



Proj No: 1074

Project Name: West Loch Fairways

GL ACCOUNT WORKSHEET for REVENUES/EXPENSES - MONTHLY BUDGET ANALYSIS

(for all budget input)

Approved budget to be effective on: January 1, 2018

Prepared By: Thomas Tabacco

Approved Date: October 17, 2017

2017 Budget	Actual Monthly Average	Proposed 2018 Budget	Approved 2018 Budget
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OPERATING DEPARTMENT

ASSESSMENTS/INCOME:

	2017 Budget	Actual Monthly Average	Proposed 2018 Budget	Approved 2018 Budget
ASSESSMENTS				
4025 Reserve Assessments	5,740	5,261	5,740	5,740
4030 Special Assessments(One-Time)		45,259		
4065 Community Association Dues	41,062	42,023	41,062	41,062
TOTAL ASSESSMENTS	46,802	92,543	46,802	46,802
USER FEE INCOME				
4230 Architectural Review/Design Fees		208		
TOTAL USER FEE INCOME	0	208	0	0
RENTAL INCOME				
4400 Rent Receipts		1,850		
TOTAL RENTAL INCOME	0	1,850	0	0
COLLECTIONS INCOME				
4710 Late Fees		950		
TOTAL COLLECTIONS INCOME	0	950	0	0
OTHER INCOME				
4810 Compliance Fines		171		
4835 Miscellaneous Income		0		
TOTAL OTHER INCOME	0	171	0	0
INVESTMENT INCOME				

TOTAL INCOME & ASSESSMENTS	46,802	95,723	46,802	46,802
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EXPENSES:

2017 Budget	Actual Monthly Average	Proposed 2018 Budget	Approved 2018 Budget
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ADMINISTRATIVE

5000	General Administrative	700	1,001	700	700
5010	Bad Debt		391		
5025	Supplies, RM/Association		121		
5030	Coupon Costs	655	432	670	670
5080	NSF Charges		5		
5090	Office Supplies	335	988	500	500
5095	Payroll Service	152	174	152	152
5100	Records Storage		344	330	330
5105	Reserve Studies			35	35
TOTAL ADMINISTRATIVE		1,842	3,455	2,387	2,387

COMMUNICATIONS

5210	Printing & Copying	500	846	900	900
5215	Postage	750	562	750	750
TOTAL COMMUNICATIONS		1,250	1,408	1,650	1,650

PAYROLL & BENEFITS

5300	RESIDENT/SITE MANAGER SALARIES	5,027	3,469	4,700	4,700
	Total Wages	5,027	3,469	4,700	4,700

OTHER BENEFITS

5390	WORKERS COMP. @ RATE =	320	148	233	233
	[(Total Wages + Employee Lodging) x WC Rate]				
5399	TDI @ RATE =	35	13	15	15
	[(Total Wages + Employee Lodging) x TDI Rate]				
5330	MEDICAL INSURANCE		221	646	646
5355	FICA @ RATE =	7.65%	385	265	265
	[Total Wages x FICA Rate]				
5360	FUTA @ RATE =	0.80%	35	4	10
	[(Total Wages + Employee Lodging) x FUTA Rate]				
5365	SUTA @ RATE =		120	120	120
	[(Total Wages + Employee Lodging) x SUTA Rate]				
TOTAL BENEFITS		895	651	1,289	1,289
TOTAL WAGES & BENEFITS		5,922	4,120	5,989	5,989



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		2017 Budget	Actual Monthly Average	Proposed 2018 Budget	Approved 2018 Budget
INSURANCE					
5405	General Insurance		-28		
5415	D&O Insurance Premiums	850	574	250	250
5420	Umbrella Liability Premiums	325	367	410	410
5445	General Liability Insurance Premiums	187	496	730	730
5460	Commercial Package Premiums	25	24	10	10
	TOTAL INSURANCE	1,387	1,433	1,400	1,400
UTILITIES					
6000	Electric Service	2,100	2,270	2,300	2,300
6050	Telephone Service	150	103	100	100
	TOTAL UTILITIES	2,250	2,373	2,400	2,400
LANDSCAPING					
6100	Grounds & Landscaping - Contract	20,589	22,772	20,589	20,589
	TOTAL LANDSCAPING	20,589	22,772	20,589	20,589
IRRIGATION					
6200	Irrigation Repair & Maintenance	550	515	550	550
	TOTAL IRRIGATION	550	515	550	550
CONTRACTED SERVICES					
6434	Pest Control	30	61	35	35
6440	Safety & Security	265	243	265	265
	TOTAL CONTRACTED SERVICES	295	304	300	300
REPAIR & MAINTENANCE					
6530	RM's Apartment Repairs & Maintenance		26		
6545	Electrical Supplies/Repair & Maintenance	700	1,011	500	500
6585	Fountain/Pond/Lake Repair & Maintenance	200			
6600	General Repair & Maintenance		-10		
6620	Grounds Repair & Maintenance	500	234	300	300
6715	Mileage Reimbursement		42		
	TOTAL REPAIR & MAINTENANCE	1,400	1,304	800	800
PROFESSIONAL SERVICES					
7000	Audit & Tax Services	166	262	131	131
7025	Legal Fees - Reimbursable		271		
7030	Legal Fees - General Counsel	800	382	455	455
7040	Management Fees	3,161	3,161	3,161	3,161
7095	Professional Fees - Common		7		
	TOTAL PROFESSIONAL SERVICES	4,127	4,083	3,747	3,747



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	2017 Budget	Actual Monthly Average	Proposed 2018 Budget	Approved 2018 Budget
ASSOCIATION OWNED UNIT EXPENSES				
8900 Maintenance Fee Expense		60		
8905 Owned Unit Repair & Maintenance		185		
TOTAL ASSOCIATION OWNED UNIT EXPENSES	0	245	0	0
TAXES				
9015 Real Property Tax	1,300	925	1,100	1,100
9025 General Excise Tax	150	144	150	150
TOTAL TAXES	1,450	1,069	1,250	1,250
OTHER EXPENSES				
9105 Reserve Expenditures	5,740	5,740	5,740	5,740
TOTAL OTHER EXPENSES	5,740	5,740	5,740	5,740
TOTAL OPERATING EXPENSES	46,802	48,820	46,802	46,802
NET INCOME/LOSS	0	46,903	0	0

RESERVES DEPARTMENT

Reserve Contribution/Assessment

4905 Reserves Contribution - from Op to Reserves	5,740		5,740	5,740
4910 Reserve Interest Income	67		885	885
RESERVE EXPENSES				
9800 Repair & Replacement Expenses	3,750	0	2,917	2,917
TOTAL RESERVE EXPENSES	3,750	0	2,917	2,917
Reserve Dept - Net Income/Loss	2,057	0	3,708	3,708



Associa[®] Hawaii

Reserves Division



West Loch Fairways 2017

Fort Weaver Road

Ewa Beach, HI

January 01, 2018

Prepared by Tom Tabacco

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IMPORTANT NOTE

The Association is planning to fund the painting/spalling repair and replacement of the fire doors by means of a loan of \$150,000 from Central Pacific Bank. This amount is added to the beginning balance of their reserve to fund the two specific projects.

Important Information

This document has been provided pursuant to an agreement containing restrictions on its use. No part of this document may be copied or distributed, in any form or by any means, nor disclosed to third parties without the expressed written permission of Certified Hawaii Reserves. The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, the Community Association Institute, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and reserve study preparation.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

Hawaii state law requires that your reserve analysis study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

Funding Methods

In the state of Hawaii there are two basic processes identified as industry standards: the **cash flow method** and the **percent funding method**. Certified Hawaii Reserves uses the cash flow method when performing reserve studies. While the percent funding method is available upon special request, it is strongly discouraged as this type of reserve study may not provide adequate replacement funding at the time a component becomes due unless each component is being fully (100%) funded.

The cash flow method (Certified Hawaii Reserves preferred method) develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a "window" in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. We at Certified Hawaii Reserves believe this is the most cost effective method that ensures adequate funding while meeting statutory compliance. Please keep in mind that this reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since this reserve study deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described.

Important Hawaii Statutory Legal Notices

Hawaii state law mandates specific limiting parameters when performing reserve analysis calculations with respect to

inflation rate calculations and interest rate calculations. The limiting parameters are as follows:

Hawaii Statute §16-107-65 (e)

Each year, the board shall adjust the amount of the estimated replacement reserves for an asset based on reasonable projections for inflation and for interest which will be earned during the estimated useful life of the asset. Adjustments for inflation shall not assume an annual inflation rate less than that of the Honolulu Consumer Price Index for All Urban Consumers for the prior year. Adjustments for interest earned shall not exceed the prior year's average interest rate for Seven-Year United States Treasury Bills.

In 2011 the HCPI was 3.70% and the Seven-year Treasury Bill rate was 2.16%

Thank You!

Certified Hawaii Reserves would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request. Certified Hawaii Reserves will provide you with one free revision upon request. Any requested revisions thereafter may be subject to charges based on time and material.

Minimum Reserve Balance (MRB)

By using the Component Assessment Funding model for calculating your reserves, the MRB is the minimum recommended balance that you should retain in your reserve account at the beginning of each calendar year. The MRB covers anticipated future costs for various components that will inevitably need repair or replacement. However, the time of occurrence and cost is unknown. This allowance is not meant to cover catastrophic events or gross maintenance negligence over time. Moreover, this allowance should be reviewed annually and adjusted to compensate for aging components and market price changes. Recommended MRB categories and amounts for your project are as follows:

Carpentry Allowance

Recommended Amount = \$2,000.00

Typical (but not limited to) components covered are: dry rot repair, wood trim, wood siding repairs, cabinetry, pergola and trellises etc.

Electrical Allowance

Recommended Amount = \$2,000.00

Typical (but not limited to) components covered are: rewiring, electric panels, sub panels etc.

Landscape Allowance

Recommended Amount = \$3,000.00

Typical (but not limited to) components covered are: irrigation repairs, tree and shrub replacement, beautification projects etc.

Masonry Allowance

Recommended Amount = \$3,000.00

Typical (but not limited to) components covered are: concrete repair, tile repair/replacement, CMU repair, rock wall repair etc.

Plumbing Allowance

Recommended Amount = \$5,000.00

Typical (but not limited to) components covered are: plumbing fixtures, backflow preventors, sewer and water line repair, riser repair etc.

Railing Allowance

Recommended Amount = \$10,000.00

Typical (but not limited to) components covered are: lanai railing, stairwell railing, guard rails etc.

Total Recommended MRB = \$25,000.00

**West Loch Fairways 2017
AHR CAFM Model Summary**

Report Date	January 01, 2018
Budget Year Beginning	January 01, 2018
Budget Year Ending	December 31, 2018
Total Units	720

<i>Report Parameters</i>	
Inflation	2.00%
Annual Assessment Increase	0.00%
Interest Rate on Reserve Deposit	2.00%
2018 Beginning Balance	\$507,000.00

Current Assessment Funding Model Summary of Calculations

Required Annual Contribution	\$58,872.00
<i>\$81.77 per unit annually</i>	
Average Net Annual Interest Earned	\$10,617.44
Total Annual Allocation to Reserves	\$69,489.44
<i>\$96.51 per unit annually</i>	

**West Loch Fairways 2017
AHR CAFM Model Projection**

Beginning Balance: \$507,000

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
2018	58,872	10,617	35,000	541,489
2019	58,872	11,089	45,900	565,551
2020	58,872	11,448	52,020	583,851
2021	58,872	12,281	28,653	626,352
2022	58,872	12,839	43,297	654,765
2023	58,872	11,954	115,928	609,662
2024	58,872	11,456	95,724	584,267
2025	58,872	12,518	17,230	638,427
2026	58,872	11,436	125,485	583,250
2027	58,872	8,182	233,043	417,261
2028	58,872	6,963	127,994	355,101
2029	58,872	7,906	18,651	403,229
2030	58,872	7,086	107,801	361,386
2031	58,872	4,085	216,032	208,311
2032	58,872	4,024	65,974	205,233
2033	58,872	4,071	60,564	207,612
2034	58,872	3,820	75,503	194,800
2035	58,872	4,653	21,004	237,322
2036	58,872	4,293	81,553	218,934
2037	58,872	5,119	21,852	261,073

**West Loch Fairways 2017
AHR Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2018	
Irrigation Major Repairs	15,000
Sidewalk Repairs	20,000
Total for 2018	\$35,000
Replacement Year 2019	
Irrigation Major Repairs	15,300
Water Feature - Mechanical Pumps	30,600
Total for 2019	\$45,900
Replacement Year 2020	
Irrigation Major Repairs	15,606
Security Cameras	36,414
Total for 2020	\$52,020
Replacement Year 2021	
Irrigation Major Repairs	15,918
Office Equipment	2,122
Visitor Parking - Seal	10,612
Total for 2021	\$28,653
Replacement Year 2022	
Irrigation Major Repairs	16,236
Sidewalk Repairs	21,649
Water Feature - Lighting	5,412
Total for 2022	\$43,297
Replacement Year 2023	
Irrigation Major Repairs	16,561
Light Standards - Painting	99,367
Total for 2023	\$115,928
Replacement Year 2024	
Irrigation Major Repairs	16,892
Walls - Moss Rock	22,523
Water Feature - Major Repairs	56,308
Total for 2024	\$95,724

**West Loch Fairways 2017
AHR Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2025	
Irrigation Major Repairs	17,230
Total for 2025	\$17,230
Replacement Year 2026	
Electrical Boxes	35,267
Irrigation Major Repairs	17,575
Office Equipment	2,343
Sidewalk Repairs	23,433
Visitor Parking - Seal	11,717
Water Feature - Mechanical Pumps	35,150
Total for 2026	\$125,485
Replacement Year 2027	
Irrigation Major Repairs	17,926
Light Standards - Replacement Phase 1	107,558
Light Standards - Replacement Phase 2	107,558
Total for 2027	\$233,043
Replacement Year 2028	
Irrigation Major Repairs	18,285
Light Standards - Replacement Phase 3	109,709
Total for 2028	\$127,994
Replacement Year 2029	
Irrigation Major Repairs	18,651
Total for 2029	\$18,651
Replacement Year 2030	
Guard Shack Renovation	19,024
Irrigation Major Repairs	19,024
Security Cameras	44,388
Sidewalk Repairs	25,365
Total for 2030	\$107,801
Replacement Year 2031	
Irrigation Major Repairs	19,404
Light Standards - Painting	116,425

**West Loch Fairways 2017
AHR Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2031 continued...</i>	
Office Equipment	2,587
Visitor Parking - Overlay	64,680
Visitor Parking - Seal	12,936
Total for 2031	\$216,032
Replacement Year 2032	
Irrigation Controller Boxes	39,584
Irrigation Major Repairs	19,792
Water Feature - Lighting	6,597
Total for 2032	\$65,974
Replacement Year 2033	
Irrigation Major Repairs	20,188
Water Feature - Mechanical Pumps	40,376
Total for 2033	\$60,564
Replacement Year 2034	
Irrigation Major Repairs	20,592
Sidewalk Repairs	27,456
Walls - Moss Rock	27,456
Total for 2034	\$75,503
Replacement Year 2035	
Irrigation Major Repairs	21,004
Total for 2035	\$21,004
Replacement Year 2036	
Electrical Boxes	42,990
Irrigation Major Repairs	21,424
Office Equipment	2,856
Visitor Parking - Seal	14,282
Total for 2036	\$81,553
Replacement Year 2037	
Irrigation Major Repairs	21,852
Total for 2037	\$21,852

**West Loch Fairways 2017
AHR Spread Sheet**

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Description										
Lighting										
Electrical Boxes									35,267	
Light Standards - Painting						99,367				
Light Standards - Replacement Phase 1										107,558
Lighting Total:						99,367			35,267	107,558
Building										
Guard Shack Renovation										
Building Total:										
Irrigation										
Irrigation Controller Boxes										
Irrigation Major Repairs	15,000	15,300	15,606	15,918	16,236	16,561	16,892	17,230	17,575	17,926
Irrigation Total:	15,000	15,300	15,606	15,918	16,236	16,561	16,892	17,230	17,575	17,926
Grounds										
Light Standards - Replacement Phase 2										107,558
Light Standards - Replacement Phase 3										
Sidewalk Repairs	20,000				21,649				23,433	
Visitor Parking - Overlay										
Visitor Parking - Seal				10,612					11,717	
Walls - Moss Rock							22,523			
Water Feature - Lighting					5,412					
Water Feature - Major Repairs							56,308			
Water Feature - Mechanical Pumps		30,600							35,150	
Grounds Total:	20,000	30,600		10,612	27,061		78,831		70,300	107,558
Management Office										
Office Equipment				2,122					2,343	
Management Office Total:				2,122					2,343	
Amenities										
Security Cameras			36,414							
Amenities Total:			36,414							

**West Loch Fairways 2017
AHR Spread Sheet**

Description	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Year Total:	35,000	45,900	52,020	28,653	43,297	115,928	95,724	17,230	125,485	233,043

**West Loch Fairways 2017
AHR Spread Sheet**

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Description										
Lighting										
Electrical Boxes									42,990	
Light Standards - Painting				116,425						
Light Standards - Replacement Phase 1										
Lighting Total:				116,425					42,990	
Building										
Guard Shack Renovation			19,024							
Building Total:			19,024							
Irrigation										
Irrigation Controller Boxes					39,584					
Irrigation Major Repairs	18,285	18,651	19,024	19,404	19,792	20,188	20,592	21,004	21,424	21,852
Irrigation Total:	18,285	18,651	19,024	19,404	59,377	20,188	20,592	21,004	21,424	21,852
Grounds										
Light Standards - Replacement Phase 2										
Light Standards - Replacement Phase 3	109,709									
Sidewalk Repairs			25,365				27,456			
Visitor Parking - Overlay				64,680						
Visitor Parking - Seal				12,936					14,282	
Walls - Moss Rock							27,456			
Water Feature - Lighting					6,597					
Water Feature - Major Repairs										
Water Feature - Mechanical Pumps						40,376				
Grounds Total:	109,709		25,365	77,616	6,597	40,376	54,911		14,282	
Management Office										
Office Equipment				2,587					2,856	
Management Office Total:				2,587					2,856	
Amenities										
Security Cameras			44,388							
Amenities Total:			44,388							

**West Loch Fairways 2017
AHR Spread Sheet**

Description	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Year Total:	127,994	18,651	107,801	216,032	65,974	60,564	75,503	21,004	81,553	21,852

**West Loch Fairways 2017
AHR Category Detail Index**

Asset ID	Description	Replacement	Page
Lighting			
1001	Electrical Boxes	2026	2-11
1019	Light Standards - Painting	2023	2-11
1018	Light Standards - Replacement Phase 1	2027	2-11
Building			
1002	Guard Shack Renovation	2030	2-12
Irrigation			
1003	Irrigation Controller Boxes	2032	2-13
1017	Irrigation Major Repairs	2018	2-13
Grounds			
1005	Light Standards - Replacement Phase 2	2027	2-14
1006	Light Standards - Replacement Phase 3	2028	2-14
1010	Sidewalk Repairs	2018	2-14
1011	Visitor Parking - Overlay	2031	2-15
1012	Visitor Parking - Seal	2021	2-15
1013	Walls - Moss Rock	2024	2-15
1014	Water Feature - Lighting	2022	2-15
1015	Water Feature - Major Repairs	2024	2-16
1016	Water Feature - Mechanical Pumps	2019	2-16
Management Office			
1007	Office Equipment	2021	2-17
Amenities			
1008	Security Cameras	2020	2-18
	Total Funded Assets	17	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	17	

**West Loch Fairways 2017
AHR Detail Report by Category**

Electrical Boxes - 2026

		7 TOTAL	@ \$4,300.00
Asset ID	1001	Asset Cost	\$30,100.00
		Percent Replacement	100%
	Lighting	Future Cost	\$35,266.95
Placed in Service	June 2016		
Useful Life	10		
Replacement Year	2026		
Remaining Life	8		

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Light Standards - Painting - 2023

		1	@ \$90,000.00
Asset ID	1019	Asset Cost	\$90,000.00
		Percent Replacement	100%
	Lighting	Future Cost	\$99,367.27
Placed in Service	January 2015		
Useful Life	8		
Replacement Year	2023		
Remaining Life	5		

Light Standards - Replacement Phase 1 - 2027

		1	@ \$90,000.00
Asset ID	1018	Asset Cost	\$90,000.00
		Percent Replacement	100%
	Lighting	Future Cost	\$107,558.33
Placed in Service	January 2005		
Useful Life	20		
Adjustment	2		
Replacement Year	2027		
Remaining Life	9		

Lighting - Total Current Cost \$210,100

**West Loch Fairways 2017
AHR Detail Report by Category**

Irrigation Controller Boxes - 2032

			6 TOTAL @ \$5,000.00
Asset ID	1003	Asset Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$39,584.36
Placed in Service	Irrigation June 2017		
Useful Life	15		
Replacement Year	2032		
Remaining Life	14		

Page 3

Irrigation Major Repairs - 2018

			1 @ \$15,000.00
Asset ID	1017	Asset Cost	\$15,000.00
		Percent Replacement	100%
		Future Cost	\$15,000.00
Placed in Service	Irrigation January 2018		
Useful Life	1		
Replacement Year	2018		
Remaining Life	0		

Irrigation - Total Current Cost \$45,000

**West Loch Fairways 2017
AHR Detail Report by Category**

Light Standards - Replacement Phase 2 - 2027

			1 TOTAL	@ \$90,000.00
Asset ID	1005		Asset Cost	\$90,000.00
			Percent Replacement	100%
	Grounds		Future Cost	\$107,558.33
Placed in Service	June 2007			
Useful Life	20			
Replacement Year	2027			
Remaining Life	9			

Page 5

Light Standards - Replacement Phase 3 - 2028

			1 TOTAL	@ \$90,000.00
Asset ID	1006		Asset Cost	\$90,000.00
			Percent Replacement	100%
	Grounds		Future Cost	\$109,709.50
Placed in Service	June 2008			
Useful Life	20			
Replacement Year	2028			
Remaining Life	10			

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Sidewalk Repairs - 2018

			1 TOTAL	@ \$20,000.00
Asset ID	1010		Asset Cost	\$20,000.00
			Percent Replacement	100%
	Grounds		Future Cost	\$20,000.00
Placed in Service	June 2014			
Useful Life	4			
Replacement Year	2018			
Remaining Life	0			

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**West Loch Fairways 2017
AHR Detail Report by Category**

Visitor Parking - Overlay - 2031

		1 TOTAL	@ \$50,000.00
Asset ID	1011	Asset Cost	\$50,000.00
		Percent Replacement	100%
	Grounds	Future Cost	\$64,680.33
Placed in Service	June 2016		
Useful Life	15		
Replacement Year	2031		
Remaining Life	13		

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Visitor Parking - Seal - 2021

		1 TOTAL	@ \$10,000.00
Asset ID	1012	Asset Cost	\$10,000.00
		Percent Replacement	100%
	Grounds	Future Cost	\$10,612.08
Placed in Service	January 2021		
Useful Life	5		
Replacement Year	2021		
Remaining Life	3		

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Walls - Moss Rock - 2024

		1 TOTAL	@ \$20,000.00
Asset ID	1013	Asset Cost	\$20,000.00
		Percent Replacement	100%
	Grounds	Future Cost	\$22,523.25
Placed in Service	June 2014		
Useful Life	10		
Replacement Year	2024		
Remaining Life	6		

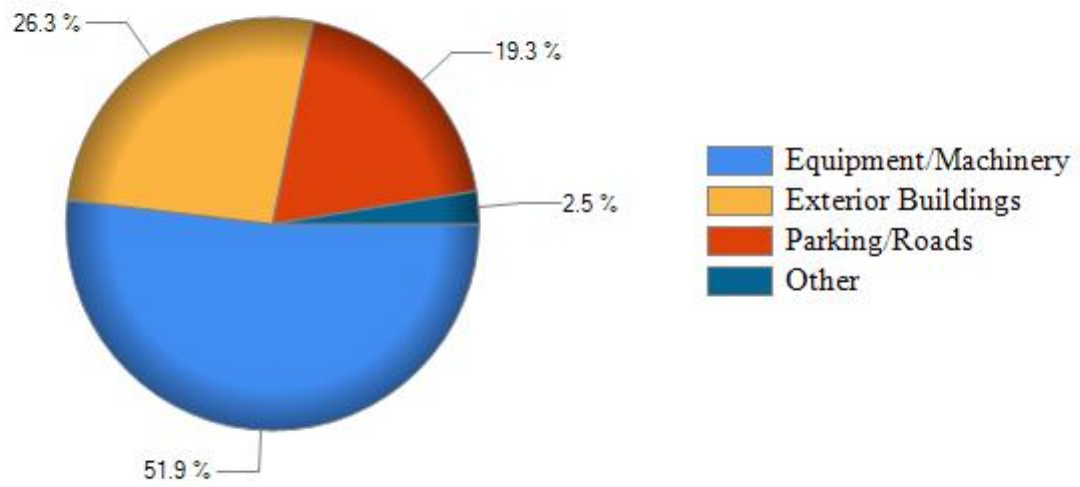
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Water Feature - Lighting - 2022

		1 TOTAL	@ \$5,000.00
Asset ID	1014	Asset Cost	\$5,000.00
		Percent Replacement	100%
	Grounds	Future Cost	\$5,412.16
Placed in Service	June 2012		
Useful Life	10		
Replacement Year	2022		
Remaining Life	4		

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Asset Current Cost by Category



**West Loch Fairways 2017
AHR Component Summary**

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution
Electrical Boxes	35,267	10	8		30,100	
Guard Shack Renovation	19,024	15	12		3,000	1,789.40
Irrigation Controller Boxes	39,584	15	14		2,000	3,647.27
Irrigation Major Repairs	15,000	1	0		15,000	24,127.43
Light Standards - Painting	99,367	8	5		90,000	
Light Standards - Replacement Phase..	107,558	20	9	2	90,000	
Light Standards - Replacement Phase..	107,558	20	9		53,233	7,103.37
Light Standards - Replacement Phase..	109,709	20	10		45,000	7,900.07
Office Equipment	2,122	5	3		2,000	
Security Cameras	36,414	10	2	5	35,000	
Sidewalk Repairs	20,000	4	0		20,000	8,282.92
Visitor Parking - Overlay	64,680	15	13		6,667	6,021.55
Visitor Parking - Seal	10,612	5	3		10,000	
Walls - Moss Rock	22,523	10	6		20,000	
Water Feature - Lighting	5,412	10	4		5,000	
Water Feature - Major Repairs	56,308	15	6	2	50,000	
Water Feature - Mechanical Pumps	30,600	7	1		30,000	
Grand Total:	<u><u>\$781,741</u></u>				<u><u>\$507,000</u></u>	<u><u>\$58,872</u></u>