

West Loch Fairways

November 14, 2011

Dear West Loch Fairways Homeowners,

The Board of Directors of West Loch Fairways Homeowners Association has approved the 2012 budget and the Association dues to remain the same at \$60.00.

Capital expenses this year consisted of irrigation repairs, Tot Lot landscaping, sidewalk repairs, water feature pump motor replacement, moss rock wall and lamp pole painting.

The budget includes expenses for our day-to-day operations, as well as transfer to reserves or funds that the Association uses for capital expenditures. A copy of the 2012 operating budget is enclosed for your reference as well as an updated reserve study prepared by Hawaii First Inc., Managing Agent. Effective **January 1, 2012**, the Association dues will be as follows:

<u>Type of Unit</u>	<u>2011 Association Dues</u>	<u>2012 Association Dues</u>
All	\$60.00	\$60.00

As a reminder, payments are due on the first of each month. A late fee of \$20.00 will be assessed to a delinquent account after the grace period.

The Board has adopted the following priority of payment application for the Association:
(1) Legal Fees (2) Late Fees (3) Fines (4) Association dues.

If you prefer to change your method to the Surepay Electronic Bill Payment plan, please complete the enclosed form and return it to Hawaii First Inc., Attention: Accounting Department. You need to complete this form if you are a first time subscriber through Hawaii First Inc. Requests received by the 25th of each month will begin payments the following month. Please allow 10 days for processing.

Should you have any questions, please contact our property manager at Hawaii First Inc., Lynn Uyenco, (808) 531-5566 ext 3006.

Sincerely yours,

The Board of Directors
West Loch Fairways Homeowners Association

2012 Budget West Loch Fairways

		2011 Monthly	2012 Monthly	2012 Annual
Operating Revenues	Account Code			
Community Association Dues	40110	38,553	40,003	480,036
Reserve Contribution	40112	4,647	3,197	38,364
Architectural Review Fees	40130	330	330	3,960
Total Operating Revenues		43,530	43,530	522,360
Total Revenues		43,530	43,530	522,360
Operating Expenses				
Payroll				
Wages-Manager	70010	4,685	4,685	56,220
Payroll Tax FICA	70060	351	351	4,212
Payroll Tax FUTA	70070	37	15	180
Payroll Tax SUTA	70080	23	60	720
Workers Comp Insurance	70090	258	40	480
TDI Insurance	70100	30	30	360
Mileage Reimbursement	70120	135	135	1,620
Total Payroll		5,519	5,316	63,792
Administrative				
Admin, General	70300	350	480	5,760
Annual Assoc Meeting	70310	40	45	540
Admin, Newsletter	70342	400	400	4,800
Property Mgmt-Contract	70800	2,985	2,985	35,820
Property Mgmt-Reimbursables	70810	1,800	2,400	28,800
Property Mgmt-Payroll	70830	152	152	1,824
Legal Fees-General	70900	600	800	9,600
Professional Fees - Other	71100	330	330	3,960
Accounting Fees-Audit/Tax	71150	120	120	1,440
Total Administrative		6,777	7,712	92,544
Utilities				
Electricity-Common Areas	71200	2,500	2,500	30,000
Telephone, General	71500	187	187	2,244
Security, Alarm	71820	241	265	3,180
Total Utilities		2,928	2,952	35,424
Contract Services				
Landscape Maintenance Contract	71810	14,873	20,000	240,000
Security Contract, Alarm	71820	241	265	3,180
Tree Trimming	71860	4,200	-	-
Total Contract Services		19,314	20,265	243,180
Repairs & Maintenance				
Repairs/Maint-Water Feature	72125	750	550	6,600
Repairs/Maint-Electrical	72175	400	400	4,800
Repairs/Maint/Supplies-Irrigation	72190	700	700	8,400
Supplies-Grounds/Tools/Equipmnt	72220	75	75	900
Total Repairs & Maintenance		1,925	1,725	20,700
Insurance Exp & Gen Others				
Real Property Tax	72300	1,225	1,120	13,440
Taxes-General Excise	72500	65	65	780
Comprehensive Gen. Liability	72730	278	203	2,436
Commercial Umbrella	72740	290	310	3,720
Insurance-D&O	72720	625	665	7,980

2012 Budget West Loch Fairways

Total Insurance & General		2,483	2,363	28,356
Total Operating Expenses		38,946	40,333	483,996
Non-Operating Expenses				
Transfer to Reserves	76080	4,584	3,197	38,364
Total Expenses		43,530	43,530	522,360
Net Income		-	-	-
		2011	2012	
Association Dues/Month		\$53.55	\$55.56	
Reserve Contribution/Month		\$6.45	\$4.44	
Total Association Dues/Month		\$60.00	\$60.00	



HAWAII FIRST

WEST LOCH FAIRWAYS HOMEOWNERS ASSOCIATION 2012 RESERVE STUDY

**Hawaii First Inc.
800 Bethel Street #501
Honolulu, Hawaii 96813**

**Prepared by:
Lynn Uyenco**

Reviewed and Approved by:

**Richard Emery, RS-8, PRA
Reserve Specialist
Professional Reserve Analyst**

Property Description

A Reserve Study was prepared using the cash flow method of analysis for the West Loch Fairways Homeowners Association. The Reserve Study was prepared by the Managing Agent.

Operating experience and contractor bids were used to validate the replacement cost of certain major components. Meetings were conducted with the Site Manager to evaluate alternatives and to complete the Reserve Study. This Reserve Study has been prepared for the fiscal year ending Dec. 31, 2012. This study is an update of the FY 2011 reserve study.

It is important to recognize that a reserve study is a financial forecast of future funds required to maintain the capital components of the project. Hawaii law requires directors of the association to use reasonable efforts to project inflation, interest income, component inventory, component life & remaining life, and replacement costs of the project's components for a 20-year period. From this information, contributions are determined to fund the statutory replacement reserves. By its nature, a Reserve Study is an estimate to be used for annual budgeting purposes. The Reserve Study is a requirement of HRS 514A-83.6 and HRS 514B-148. The reserve study is not an audit or quality inspection of the project.

Based on this Reserve Study, West Loch Fairways has adopted a funding plan based on the cash flow method that provides full funding. The Reserve Study reflects that the Association is fully funded and has complied with the reserve requirements of HRS 514A-83.6 and HRS 514B-148; provided however, the association implements the funding plan and the criteria used reflects the project's actual operating experience during the life of the funding plan. The Reserve Study Specialist has no relationship with the association, its Directors, its Site Manager and has prepared this report as an independent professional.

West Loch Fairways 2012
Ewa Beach, HI
RA Current Assessment Funding Model Summary

Report Date	January 01, 2012
Budget Year Beginning	January 01, 2012
Budget Year Ending	December 31, 2012
Total Units	720

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	0.00%
Interest Rate on Reserve Deposit	4.00%
Tax Rate on Interest	0.00%
Contingency	0.00%
2012 Beginning Balance	\$360,000.00

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	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West Loch Fairways 2012
RA Current Assessment Funding Model Projection

Beginning Balance: \$360,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2012	507,000	38,364	10,775	129,000	280,139	192,956	145%
2013	522,210	38,364	12,740		331,243	243,542	136%
2014	537,876	38,364	13,554	30,766	352,394	265,483	132%
2015	554,013	38,364	14,581	26,225	379,114	294,149	128%
2016	570,633	38,364	14,898	45,020	387,356	305,747	126%
2017	587,752	38,364	16,797	5,796	436,721	360,166	121%
2018	605,385	38,364	18,908	2,388	491,604	421,264	116%
2019	623,546	38,364	20,707	12,299	538,376	475,570	113%
2020	642,252	38,364	23,070		599,810	545,802	109%
2021	661,520	38,364	24,118	35,229	627,063	583,535	107%
2022	681,366	38,364	13,339	331,947	346,819	318,509	108%
2023	701,807	38,364	8,209	179,950	213,442	203,870	104%
2024	722,861	38,364	10,072		261,878	272,976	95%
2025	744,547	38,364	10,600	35,245	275,597	309,742	88%
2026	766,883	38,364	11,832	18,151	307,642	367,165	83%
2027	789,889	38,364	10,163	91,920	264,250	352,332	75%
2028	813,586	38,364	10,371	43,327	269,658	389,171	69%
2029	837,994	38,364	11,660	16,528	303,153	456,844	66%
2030	863,134	38,364	11,482	54,478	298,521	489,650	60%
2031	889,028	38,364	13,475		350,360	581,809	60%

**West Loch Railways 2012
RA Spread Sheet**

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Electrical Boxes	21,000									
Guard Shack Roof	5,000									
Irrigation Controller Boxes	18,000									
Irrigation System	70,000									
Light Standards - Replacement Phase I										
Light Standards - Replacement Phase 2										
Office Equipment		2,122					2,388			
Security Cameras - Phase I				21,855						
Security Cameras - Phase II					11,255					
Sidewalk Repairs					33,765					
Visitor Parking - Overlay	15,000									
Visitor Parking - Seal						5,796				
Walls - Moss Rock								12,299		
Water Feature - Lighting				4,371						
Water Feature - Major Repairs										
Water Feature - Mechanical 1 Pump			9,548							11,743
Water Feature - Mechanical 2 Pumps			19,096							23,486
Year Total:	129,000		30,766	26,225	45,020	5,796	2,388	12,299		35,229

**West Loch Fairways 2012
RA Spread Sheet**

Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Electrical Boxes						32,717				
Guard Shack Roof						28,043				
Irrigation Controller Boxes										
Irrigation System	94,074									
Light Standards - Replacement Phase 1	120,952									
Light Standards - Replacement Phase 2		138,423								
Office Equipment	2,688				3,025				3,405	
Security Cameras - Phase I				29,371						
Security Cameras - Phase II					15,126					
Sidewalk Repairs		41,527							51,073	
Visitor Parking - Overlay						23,370				
Visitor Parking - Seal	6,720					7,790				
Walls - Moss Rock								16,528		
Water Feature - Lighting				5,874						
Water Feature - Major Repairs	107,513						14,442			
Water Feature - Mechanical 1 Pump							28,885			
Water Feature - Mechanical 2 Pumps										
Year Total:	331,947	179,950		35,245	18,151	91,920	43,327	16,528	54,478	

West Loch Fairways 2012
RA Math View - Current Assessment Funding Model - Expenditure

Description	Expenditures
Replacement Year 2012	
Electrical Boxes	21,000
Guard Shack Roof	5,000
Irrigation Controller Boxes	18,000
Irrigation System	70,000
Visitor Parking - Overlay	15,000
Total for 2012	\$129,000
<i>No Replacement in 2013</i>	
Replacement Year 2014	
Office Equipment	2,122
Water Feature - Mechanical 1 Pump	9,548
Water Feature - Mechanical 2 Pumps	19,096
Total for 2014	\$30,766
Replacement Year 2015	
Security Cameras - Phase I	21,855
Water Feature - Lighting	4,371
Total for 2015	\$26,225
Replacement Year 2016	
Security Cameras - Phase II	11,255
Sidewalk Repairs	33,765
Total for 2016	\$45,020
Replacement Year 2017	
Visitor Parking - Seal	5,796
Total for 2017	\$5,796
Replacement Year 2018	
Office Equipment	2,388
Total for 2018	\$2,388
Replacement Year 2019	
Walls - Moss Rock	12,299
Total for 2019	\$12,299
<i>No Replacement in 2020</i>	
Replacement Year 2021	
Water Feature - Mechanical 1 Pump	11,743

West Loch Fairways 2012
RA Math View - Current Assessment Funding Model - Expenditure

Description	Expenditures
Replacement Year 2021 continued...	
Water Feature - Mechanical 2 Pumps	23,486
Total for 2021	\$35,229
Replacement Year 2022	
Irrigation System	94,074
Light Standards - Replacement Phase 1	120,952
Office Equipment	2,688
Visitor Parking - Seal	6,720
Water Feature - Major Repairs	107,513
Total for 2022	\$331,947
Replacement Year 2023	
Light Standards - Replacement Phase 2	138,423
Sidewalk Repairs	41,527
Total for 2023	\$179,950
<i>No Replacement in 2024</i>	
Replacement Year 2025	
Security Cameras - Phase I	29,371
Water Feature - Lighting	5,874
Total for 2025	\$35,245
Replacement Year 2026	
Office Equipment	3,025
Security Cameras - Phase II	15,126
Total for 2026	\$18,151
Replacement Year 2027	
Electrical Boxes	32,717
Irrigation Controller Boxes	28,043
Visitor Parking - Overlay	23,370
Visitor Parking - Seal	7,790
Total for 2027	\$91,920
Replacement Year 2028	
Water Feature - Mechanical 1 Pump	14,442
Water Feature - Mechanical 2 Pumps	28,885
Total for 2028	\$43,327

West Loch Fairways 2012
RA Math View - Current Assessment Funding Model - Expenditure

Description	Expenditures
Replacement Year 2029	
Walls - Moss Rock	16,528
Total for 2029	\$16,528
Replacement Year 2030	
Office Equipment	3,405
Sidewalk Repairs	51,073
Total for 2030	\$54,478

**West Loch Fairways 2012
RA Detail Report by Category**

Electrical Boxes - 2012

Asset ID	1001	7 TOTAL	@ \$3,000.00
		Asset Cost	\$21,000.00
		Percent Replacement	100%
Placed in Service	Lighting	Future Cost	\$21,000.00
Useful Life	June 2012	Assigned Reserves	\$21,000.00
	15		
		Annual Assessment	\$2,346.64
Replacement Year	2012	Interest Contribution	\$93.87
Remaining Life	0	Reserve Allocation	\$2,440.50

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Lighting - Total Current Cost	\$21,000
Assigned Reserves	\$21,000
Fully Funded Reserves	\$21,000

**West Loch Fairways 2012
RA Detail Report by Category**

Guard Shack Roof - 2012

Asset ID	1002	1 TOTAL	@ \$5,000.00
		Asset Cost	\$5,000.00
		Percent Replacement	100%
Building		Future Cost	\$5,000.00
Placed in Service	January 1989	Assigned Reserves	\$5,000.00
Useful Life	20		
		Annual Assessment	\$435.54
Replacement Year	2012	Interest Contribution	<u>\$17.42</u>
Remaining Life	0	Reserve Allocation	\$452.96

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Building - Total Current Cost	\$5,000
Assigned Reserves	\$5,000
Fully Funded Reserves	\$5,000

**West Loch Fairways 2012
RA Detail Report by Category**

Irrigation System - 2012

Asset ID	1004	1 TOTAL	@ \$70,000.00
		Asset Cost	\$70,000.00
		Percent Replacement	100%
Grounds		Future Cost	\$70,000.00
Placed in Service	January 2012	Assigned Reserves	\$70,000.00
Useful Life	10		
		Annual Assessment	\$11,253.26
Replacement Year	2012	Interest Contribution	<u>\$450.13</u>
Remaining Life	0	Reserve Allocation	\$11,703.39

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Light Standards - Replacement Phase 1 - 2022

Asset ID	1005	1 TOTAL	@ \$90,000.00
		Asset Cost	\$90,000.00
		Percent Replacement	100%
Grounds		Future Cost	\$120,952.47
Placed in Service	June 2007	Assigned Reserves	\$69,666.67
Useful Life	15		
		Annual Assessment	\$2,132.70
Replacement Year	2022	Interest Contribution	<u>\$2,871.97</u>
Remaining Life	10	Reserve Allocation	\$5,004.68

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Light Standards - Replacement Phase 2 - 2023

Asset ID	1006	1 TOTAL	@ \$100,000.00
		Asset Cost	\$100,000.00
		Percent Replacement	100%
Grounds		Future Cost	\$138,423.39
Placed in Service	June 2008	Assigned Reserves	\$26,666.67
Useful Life	15		
		Annual Assessment	\$10,369.24
Replacement Year	2023	Interest Contribution	<u>\$1,481.44</u>
Remaining Life	11	Reserve Allocation	\$11,850.67

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West Loch Fairways 2012
RA Detail Report by Category

Sidewalk Repairs - 2016

Asset ID	1010	1 TOTAL	@ \$30,000.00
		Asset Cost	\$30,000.00
		Percent Replacement	100%
	Grounds	Future Cost	\$33,765.26
Placed in Service	June 2009	Assigned Reserves	\$30,000.00
Useful Life	7		
		Annual Assessment	
Replacement Year	2016	Interest Contribution	\$1,200.00
Remaining Life	4	Reserve Allocation	\$1,200.00

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Visitor Parking - Overlay - 2012

Asset ID	1011	1 TOTAL	@ \$15,000.00
		Asset Cost	\$15,000.00
		Percent Replacement	100%
	Grounds	Future Cost	\$15,000.00
Placed in Service	June 2012	Assigned Reserves	\$15,000.00
Useful Life	15		
		Annual Assessment	\$1,676.17
Replacement Year	2012	Interest Contribution	\$67.05
Remaining Life	0	Reserve Allocation	\$1,743.22

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Visitor Parking - Seal - 2017

Asset ID	1012	1 TOTAL	@ \$5,000.00
		Asset Cost	\$5,000.00
		Percent Replacement	100%
	Grounds	Future Cost	\$5,796.37
Placed in Service	January 2007	Assigned Reserves	\$5,000.00
Useful Life	5		
Adjustment	5	Annual Assessment	
Replacement Year	2017	Interest Contribution	\$200.00
Remaining Life	5	Reserve Allocation	\$200.00

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West Loch Fairways 2012
RA Detail Report by Category

Walls - Moss Rock - 2019

		1 TOTAL	@ \$10,000.00
Asset ID	1013	Asset Cost	\$10,000.00
		Percent Replacement	100%
	Grounds	Future Cost	\$12,298.74
Placed in Service	June 2009	Assigned Reserves	\$10,000.00
Useful Life	10		
		Annual Assessment	
Replacement Year	2019	Interest Contribution	<u>\$400.00</u>
Remaining Life	7	Reserve Allocation	<u>\$400.00</u>

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Water Feature - Lighting - 2015

		1 TOTAL	@ \$4,000.00
Asset ID	1014	Asset Cost	\$4,000.00
		Percent Replacement	100%
	Grounds	Future Cost	\$4,370.91
Placed in Service	June 2005	Assigned Reserves	\$4,000.00
Useful Life	10		
		Annual Assessment	
Replacement Year	2015	Interest Contribution	<u>\$160.00</u>
Remaining Life	3	Reserve Allocation	<u>\$160.00</u>

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Water Feature - Major Repairs - 2022

		1 TOTAL	@ \$80,000.00
Asset ID	1015	Asset Cost	\$80,000.00
		Percent Replacement	100%
	Grounds	Future Cost	\$107,513.31
Placed in Service	June 2007	Assigned Reserves	\$26,666.67
Useful Life	15		
		Annual Assessment	\$8,139.04
Replacement Year	2022	Interest Contribution	<u>\$1,392.23</u>
Remaining Life	10	Reserve Allocation	<u>\$9,531.27</u>

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**West Loch Fairways 2012
RA Detail Report by Category**

Water Feature - Mechanical 1 Pump - 2014

Asset ID	1016	1 TOTAL	@ \$9,000.00
		Asset Cost	\$9,000.00
		Percent Replacement	100%
Placed in Service	Grounds	Future Cost	\$9,548.10
Useful Life	June 2007	Assigned Reserves	\$9,000.00
	7		
Replacement Year	2014	Annual Assessment	
Remaining Life	2	Interest Contribution	\$360.00
		Reserve Allocation	\$360.00

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Water Feature - Mechanical 2 Pumps - 2014

Asset ID	1017	1 TOTAL	@ \$18,000.00
		Asset Cost	\$18,000.00
		Percent Replacement	100%
Placed in Service	Grounds	Future Cost	\$19,096.20
Useful Life	June 2007	Assigned Reserves	\$18,000.00
	7		
Replacement Year	2014	Annual Assessment	
Remaining Life	2	Interest Contribution	\$720.00
		Reserve Allocation	\$720.00

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Grounds - Total Current Cost	\$431,000
Assigned Reserves	\$284,000
Fully Funded Reserves	\$208,776

**West Loch Fairways 2012
RA Detail Report by Category**

Office Equipment - 2014

Asset ID	1007	1 TOTAL	@ \$2,000.00
		Asset Cost	\$2,000.00
		Percent Replacement	100%
Management Office		Future Cost	\$2,121.80
Placed in Service	June 2008	Assigned Reserves	\$2,000.00
Useful Life	4		
Adjustment	2	Annual Assessment	
Replacement Year	2014	Interest Contribution	<u>\$80.00</u>
Remaining Life	2	Reserve Allocation	<u>\$80.00</u>

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Management Office - Total Current Cost	\$2,000
Assigned Reserves	\$2,000
Fully Funded Reserves	\$1,333

**West Loch Fairways 2012
RA Detail Report by Category**

Security Cameras - Phase I - 2015

Asset ID	1008	1 TOTAL	@ \$20,000.00
		Asset Cost	\$20,000.00
		Percent Replacement	100%
	Amenities	Future Cost	\$21,854.54
Placed in Service	June 2005	Assigned Reserves	\$20,000.00
Useful Life	10		
		Annual Assessment	
Replacement Year	2015	Interest Contribution	<u>\$800.00</u>
Remaining Life	3	Reserve Allocation	<u>\$800.00</u>

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Security Cameras - Phase II - 2016

Asset ID	1009	1 TOTAL	@ \$10,000.00
		Asset Cost	\$10,000.00
		Percent Replacement	100%
	Amenities	Future Cost	\$11,255.09
Placed in Service	June 2006	Assigned Reserves	\$10,000.00
Useful Life	10		
		Annual Assessment	
Replacement Year	2016	Interest Contribution	<u>\$400.00</u>
Remaining Life	4	Reserve Allocation	<u>\$400.00</u>

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Amenities - Total Current Cost	\$30,000
Assigned Reserves	\$30,000
Fully Funded Reserves	\$20,000

**West Loch Fairways 2012
RA Detail Report by Category**

Detail Report Summary

Total of All Assets

Assigned Reserves	\$360,000.00
Annual Contribution	\$38,364.00
Annual Interest	\$10,774.56
Annual Allocation	\$49,138.56

Grand Total

Assigned Reserves	\$360,000.00
Annual Contribution	\$38,364.00
Annual Interest	\$10,774.56
Annual Allocation	\$49,138.56