654	\$2,145,245	67%
2020-2021	\$1,435,654	\$256,083	\$10,905	\$0	\$1,702,642	\$2,335,106	73%
2021-2022	\$1,702,642	\$254,560	\$12,630	\$20,626	\$1,949,206	\$2,509,931	78%
2022-2023	\$1,949,206	\$249,944	\$14,408	\$11,951	\$2,201,607	\$2,700,301	82%
2023-2024	\$2,201,607	\$242,139	\$9,294	\$988,996	\$1,464,045	\$1,876,303	78%
2024-2025	\$1,464,045	\$232,247	\$10,898	\$18,419	\$1,688,771	\$2,058,734	82%
2025-2026	\$1,688,771	\$233,251	\$11,435	\$167,165	\$1,766,291	\$2,095,497	84%
2026-2027	\$1,766,291	\$233,020	\$13,121	\$4,528	\$2,007,905	\$2,307,287	87%
2027-2028	\$2,007,905	\$224,495	\$6,369	\$1,203,760	\$1,035,008	\$1,265,526	82%
2028-2029	\$1,035,008	\$221,169	\$6,949	\$146,646	\$1,116,481	\$1,316,917	85%
2029-2030	\$1,116,481	\$224,843	\$8,486	\$10,982	\$1,338,828	\$1,515,467	88%
2030-2031	\$1,338,828	\$228,976	\$10,084	\$7,701	\$1,570,187	\$1,725,111	91%
2031-2032	\$1,570,187	\$233,054	\$10,216	\$222,092	\$1,591,365	\$1,718,077	93%
2032-2033	\$1,591,365	\$236,520	\$10,632	\$185,618	\$1,652,899	\$1,752,906	94%
2033-2034	\$1,652,899	\$241,362	\$11,679	\$100,355	\$1,805,585	\$1,882,506	96%
2034-2035	\$1,805,585	\$246,240	\$13,328	\$20,461	\$2,044,691	\$2,102,634	97%
2035-2036	\$2,044,691	\$253,917	\$12,710	\$351,092	\$1,960,226	\$1,988,603	99%
2036-2037	\$1,960,226	\$258,418	\$14,535	\$8,673	\$2,224,506	\$2,236,292	99%
2037-2038	\$2,224,506	\$264,003	\$16,260	\$29,923	\$2,474,846	\$2,470,950	100%
2038-2039	\$2,474,846	\$264,630	\$15,857	\$337,965	\$2,417,368	\$2,391,100	101%
2039-2040	\$2,417,368	\$259,695	\$17,615	\$27,946	\$2,666,732	\$2,639,875	101%
2040-2041	\$2,666,732	\$268,494	\$18,831	\$108,070	\$2,845,987	\$2,814,053	101%
2041-2042	\$2,845,987	\$270,496	\$20,423	\$61,566	\$3,075,339	\$3,045,270	101%
2042-2043	\$3,075,339	\$268,402	\$22,347	\$15,983	\$3,350,106	\$3,333,794	100%

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

# Adriel Hills Condominium Association

## Projection Charts

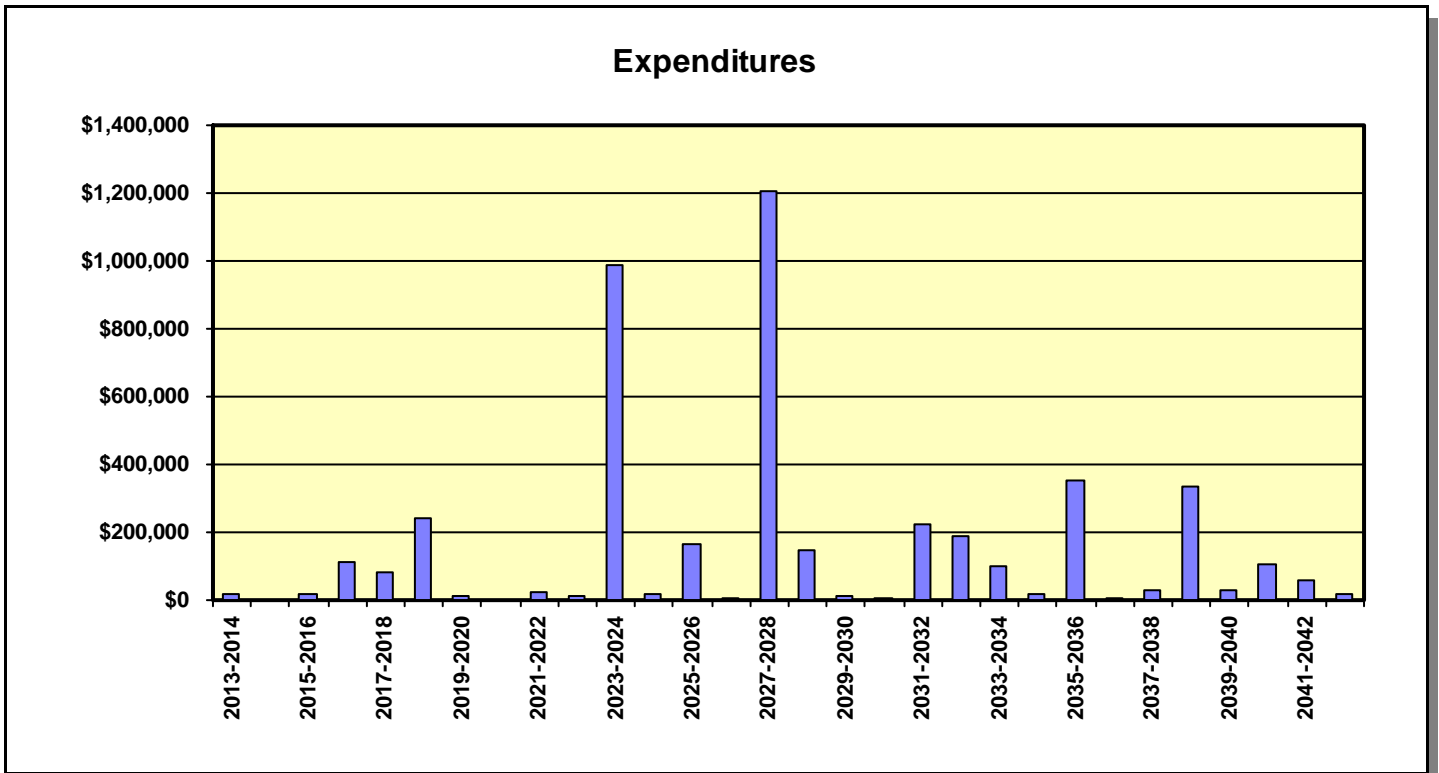
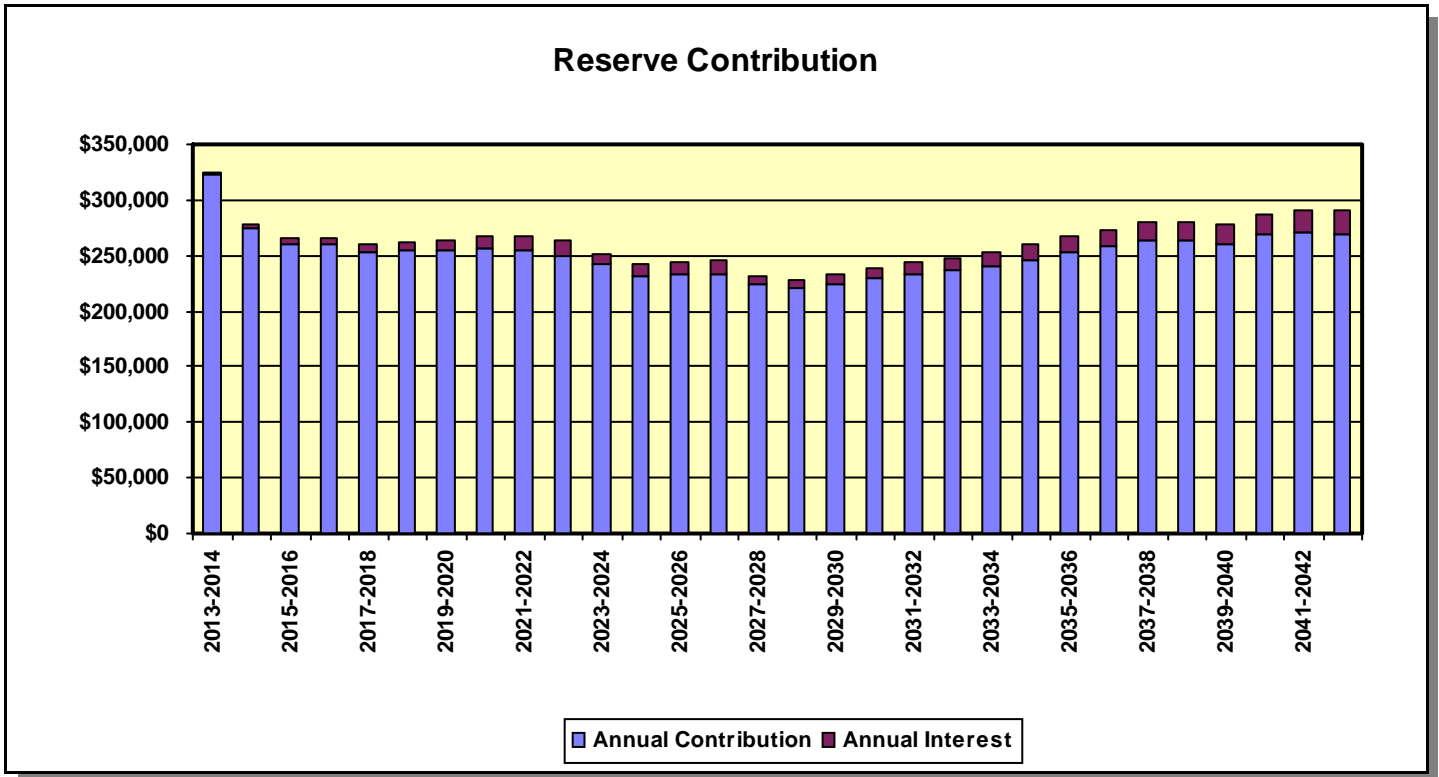
### Component Calculation Method



# Adriel Hills Condominium Association

## Projection Charts

### Component Calculation Method



# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Asphalt - Overlay, Location 1

Category	010 Streets	Quantity	1 total
		Unit Cost	\$16,300.00
		% of Replacement	100.00%
		Current Cost	\$16,300.00
Placed In Service	01/14	Future Cost	\$25,199.47
Useful Life	22		
		Assigned Reserves at FYB	\$0.00
Remaining Life	22	Monthly Member Contribution	\$71.57
Replacement Year	2035-2036	Monthly Interest Contribution	\$0.23
		Total Monthly Contribution	\$71.80

#### Comments:

This is the asphalt overlay of the identified on the map supplied by the manager. The cost and useful life have been provided by the client. For a detailed map of all of the asphalt locations please see the manager.

Most asphalt areas can be expected to last approximately 20 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Asphalt - Overlay, Location 2

Category	010 Streets	Quantity	1 total
		Unit Cost	\$66,700.00
		% of Replacement	100.00%
		Current Cost	\$66,700.00
Placed In Service	01/04	Future Cost	\$81,306.93
Useful Life	20		
		Assigned Reserves at FYB	\$0.00
Remaining Life	10	Monthly Member Contribution	\$598.25
Replacement Year	2023-2024	Monthly Interest Contribution	\$1.92
		Total Monthly Contribution	\$600.17

#### Comments:

This is the asphalt overlay of the identified on the map supplied by the manager. The cost and useful life have been provided by the client. For a detailed map of all of the asphalt locations please see the manager.

Most asphalt areas can be expected to last approximately 20 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.



# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Asphalt - Overlay, Location 3

Category	010 Streets	Quantity	1 total
		Unit Cost	\$83,900.00
		% of Replacement	100.00%
		Current Cost	\$83,900.00
Placed In Service	01/70	Future Cost	\$106,405.49
Useful Life	20		
Adjustment	+36	Assigned Reserves at FYB	\$0.00
Remaining Life	12	Monthly Member Contribution	\$634.99
Replacement Year	2025-2026	Monthly Interest Contribution	\$2.04
		Total Monthly Contribution	\$637.03

#### Comments:

This is the asphalt overlay of the identified on the map supplied by the manager. For a detailed map of all of the asphalt locations please see the manager. The cost and useful life have been provided by the client.

Most asphalt areas can be expected to last approximately 20 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Asphalt - Overlay, Location 4

Category	010 Streets	Quantity	1 total
		Unit Cost	\$44,400.00
		% of Replacement	100.00%
		Current Cost	\$44,400.00
Placed In Service	01/09	Future Cost	\$59,756.55
Useful Life	20		
		Assigned Reserves at FYB	\$0.00
Remaining Life	15	Monthly Member Contribution	\$273.89
Replacement Year	2028-2029	Monthly Interest Contribution	\$0.88
		Total Monthly Contribution	\$274.77

#### Comments:

For a detailed map of all of the asphalt locations please see the manager.

The placed in service date for this component has been provided by the client. The cost and useful life have been provided by the client.

Most asphalt areas can be expected to last approximately 20 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Asphalt - Overlay, Location 5

Category	010 Streets	Quantity	1 total
		Unit Cost	\$79,300.00
		% of Replacement	100.00%
		Current Cost	\$79,300.00
Placed In Service	01/09	Future Cost	\$113,259.93
Useful Life	20		
Adjustment	+3	Assigned Reserves at FYB	\$0.00
Remaining Life	18	Monthly Member Contribution	\$415.28
Replacement Year	2031-2032	Monthly Interest Contribution	\$1.33
		Total Monthly Contribution	\$416.61

Comments:

For a detailed map of all of the asphalt locations please see the manager.

The placed in service date for this component has been provided by the client. The cost and useful life have been provided by the client.

Most asphalt areas can be expected to last approximately 20 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Asphalt - Overlay, Location 6

Category	010 Streets	Quantity	1 total
		Unit Cost	\$58,100.00
		% of Replacement	100.00%
		Current Cost	\$58,100.00
Placed In Service	01/13	Future Cost	\$84,640.73
Useful Life	20		
		Assigned Reserves at FYB	\$0.00
Remaining Life	19	Monthly Member Contribution	\$290.02
Replacement Year	2032-2033	Monthly Interest Contribution	\$0.93
		Total Monthly Contribution	\$290.95

#### Comments:

For a detailed map of all of the asphalt locations please see the manager.

The placed in service date for this component has been provided by the client. The cost and useful life have been provided by the client.

Most asphalt areas can be expected to last approximately 20 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Asphalt - Overlay, Location 7

Category	010 Streets	Quantity	1 total
		Unit Cost	\$92,300.00
		% of Replacement	100.00%
		Current Cost	\$92,300.00
Placed In Service	01/04	Future Cost	\$142,693.92
Useful Life	22		
Adjustment	+10	Assigned Reserves at FYB	\$0.00
Remaining Life	22	Monthly Member Contribution	\$405.29
Replacement Year	2035-2036	Monthly Interest Contribution	\$1.30
		Total Monthly Contribution	\$406.59

#### Comments:

For a detailed map of all of the asphalt locations please see the manager. The cost and useful life have been provided by the client.

Most asphalt areas can be expected to last approximately 20 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Asphalt - Overlay, Location 8

Category	010 Streets	Quantity	1 total
		Unit Cost	\$105,700.00
		% of Replacement	100.00%
		Current Cost	\$105,700.00
Placed In Service	01/06	Future Cost	\$163,410.05
Useful Life	20		
Adjustment	+10	Assigned Reserves at FYB	\$0.00
Remaining Life	22	Monthly Member Contribution	\$464.13
Replacement Year	2035-2036	Monthly Interest Contribution	\$1.49
		Total Monthly Contribution	\$465.62

#### Comments:

For a detailed map of all of the asphalt locations please see the manager. The cost and useful life have been provided by the client.

Most asphalt areas can be expected to last approximately 20 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Asphalt - Repair, Unfunded

Category	010 Streets	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/70	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and these estimates adjusted accordingly.

At the request of the client, budgeting for this component has been excluded as it will be budgeted for in the client's operating budget or funded by the reserve contingency.

### Asphalt - Seal Coat, Unfunded

Category	010 Streets	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/70	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

Asphalt surfaces should be seal coated within 3 years of their initial installation. Thereafter, a 3 to 5 year cycle should be observed and adjusted according to the client's particular needs. The unit cost includes any restriping that may be necessary.

At the request of the client, budgeting for this component has been excluded as it will be budgeted for in the client's operating budget or funded by the reserve contingency. This component is listed for inventory purposes only.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Concrete Roads - Unfunded

Category	010 Streets	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/70	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

#### Comments:

Typically, budgeting for concrete repairs as a reserve component is excluded as it is anticipated that any repairs required will be addressed immediately due to safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point that they would become a major expense. Minor repairs, as needed, should be addressed immediately as a maintenance issue using the client's operating and/or reserve contingency funds. Should the client desire, funding for this component can be included.

### Concrete Walks, Patios, Etc. - Unfunded

Category	010 Streets	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/70	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

#### Comments:

Typically, budgeting for concrete repairs as a reserve component is excluded as it is anticipated that any repairs required will be addressed immediately due to safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point that they would become a major expense. Minor repairs, as needed, should be addressed immediately as a maintenance issue using the client's operating and/or reserve contingency funds. Should the client desire, funding for this component can be included.



# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Roofs - Composition Shingle, Phase 1

Category	020 Roofs	Quantity	181,400 sq. ft.
		Unit Cost	\$3.000
		% of Replacement	100.00%
		Current Cost	\$544,200.00
Placed In Service	01/99	Future Cost	\$663,376.76
Useful Life	25		
		Assigned Reserves at FYB	\$0.00
Remaining Life	10	Monthly Member Contribution	\$4,881.06
Replacement Year	2023-2024	Monthly Interest Contribution	\$15.69
		Total Monthly Contribution	\$4,896.75

#### Comments:

The cost for this component has been provided by the client and incorporated into this analysis at their request.

According to the association the roofs in pahse 1 were replaced in 1999.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. Fees for these services vary based on the size of the project and detail required by the client, and have not been included in the cost used for this component. Should the client desire, a provision for a consultant can be incorporated into this analysis.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Roofs - Composition Shingle, Phase 2

Category	020 Roofs	Quantity	299,700 sq. ft.
		Unit Cost	\$3.000
		% of Replacement	100.00%
		Current Cost	\$899,100.00
Placed In Service	01/03	Future Cost	\$1,186,343.36
Useful Life	25		
		Assigned Reserves at FYB	\$0.00
Remaining Life	14	Monthly Member Contribution	\$5,905.72
Replacement Year	2027-2028	Monthly Interest Contribution	\$18.98
		Total Monthly Contribution	\$5,924.71

#### Comments:

The cost for this component has been provided by the client and incorporated into this analysis at their request.

According to the association the roofs in pahse 2 were replaced in 2003.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. Fees for these services vary based on the size of the project and detail required by the client, and have not been included in the cost used for this component. Should the client desire, a provision for a consultant can be incorporated into this analysis.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Building Exterior - Siding, Unfunded

Category	030 Painting	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/70	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

It is our understanding that the community is currently replacing siding on an as needed basis during the painting cycle. The current painting components listed in this analysis reflect siding repairs.

Should the client request, we can add a siding component into this analysis for future siding repairs or replacement.

### Painting - Buildings, Phase 1 Unfunded

Category	030 Painting	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/09	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

This is the exterior painting of building 3. The useful life and cost estimates have been provided by the client.

At the request of the client, budgeting for this component has been excluded as it will be budgeted for in the client's operating budget or funded by the reserve contingency. This component is listed for inventory purposes only.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Painting - Buildings, Phase 10 Unfunded

Category	030 Painting	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/13	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

This is the exterior painting of building 16, 17, 23, 49, 52, 63, 67, 68, 78, 79, 85, 86.

At the request of the client, budgeting for this component has been excluded as it will be budgeted for in the client's operating budget or funded by the reserve contingency. This component is listed for inventory purposes only.

### Painting - Buildings, Phase 2 Unfunded

Category	030 Painting	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/12	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

This is the exterior painting of building 5 & 19.

At the request of the client, budgeting for this component has been excluded as it will be budgeted for in the client's operating budget or funded by the reserve contingency. This component is listed for inventory purposes only.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Painting - Buildings, Phase 3 Unfunded

Category	030 Painting	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/06	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

This is the exterior painting of building 15.

At the request of the client, budgeting for this component has been excluded as it will be budgeted for in the client's operating budget or funded by the reserve contingency. This component is listed for inventory purposes only.

### Painting - Buildings, Phase 4 Unfunded

Category	030 Painting	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/07	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

This is the exterior painting of building 1, 14, 18, 20, 21, 22, 32.

At the request of the client, budgeting for this component has been excluded as it will be budgeted for in the client's operating budget or funded by the reserve contingency. This component is listed for inventory purposes only.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Painting - Buildings, Phase 5 Unfunded

Category	030 Painting	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/08	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

This is the exterior painting of building 2, 26, 27, 44, 45, 47, 48.

At the request of the client, budgeting for this component has been excluded as it will be budgeted for in the client's operating budget or funded by the reserve contingency. This component is listed for inventory purposes only.

### Painting - Buildings, Phase 6 Unfunded

Category	030 Painting	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/09	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

This is the exterior painting of building 8, 9, 11, 12, 13, 25, 28, 29, 35, 37, 38, 41.

At the request of the client, budgeting for this component has been excluded as it will be budgeted for in the client's operating budget or funded by the reserve contingency. This component is listed for inventory purposes only.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Painting - Buildings, Phase 7 Unfunded

Category	030 Painting	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/10	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

This is the exterior painting of building 4, 7, 10, 24, 34, 39, 40, 43, 53, 55, 57, 59, 60, 61, 72, 73.

At the request of the client, budgeting for this component has been excluded as it will be budgeted for in the client's operating budget or funded by the reserve contingency. This component is listed for inventory purposes only.

### Painting - Buildings, Phase 8 Unfunded

Category	030 Painting	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/11	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

This is the exterior painting of building 6, 30, 31, 33, 54, 62, 64, 65, 66, 71, 77.

At the request of the client, budgeting for this component has been excluded as it will be budgeted for in the client's operating budget or funded by the reserve contingency. This component is listed for inventory purposes only.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Painting - Buildings, Phase 9 Unfunded

Category	030 Painting	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/12	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

This is the exterior painting of building 36, 42, 50, 51, 56, 58, 69, 70, 74, 75, 76, 80, 81, 82, 83, 84.

At the request of the client, budgeting for this component has been excluded as it will be budgeted for in the client's operating budget or funded by the reserve contingency. This component is listed for inventory purposes only.

### Fencing - Split Rail

Category	040 Fencing	Quantity	1 total
		Unit Cost	\$10,921.00
		% of Replacement	100.00%
		Current Cost	\$10,921.00
Placed In Service	01/04	Future Cost	\$13,312.64
Useful Life	20		
		Assigned Reserves at FYB	\$0.00
Remaining Life	10	Monthly Member Contribution	\$97.95
Replacement Year	2023-2024	Monthly Interest Contribution	\$0.31
		Total Monthly Contribution	\$98.27

Comments:

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.



# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Fencing - Vinyl

Category	040 Fencing	Quantity	1 total
		Unit Cost	\$19,527.000
		% of Replacement	100.00%
		Current Cost	\$19,527.00
Placed In Service	01/04	Future Cost	\$29,016.09
Useful Life	30		
		Assigned Reserves at FYB	\$0.00
Remaining Life	20	Monthly Member Contribution	\$93.17
Replacement Year	2033-2034	Monthly Interest Contribution	\$0.30
		Total Monthly Contribution	\$93.47

Comments:

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

### Fencing - Wire

Category	040 Fencing	Quantity	1 total
		Unit Cost	\$3,602.000
		% of Replacement	100.00%
		Current Cost	\$3,602.00
Placed In Service	01/89	Future Cost	\$3,976.90
Useful Life	30		
		Assigned Reserves at FYB	\$0.00
Remaining Life	5	Monthly Member Contribution	\$62.61
Replacement Year	2018-2019	Monthly Interest Contribution	\$0.20
		Total Monthly Contribution	\$62.81

Comments:

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Fencing - Wood, Solid Board

Category	040 Fencing	Quantity	192 lin. ft.
		Unit Cost	\$50.020
		% of Replacement	100.00%
		Current Cost	\$9,603.84
Placed In Service	01/06	Future Cost	\$11,252.43
Useful Life	16		
		Assigned Reserves at FYB	\$0.00
Remaining Life	8	Monthly Member Contribution	\$106.33
Replacement Year	2021-2022	Monthly Interest Contribution	\$0.34
		Total Monthly Contribution	\$106.67

Comments:

This is a 6' high wood solid board fencing located around the yard.

The cost and placed in service date for this component has been provided by the client.

### Fencing - Wrought Iron

Category	040 Fencing	Quantity	260 lin. ft.
		Unit Cost	\$56.000
		% of Replacement	100.00%
		Current Cost	\$14,560.00
Placed In Service	01/11	Future Cost	\$19,595.84
Useful Life	18		
		Assigned Reserves at FYB	\$0.00
Remaining Life	15	Monthly Member Contribution	\$89.82
Replacement Year	2028-2029	Monthly Interest Contribution	\$0.29
		Total Monthly Contribution	\$90.11

Comments:

This is a 6' high wrought iron fencing located around the pool area.

The cost and placed in service date for this component has been provided by the client.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Building Exterior - Lighting, Unfunded

Category	050 Lighting	Quantity	177 fixtures
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/70	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

These are the address lights located on the exterior areas of the buildings.

At the request of the client, budgeting for this component has been excluded as it will be budgeted for in the client's operating budget or funded by the reserve contingency. This component is listed for inventory purposes only.

### Lighting - Pathway Fixtures, Unfunded

Category	050 Lighting	Quantity	17 fixtures
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/70	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

These are the pathway fixtures located throughout the community.

The number of fixtures has been provided by the client.

At the request of the client, budgeting for this component has been excluded as it will be budgeted for in the client's operating budget or funded by the reserve contingency. This component is listed for inventory purposes only.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Lighting - Street Lights, Unfunded

Category	050 Lighting	Quantity	8 fixtures
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/70	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

These are street light located throughout the community.

The number of lights has been provided by the client.

At the request of the client, budgeting for this component has been excluded as it will be budgeted for in the client's operating budget or funded by the reserve contingency. This component is listed for inventory purposes only.

### Pool - Filter, Unfunded

Category	060 Pool Area	Quantity	2 filters
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/05	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

Per the client, due to the nature and size of this expense, funding for this component has been excluded. It is anticipated that any expenditures can be effectively budgeted for by the client's operating and/or reserve contingency funds. This component is listed for inventory purposes only.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Pool - Heater

Category	060 Pool Area	Quantity	1 heater
		Unit Cost	\$4,000.00
		% of Replacement	100.00%
		Current Cost	\$4,000.00
Placed In Service	01/13	Future Cost	\$4,416.32
Useful Life	6		
		Assigned Reserves at FYB	\$0.00
Remaining Life	5	Monthly Member Contribution	\$69.53
Replacement Year	2018-2019	Monthly Interest Contribution	\$0.22
		Total Monthly Contribution	\$69.75

Comments:

This is a 336,000 BTU Raypak heater located in the equipment room within the clubhouse in the pool area.

The cost, useful life and placed in service date for this component has been provided by the client.

### Pool - Replaster & Tile Replacement

Category	060 Pool Area	Quantity	1 pool
		Unit Cost	\$26,000.00
		% of Replacement	100.00%
		Current Cost	\$26,000.00
Placed In Service	01/11	Future Cost	\$32,974.29
Useful Life	15		
		Assigned Reserves at FYB	\$0.00
Remaining Life	12	Monthly Member Contribution	\$196.78
Replacement Year	2025-2026	Monthly Interest Contribution	\$0.63
		Total Monthly Contribution	\$197.41

Comments:

This is the replastering of the pool.

The cost and placed in service date for this component has been provided by the client.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Pool Area - Pool Cover

Category	060 Pool Area	Quantity	1 cover
		Unit Cost	\$4,000.000
		% of Replacement	100.00%
		Current Cost	\$4,000.00
Placed In Service	01/70	Future Cost	\$4,161.60
Useful Life	12		
Adjustment	+34	Assigned Reserves at FYB	\$0.00
Remaining Life	2	Monthly Member Contribution	\$170.54
Replacement Year	2015-2016	Monthly Interest Contribution	\$0.55
		Total Monthly Contribution	\$171.09

Comments:

This is a winter style pool cover located in the pool area.

### Spa - Filter, Unfunded

Category	060 Pool Area	Quantity	1 filter
		Unit Cost	\$0.000
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/05	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

This is a 4.91 sq. ft. filter.

Per the client, due to the nature and size of this expense, funding for this component has been excluded. It is anticipated that any expenditures can be effectively budgeted for by the client's operating and/or reserve contingency funds. This component is listed for inventory purposes only.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Spa - Heater

Category	060 Pool Area	Quantity	1 heater
		Unit Cost	\$1,500.00
		% of Replacement	100.00%
		Current Cost	\$1,500.00
Placed In Service	01/13	Future Cost	\$1,656.12
Useful Life	6		
		Assigned Reserves at FYB	\$0.00
Remaining Life	5	Monthly Member Contribution	\$26.07
Replacement Year	2018-2019	Monthly Interest Contribution	\$0.08
		Total Monthly Contribution	\$26.16

Comments:

This is the spa heater located in the equipement room.

The cost, useful life and placed in service date for this component has been provided by the client.

### Spa - Refiberglass Replacement

Category	060 Pool Area	Quantity	1 spa
		Unit Cost	\$5,000.00
		% of Replacement	100.00%
		Current Cost	\$5,000.00
Placed In Service	01/70	Future Cost	\$5,306.04
Useful Life	15		
Adjustment	+32	Assigned Reserves at FYB	\$0.00
Remaining Life	3	Monthly Member Contribution	\$143.02
Replacement Year	2016-2017	Monthly Interest Contribution	\$0.46
		Total Monthly Contribution	\$143.48

Comments:

This is the replacement of the fiberglass spa insert for the spa located inside the clubhouse in the pool area.

The useful life estimate for this component has been provided by the client.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Clubhouse - Boiler

Category	070 Clubhouse	Quantity	1 boiler
		Unit Cost	\$10,000.00
		% of Replacement	100.00%
		Current Cost	\$10,000.00
Placed In Service	01/70	Future Cost	\$10,612.08
Useful Life	45		
Adjustment	+2	Assigned Reserves at FYB	\$0.00
Remaining Life	3	Monthly Member Contribution	\$286.05
Replacement Year	2016-2017	Monthly Interest Contribution	\$0.92
		Total Monthly Contribution	\$286.97

Comments:

This is an American Standard boiler located in the equipment room within the clubhouse.

The cost and useful life have been provided by the client.

Heavy construction, industrial boilers can be expected to last approximately 15 years before refurbishment (including retubing) may be required. Refurbishing costs can be estimated at approximately 1/2 replacement costs and may be included as a separate item in the analysis. Complete replacement may be necessary between 25 to 30 years of age. Some good quality units can be refurbished to last the life of the facility without the need for complete replacement. Exposed, light construction units will require complete replacement at approximately 15 years of age.

Residential quality units cost approximately 30% less than industrial units. Costs are based on an 80% efficiency ratio (BTU Input/Output). Pool heaters (70% efficiency) cost between 50% to 75% less than industrial boilers (see pool and spa heaters priced separately in this library).



# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Clubhouse - Exercise Room, Ceramic Tile, Shower

Category	070 Clubhouse	Quantity	4 Showers
		Unit Cost	\$753.000
		% of Replacement	103.00%
		Current Cost	\$3,102.36
Placed In Service	01/70	Future Cost	\$3,292.25
Useful Life	25		
Adjustment	+22	Assigned Reserves at FYB	\$0.00
Remaining Life	3	Monthly Member Contribution	\$88.74
Replacement Year	2016-2017	Monthly Interest Contribution	\$0.29
		Total Monthly Contribution	\$89.03

#### Comments:

These are tile shower stalls in exercise room within the clubhouse.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

The cost and replacement year have been provided by the client.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Clubhouse - Floor Cover, Laminate

Category	070 Clubhouse	Quantity	358 sq. ft.
		Unit Cost	\$8.750
		% of Replacement	103.00%
		Current Cost	\$3,226.48
Placed In Service	01/70	Future Cost	\$3,423.96
Useful Life	30		
Adjustment	+17	Assigned Reserves at FYB	\$0.00
Remaining Life	3	Monthly Member Contribution	\$92.29
Replacement Year	2016-2017	Monthly Interest Contribution	\$0.30
		Total Monthly Contribution	\$92.59

#### Comments:

This is the laminate flooring located in the clubhouse.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

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

The cost and replacement year have been provided by the client.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Clubhouse - Furniture

Category	070 Clubhouse	Quantity	1 total
		Unit Cost	\$20,000.00
		% of Replacement	100.00%
		Current Cost	\$20,000.00
Placed In Service	01/70	Future Cost	\$21,224.16
Useful Life	15		
Adjustment	+32	Assigned Reserves at FYB	\$0.00
Remaining Life	3	Monthly Member Contribution	\$572.10
Replacement Year	2016-2017	Monthly Interest Contribution	\$1.84
		Total Monthly Contribution	\$573.94

Comments:

This is the furniture located within the clubhouse.

The cost and replacement year have been provided by the client.

15 chair with arms	@	\$250.00	=	\$3,750.00
5 upholstered sofa 8'	@	\$1,000.00	=	\$5,000.00
4 upholstered chair with arms	@	\$350.00	=	\$1,400.00
4 wood tables 3.5"	@	\$500.00	=	\$2,000.00
3 wood end tables	@	\$400.00	=	\$1,200.00
2 coffee table	@	\$250.00	=	\$500.00
1 pool table	@	\$4,500.00	=	\$4,500.00
1 ping pong table	@	\$650.00	=	\$650.00
1 piano	@	\$1,000.00	=	\$1,000.00
		TOTAL	=	\$20,000.00

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Clubhouse - HVAC Furnace, Gas

Category	070 Clubhouse	Quantity	1 Furnace
		Unit Cost	\$10,000.00
		% of Replacement	100.00%
		Current Cost	\$10,000.00
Placed In Service	01/70	Future Cost	\$11,040.81
Useful Life	10		
Adjustment	+39	Assigned Reserves at FYB	\$0.00
Remaining Life	5	Monthly Member Contribution	\$173.82
Replacement Year	2018-2019	Monthly Interest Contribution	\$0.56
		Total Monthly Contribution	\$174.38

Comments:

This is the HVAC system in the clubhouse.

The cost and remaining life for this component has been provided by the client.

### Clubhouse - Kitchen, Cabinets/Counters

Category	070 Clubhouse	Quantity	1 total
		Unit Cost	\$1,701.00
		% of Replacement	100.00%
		Current Cost	\$1,701.00
Placed In Service	01/70	Future Cost	\$1,805.11
Useful Life	25		
Adjustment	+22	Assigned Reserves at FYB	\$0.00
Remaining Life	3	Monthly Member Contribution	\$48.66
Replacement Year	2016-2017	Monthly Interest Contribution	\$0.16
		Total Monthly Contribution	\$48.81

Comments:

This refers to the cabinets and counters in the kitchen inside the clubhouse.

The cost and replacement year have been provided by the client.

12 lin. Ft. of wall cabinets	@	\$100.00	=	\$1,200.00
6 lin. Ft. of laminated counters	@	\$51.00	=	\$306.00
3 lin. Ft. of base cabinets	@	\$65.00	=	\$195.00
		<b>TOTAL</b>	<b>=</b>	<b>\$1,701.00</b>

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Clubhouse - Kitchen, Sink

Category	070 Clubhouse	Quantity	1 total
		Unit Cost	\$350.00
		% of Replacement	100.00%
		Current Cost	\$350.00
Placed In Service	01/84	Future Cost	\$371.42
Useful Life	25		
Adjustment	+8	Assigned Reserves at FYB	\$0.00
Remaining Life	3	Monthly Member Contribution	\$10.01
Replacement Year	2016-2017	Monthly Interest Contribution	\$0.03
		Total Monthly Contribution	\$10.04

Comments:

This is the stainless steel sink located in the kitchen within the clubhouse.

The cost and replacement year have been provided by the client.

1 single tub sink, stainless	@	\$350.00	=	\$350.00
		TOTAL	=	\$350.00

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Clubhouse - Kitchens, Appliances

Category	070 Clubhouse	Quantity	1 total
		Unit Cost	\$4,400.00
		% of Replacement	100.00%
		Current Cost	\$4,400.00
		Future Cost	\$4,669.32
Placed In Service	01/70		
Useful Life	25		
Adjustment	+22	Assigned Reserves at FYB	\$0.00
Remaining Life	3	Monthly Member Contribution	\$125.86
Replacement Year	2016-2017	Monthly Interest Contribution	\$0.40
		Total Monthly Contribution	\$126.27

Comments:

These are the kitchen appliances located in the clubhouse.

The cost and replacement year have been provided by the client.

1 refrigerators	@	\$1,400.00	=	\$1,400.00
1 dishwashers	@	\$1,500.00	=	\$1,500.00
1 oven/4-burner range	@	\$1,500.00	=	\$1,500.00
		TOTAL	=	\$4,400.00

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Clubhouse - Lighting, Interior

Category	070 Clubhouse	Quantity	1 total
		Unit Cost	\$7,400.00
		% of Replacement	100.00%
		Current Cost	\$7,400.00
		Future Cost	\$9,384.99
Placed In Service	01/70		
Useful Life	25		
Adjustment	+31	Assigned Reserves at FYB	\$0.00
Remaining Life	12	Monthly Member Contribution	\$56.01
Replacement Year	2025-2026	Monthly Interest Contribution	\$0.18
		Total Monthly Contribution	\$56.19

Comments:

These are interior lights located throughout the clubhouse.

The cost and replacement year have been provided by the client.

14 - recessed cans	@	\$85.00	=	\$1,190.00
12 - hanging fixtures	@	\$75.00	=	\$900.00
9 - wall mounts	@	\$85.00	=	\$765.00
8 - ceiling fixtures	@	\$75.00	=	\$600.00
6 - ceiling fan fixtures	@	\$50.00	=	\$300.00
5 - 3-bulb vanity	@	\$350.00	=	\$1,750.00
3 - emergency fixtures	@	\$200.00	=	\$600.00
2 - Lighted exit signs	@	\$350.00	=	\$700.00
2 - 4' fluorescent fixtures	@	\$250.00	=	\$500.00
1 - round cylinder tracks	@	\$95.00	=	\$95.00
		TOTAL	=	\$7,400.00

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Clubhouse - Painting, Interior

Category	070 Clubhouse	Quantity	10,473 sq. ft.
		Unit Cost	\$0.526
		% of Replacement	100.00%
		Current Cost	\$5,508.80
Placed In Service	01/10	Future Cost	\$5,962.90
Useful Life	8		
		Assigned Reserves at FYB	\$0.00
Remaining Life	4	Monthly Member Contribution	\$118.94
Replacement Year	2017-2018	Monthly Interest Contribution	\$0.38
		Total Monthly Contribution	\$119.32

Comments:

This is painting the interior sections of the clubhouse.

The cost and placed in service date for this component has been provided by the client.

### Clubhouse - Restrooms, Partitions

Category	070 Clubhouse	Quantity	1 total
		Unit Cost	\$8,700.000
		% of Replacement	100.00%
		Current Cost	\$8,700.00
Placed In Service	01/70	Future Cost	\$9,232.51
Useful Life	25		
Adjustment	+22	Assigned Reserves at FYB	\$0.00
Remaining Life	3	Monthly Member Contribution	\$248.86
Replacement Year	2016-2017	Monthly Interest Contribution	\$0.80
		Total Monthly Contribution	\$249.66

Comments:

These are metal partitions with a baked enamel finish. Restrooms and exercise room consist of the following partitions:

The cost and replacement year have been provided by the client.

7 toilet partitions	@	\$1,100.00	=	\$7,700.00
1 urinal partition	@	\$1,000.00	=	\$1,000.00
		TOTAL	=	\$8,700.00



# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Clubhouse - Restrooms, Plumbing Fixtures

Category	070 Clubhouse	Quantity	1 total
		Unit Cost	\$3,600.00
		% of Replacement	100.00%
		Current Cost	\$3,600.00
Placed In Service	01/11	Future Cost	\$3,820.35
Useful Life	25		
Adjustment	-19	Assigned Reserves at FYB	\$0.00
Remaining Life	3	Monthly Member Contribution	\$102.98
Replacement Year	2016-2017	Monthly Interest Contribution	\$0.33
		Total Monthly Contribution	\$103.31

Comments:

The restrooms and exercise room consist of the following plumbing fixtures.

The cost and replacement year have been provided by the client.

7 toilets, tank type	@	\$300.00	=	\$2,100.00
2 urinal, wall mount unit	@	\$750.00	=	\$1,500.00
		<b>TOTAL</b>	<b>=</b>	<b>\$3,600.00</b>

### Clubhouse - Sauna, Heater

Category	070 Clubhouse	Quantity	1 total
		Unit Cost	\$1,400.00
		% of Replacement	100.00%
		Current Cost	\$1,400.00
Placed In Service	01/11	Future Cost	\$1,456.56
Useful Life	20		
Adjustment	-15	Assigned Reserves at FYB	\$0.00
Remaining Life	2	Monthly Member Contribution	\$59.69
Replacement Year	2015-2016	Monthly Interest Contribution	\$0.19
		Total Monthly Contribution	\$59.88

Comments:

The cost and replacement year have been provided by the client.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Clubhouse - Sauna, Wood Replacement

Category	070 Clubhouse	Quantity	1 total
		Unit Cost	\$2,200.00
		% of Replacement	100.00%
		Current Cost	\$2,200.00
Placed In Service	01/11	Future Cost	\$3,401.16
Useful Life	25		
		Assigned Reserves at FYB	\$0.00
Remaining Life	22	Monthly Member Contribution	\$9.66
Replacement Year	2035-2036	Monthly Interest Contribution	\$0.03
		Total Monthly Contribution	\$9.69

Comments:

The cost and placed in service date for this component has been provided by the client.

According to the association, the sauna wood replacement was installed in 2011.

### Clubhouse - Water Heater

Category	070 Clubhouse	Quantity	1 heater
		Unit Cost	\$1,000.00
		% of Replacement	100.00%
		Current Cost	\$1,000.00
Placed In Service	01/14	Future Cost	\$1,268.24
Useful Life	12		
		Assigned Reserves at FYB	\$0.00
Remaining Life	12	Monthly Member Contribution	\$7.57
Replacement Year	2025-2026	Monthly Interest Contribution	\$0.02
		Total Monthly Contribution	\$7.59

Comments:

This is a Bradford/White 50G water heater located in the equipment room in the clubhouse.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Clubhouse - Floor Cover, Carpet / Sub Floor

Category	075 Interior	Quantity	315 sq. yds.
		Unit Cost	\$17.250
		% of Replacement	107.00%
		Current Cost	\$5,814.11
Placed In Service	01/04	Future Cost	\$6,169.98
Useful Life	8		
Adjustment	+5	Assigned Reserves at FYB	\$0.00
Remaining Life	3	Monthly Member Contribution	\$166.31
Replacement Year	2016-2017	Monthly Interest Contribution	\$0.53
		Total Monthly Contribution	\$166.85

Comments:

This is the carpeting and sub floor located within the clubhouse.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

The cost and replacement year for this component has been provided by the client.

### Exterior - Door & Windows, Unfunded

Category	080 Exterior	Quantity	1 comment
		Unit Cost	\$0.000
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/70	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

It is our understanding that the homeowners are currently responsible ....

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Gutters & Downspouts, Unfunded

Category	080 Exterior	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/70	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

These are painted metal downspouts and gutters.

Rain gutter and downspouts typically last for a very long time and are rarely replaced in their entirety; accordingly, we have not budgeted for complete replacement. However, it is recommended that the client include a line item in the annual operating budget for periodic inspections and repairs that may be necessary from time to time.

### Irrigation - Controllers, Unfunded

Category	080 Exterior	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/70	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

It is anticipated that not all of the irrigation controllers will need replacement at one time.

Therefore, due to the nature and size of this expense, funding for this component has been excluded. It is anticipated that any expenditures can be effectively budgeted for by the client's operating and/or reserve contingency funds. This component is listed for inventory purposes only.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Grounds - Dumpster Enclosures, Newer Unfunded

Category	090 Grounds	Quantity	7 enclosures
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/07	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

These are the 7 newer style dumpster enclosures located throughout the community.

At the request of the client, budgeting for this component has been excluded at this time. This component is listed for inventory purposes only.

### Grounds - Dumpster Enclosures, Older

Category	090 Grounds	Quantity	7 enclosures
		Unit Cost	\$5,500.00
		% of Replacement	100.00%
		Current Cost	\$38,500.00
Placed In Service	01/70	Future Cost	\$40,856.51
Useful Life	15		
Adjustment	+32	Assigned Reserves at FYB	\$0.00
Remaining Life	3	Monthly Member Contribution	\$1,101.29
Replacement Year	2016-2017	Monthly Interest Contribution	\$3.54
		Total Monthly Contribution	\$1,104.83

Comments:

These are the 7 older style dumpster enclosures located throughout the community.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Landscape - Tree Health & Replace

Category	091 Landscape	Quantity	1 total
		Unit Cost	\$20,000.000
		% of Replacement	100.00%
		Current Cost	\$20,000.00
Placed In Service	01/70	Future Cost	\$22,081.62
Useful Life	10		
Adjustment	+39	Assigned Reserves at FYB	\$0.00
Remaining Life	5	Monthly Member Contribution	\$347.64
Replacement Year	2018-2019	Monthly Interest Contribution	\$1.12
		Total Monthly Contribution	\$348.76

Comments:

The cost replacement year for this component has been provided by the client.

### Capital Equipment - Computer

Category	095 Capital Equipment	Quantity	1 computer
		Unit Cost	\$1,200.000
		% of Replacement	100.00%
		Current Cost	\$1,200.00
Placed In Service	01/10	Future Cost	\$1,248.48
Useful Life	4		
Adjustment	+2	Assigned Reserves at FYB	\$0.00
Remaining Life	2	Monthly Member Contribution	\$51.16
Replacement Year	2015-2016	Monthly Interest Contribution	\$0.16
		Total Monthly Contribution	\$51.33

Comments:

The inventory and remaining life estimates used for this component have been provided by the client's maintenance contractor.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Capital Equipment - Door Lock System

Category	095 Capital Equipment	Quantity	1 system
		Unit Cost	\$10,000.00
		% of Replacement	100.00%
		Current Cost	\$10,000.00
Placed In Service	01/11	Future Cost	\$11,950.93
Useful Life	12		
		Assigned Reserves at FYB	\$0.00
Remaining Life	9	Monthly Member Contribution	\$99.04
Replacement Year	2022-2023	Monthly Interest Contribution	\$0.32
		Total Monthly Contribution	\$99.35

Comments:

This is for the replacement of the entire mechanical system and two cards readers.

The inventory and remaining life estimates used for this component have been provided by the client's maintenance contractor.

### Capital Equipment - Mower 1

Category	095 Capital Equipment	Quantity	1 mower
		Unit Cost	\$8,000.00
		% of Replacement	100.00%
		Current Cost	\$8,000.00
Placed In Service	01/06	Future Cost	\$8,323.20
Useful Life	10		
		Assigned Reserves at FYB	\$0.00
Remaining Life	2	Monthly Member Contribution	\$341.08
Replacement Year	2015-2016	Monthly Interest Contribution	\$1.10
		Total Monthly Contribution	\$342.18

Comments:

The cost and placed in service date for this component has been provided by the client.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Capital Equipment - Mower 2

Category	095 Capital Equipment	Quantity	1 mower
		Unit Cost	\$8,000.000
		% of Replacement	100.00%
		Current Cost	\$8,000.00
Placed In Service	01/08	Future Cost	\$8,659.46
Useful Life	10		
		Assigned Reserves at FYB	\$0.00
Remaining Life	4	Monthly Member Contribution	\$172.72
Replacement Year	2017-2018	Monthly Interest Contribution	\$0.56
		Total Monthly Contribution	\$173.28

Comments:

The cost and placed in service date for this component has been provided by the client.

### Capital Equipment - Mower 3

Category	095 Capital Equipment	Quantity	1 mower
		Unit Cost	\$8,000.000
		% of Replacement	100.00%
		Current Cost	\$8,000.00
Placed In Service	01/10	Future Cost	\$9,009.30
Useful Life	10		
		Assigned Reserves at FYB	\$0.00
Remaining Life	6	Monthly Member Contribution	\$116.62
Replacement Year	2019-2020	Monthly Interest Contribution	\$0.37
		Total Monthly Contribution	\$116.99

Comments:

The cost and placed in service date for this component has been provided by the client.



# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Capital Equipment - Mower 4

Category	095 Capital Equipment	Quantity	1 mower
		Unit Cost	\$8,000.000
		% of Replacement	100.00%
		Current Cost	\$8,000.00
Placed In Service	01/12	Future Cost	\$9,373.28
Useful Life	10		
		Assigned Reserves at FYB	\$0.00
Remaining Life	8	Monthly Member Contribution	\$88.57
Replacement Year	2021-2022	Monthly Interest Contribution	\$0.28
		Total Monthly Contribution	\$88.86

Comments:

The cost and placed in service date for this component has been provided by the client.

### Capital Equipment - Tractor

Category	095 Capital Equipment	Quantity	1 tractor
		Unit Cost	\$28,000.000
		% of Replacement	100.00%
		Current Cost	\$28,000.00
Placed In Service	01/07	Future Cost	\$34,131.84
Useful Life	17		
		Assigned Reserves at FYB	\$0.00
Remaining Life	10	Monthly Member Contribution	\$251.14
Replacement Year	2023-2024	Monthly Interest Contribution	\$0.81
		Total Monthly Contribution	\$251.95

Comments:

The inventory and remaining life estimates used for this component have been provided by the client's maintenance contractor.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Irrigation - Canal Pump / Off Take

Category	096 Irrigation	Quantity	1 total
		Unit Cost	\$20,000.000
		% of Replacement	100.00%
		Current Cost	\$20,000.00
Placed In Service	01/70	Future Cost	\$26,917.37
Useful Life	15		
		Assigned Reserves at FYB	\$0.00
Remaining Life	0	Monthly Member Contribution	\$123.37
Replacement Year	2013-2014	Monthly Interest Contribution	\$0.40
		Total Monthly Contribution	\$123.77

Comments:

The cost and replacement year for this component has been provided by the client.

### Irrigation - Filter

Category	096 Irrigation	Quantity	1 total
		Unit Cost	\$12,000.000
		% of Replacement	100.00%
		Current Cost	\$12,000.00
Placed In Service	01/03	Future Cost	\$12,989.19
Useful Life	15		
		Assigned Reserves at FYB	\$0.00
Remaining Life	4	Monthly Member Contribution	\$259.09
Replacement Year	2017-2018	Monthly Interest Contribution	\$0.83
		Total Monthly Contribution	\$259.92

Comments:

The original cost including instalation was \$49,000. The replacement cost is listed above. According to the client their were serveral cost in the initial installation that were one time only costs.

The cost for this component has been provided by the client and incorporated into this analysis at their request.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Irrigation - Skid Pump

Category	096 Irrigation	Quantity	1 total
		Unit Cost	\$23,000.00
		% of Replacement	100.00%
		Current Cost	\$23,000.00
Placed In Service	01/03	Future Cost	\$24,895.94
Useful Life	15		
		Assigned Reserves at FYB	\$0.00
Remaining Life	4	Monthly Member Contribution	\$496.58
Replacement Year	2017-2018	Monthly Interest Contribution	\$1.60
		Total Monthly Contribution	\$498.18

Comments:

The original cost including installation was \$49,000. The replacement cost is listed above. According to the client there were several costs in the initial installation that were one-time only costs.

The cost for this component has been provided by the client and incorporated into this analysis at their request.

### Irrigation - Skid Pump Controls

Category	096 Irrigation	Quantity	1 total
		Unit Cost	\$25,000.00
		% of Replacement	100.00%
		Current Cost	\$25,000.00
Placed In Service	01/03	Future Cost	\$27,060.80
Useful Life	15		
		Assigned Reserves at FYB	\$0.00
Remaining Life	4	Monthly Member Contribution	\$539.76
Replacement Year	2017-2018	Monthly Interest Contribution	\$1.74
		Total Monthly Contribution	\$541.50

Comments:

The cost and replacement year for this component has been provided by the client.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Irrigation - Well Pumps, Well #1

Category	096 Irrigation	Quantity	1 total
		Unit Cost	\$3,500.00
		% of Replacement	100.00%
		Current Cost	\$3,500.00
Placed In Service	01/09	Future Cost	\$3,714.23
Useful Life	8		
		Assigned Reserves at FYB	\$0.00
Remaining Life	3	Monthly Member Contribution	\$100.12
Replacement Year	2016-2017	Monthly Interest Contribution	\$0.32
		Total Monthly Contribution	\$100.44

Comments:

This is the replacement of the pump and motor in well #1.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

### Irrigation - Well Pumps, Well #2

Category	096 Irrigation	Quantity	1 total
		Unit Cost	\$3,500.00
		% of Replacement	100.00%
		Current Cost	\$3,500.00
Placed In Service	01/11	Future Cost	\$3,864.28
Useful Life	8		
		Assigned Reserves at FYB	\$0.00
Remaining Life	5	Monthly Member Contribution	\$60.84
Replacement Year	2018-2019	Monthly Interest Contribution	\$0.20
		Total Monthly Contribution	\$61.03

Comments:

This is the replacement of the pump and motor in well #2.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Irrigation - Well Pumps, Well #3

Category	096 Irrigation	Quantity	1 total
		Unit Cost	\$3,500.00
		% of Replacement	100.00%
		Current Cost	\$3,500.00
Placed In Service	01/08	Future Cost	\$3,641.40
Useful Life	8		
		Assigned Reserves at FYB	\$0.00
Remaining Life	2	Monthly Member Contribution	\$149.22
Replacement Year	2015-2016	Monthly Interest Contribution	\$0.48
		Total Monthly Contribution	\$149.70

#### Comments:

This is the replacement of the pump and motor in well #3.

According to the client this well was drilled and a new pump and motor was installed at a cost of \$16,000. This analysis is only factoring in for the replacement of the pump and motor.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Raw Water Irrigation - Unfunded

Category	096 Irrigation	Quantity	1 comment
		Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	01/70	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

#### Comments:

It is our understanding that the board is addressing the need for a possible raw water irrigation system in the future. Should the board decide on a system, we can add a component to address this need at that time.

At the request of the client, budgeting for this component has been excluded at this time. This component is listed for inventory purposes only.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Recreation - Tennis Courts

Category	097 Recreation	Quantity	1 total
		Unit Cost	\$91,000.00
		% of Replacement	100.00%
		Current Cost	\$91,000.00
Placed In Service	01/70	Future Cost	\$100,471.35
Useful Life	20		
Adjustment	+29	Assigned Reserves at FYB	\$0.00
Remaining Life	5	Monthly Member Contribution	\$1,581.78
Replacement Year	2018-2019	Monthly Interest Contribution	\$5.08
		Total Monthly Contribution	\$1,586.87

#### Comments:

This is for the refurbishment of the two tennis courts located within the community.

The tennis courts are in need of refurbishment. It is our understanding that the community is not clear on which option the community would like to take regarding this component. There are currently several option that the board could take. Once a decision has been made we can include this component in this analysis.

The options in front of the board are; 2 new post tension courts with fence \$110,000, convert into grass/sand courts \$65,000, resurface asphalt \$50,000.

The cost and replacement year for this component has been provided by the client.

# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Lake - Liner

Category	098 Lake	Quantity	1 linerin. Ft.
		Unit Cost	\$85,000.00
		% of Replacement	100.00%
		Current Cost	\$85,000.00
Placed In Service	01/70	Future Cost	\$93,846.87
Useful Life	20		
Adjustment	+29	Assigned Reserves at FYB	\$0.00
Remaining Life	5	Monthly Member Contribution	\$1,477.49
Replacement Year	2018-2019	Monthly Interest Contribution	\$4.75
		Total Monthly Contribution	\$1,482.24

Comments:

This is the replacement of the lake liner located within the community.

The cost and replacement year for this component has been provided by the client.

### Retaining Walls - Concrete

Category	099 Retaining Walls	Quantity	1 total
		Unit Cost	\$16,900.00
		% of Replacement	100.00%
		Current Cost	\$16,900.00
Placed In Service	01/70	Future Cost	\$25,112.51
Useful Life	40		
Adjustment	+24	Assigned Reserves at FYB	\$0.00
Remaining Life	20	Monthly Member Contribution	\$80.64
Replacement Year	2033-2034	Monthly Interest Contribution	\$0.26
		Total Monthly Contribution	\$80.90

Comments:

The cost and replacement year for this component has been provided by the client.



# Adriel Hills Condominium Association

## Component Detail

Sorted by Category

### Retaining Walls - Concrete Block

Category	099 Retaining Walls	Quantity	1 total
		Unit Cost	\$25,600.000
		% of Replacement	100.00%
		Current Cost	\$25,600.00
Placed In Service	01/70	Future Cost	\$38,040.25
Useful Life	40		
Adjustment	+24	Assigned Reserves at FYB	\$0.00
Remaining Life	20	Monthly Member Contribution	\$122.15
Replacement Year	2033-2034	Monthly Interest Contribution	\$0.39
		Total Monthly Contribution	\$122.54

Comments:

The cost and replacement year for this component has been provided by the client.

### Retaining Walls - Timber

Category	099 Retaining Walls	Quantity	1 total
		Unit Cost	\$156,800.000
		% of Replacement	100.00%
		Current Cost	\$156,800.00
Placed In Service	01/70	Future Cost	\$191,138.33
Useful Life	20		
Adjustment	+34	Assigned Reserves at FYB	\$0.00
Remaining Life	10	Monthly Member Contribution	\$1,406.38
Replacement Year	2023-2024	Monthly Interest Contribution	\$4.52
		Total Monthly Contribution	\$1,410.90

Comments:

The cost and replacement year for this component has been provided by the client.

# Adriel Hills Condominium Association

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Number of components included in this reserve analysis is 82.