

Fairmeadows Condominiums HOA Reserve Study - Level II as of January 1, 2018



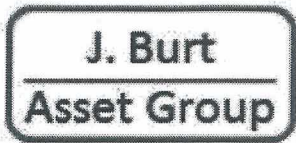
M&M Management
3783 South 500 West #8
South Salt Lake, Utah 84115
Contact: David Matheson

J. Burt
Asset Group

1595 South 1175 East
Bountiful, UT 84010
Copyright 2012 All Rights Reserved

Table of Contents

Reserve Study Summary	4
Item Parameters - Summary	6
Cash Flow - Annual	8
Cash Flow - Chart	10
Expenditures	11
Percent Funded - Cash Flow - Annual	17
Supplementary Information	20



1595 South 1175 East Bountiful, UT 84010 tel: (801) 243-2432

November 30, 2018

Fairmeadows Condominiums HOA
6880 South 775 East
Midvale, Utah 84047

Regarding: 2018 - Level II Reserve Study

Dear David Matheson,

We are pleased to submit this Level II Reserve Study for Fairmeadows Condominiums HOA. This report presents, in the form of projection, information that is the representation of management and or vendors, and does not include detailed evaluation of the support for assumptions underlying the forecast. There will be differences between the projected and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. Therefore we do not express an opinion or any other form of assurance on the report or assumptions.

If you have questions about the Reserve Study, please contact us at (801) 243-2432. We look forward to doing business with you in the future.

Thank you,

J. Scott Burt, CPA

Fairmeadows Condominiums HOA
Reserve Study Summary
November 30, 2018

The following Level II (full update with-site-visit) reserve study was performed for Fairmeadows Condominiums HOA ("property") located at 6880 South 775 East, Midvale, Utah, 84047. The property has 232 units and 0 different model types. The reserve study is for the fiscal year starting January 1, 2018, and ending December 31, 2018.

The purpose of this reserve study is to produce a reserve funding plan that will project future contributions and expenditures to assure that reserve funds are available as needed.

The calculations, projections and reports in this reserve study were generated using the PRA System (PRA). PRA has received a Quality Assurance Evaluation from a Certified Public Accounting firm verifying the system for accuracy and compliance with the AICPA's Audit and Accounting Guide for Common Interest Realty Associations, cash flow projections, and tax calculations consistent with IRS guidelines for 1120c and 1120h corporations. PRA provides for complete, flexible reserve study assumptions while allowing for either current cost or future cost projections while calculating interest and projecting cash flows on a monthly and annual basis.

As of January 1, 2018, the estimated reserve fund balance is \$116,163. The estimated current replacement cost of the reserve items is \$2,055,257, and with an annual compounded inflation rate of 2.50% the future replacement cost is \$2,850,889.

The cash flow method was utilized in preparing the reserve plan with the objective that reserves funds would be available as needed. The following describes how the cash flow was produced:

- Reserve Fund Balance – projected from the date of the reserve study to the beginning of the fiscal year above;
- Reserve Item Data - for each reserve item the following was determined: description, category, basis cost, cost, quantity, estimated useful life and estimated remaining life;
- Expenditures - the reserve item data above was used to project when the initial and recurring expenditures will be incurred over the next 30 years (includes taxes on interest earned);
- Interest – calculated on the available funds;
- Contribution – determined based on the following: annual contribution increases, interest earned with related taxes and inflation on reserve items.

No items have been reserved for which have an estimated useful life of less than two years or a total cost less than \$2,000.00.

Based upon the following financial assumptions:

- Annual Contribution Increase - 30% 2019, 1% each year through 2029, 3% Every year through 2047
- Interest Earned - 0.50%
- Taxes on Interest Earned - 0.15%
- Inflation on Reserve Items - 2.50%

The required reserve amount at the end of the current fiscal year utilizing the cash flow method is \$116,163. The reserve plan, based on all the assumptions, assures that funds for major repairs and replacement will be available when needed and that this method is equitable for charging current rather than future owners with the cost of current use.

The annual contribution for the initial year of this reserve study is \$127,200, \$10,600 on a monthly basis and on an average of \$45 per unit.

The average interest rate earned before and after taxes for the initial of this reserve study are 0.49%, and 0.49%, respectively.

Based upon Percent Funding, as of January 1, 2018, with an estimated reserve fund balance of \$116,163, 100% Funded being \$1,257,503, the percent funded amount is 9.24%. If the cash flow funding plan is adhered to by the board of directors, sufficient funds should be available as needed.

If applicable, developer records, association records, and industry manuals were used for determining the current cost of reserve items. The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change.

Fairmeadows Condominiums HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Category Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Amenities							
8 Plex Carpet	6/18 - 6/22	\$ 2,500.00	12 each	\$ 30,000	10:00	2:08	\$ 32,061
Carpet Clubhouse	6/2020	6,000.00	1 Each	6,000	12:00	2:05	6,368
Club House Furniture	6/2022	10,000.00	1 Each	10,000	15:00	4:05	11,152
Clubhouse AC Units	5/2020	5,000.00	1 Each	5,000	10:00	2:04	5,296
Pond Pump	6/2020	3,000.00	1 Each	3,000	4:00	2:05	3,184
Pool Cover	5/2029	5,600.00	1 Each	5,600	12:00	11:04	7,408
Pool Filters	6/2018	2,000.00	1 Each	2,000	10:00	0:05	2,020
Pool Furniture	6/18 - 6/24	2.00	2 Each	4	7:00	3:05	4
Pool Heater	5/2020	3,200.00	1 Each	3,200	10:00	2:04	3,389
Pool Pump	5/2027	2,000.00	1 Each	2,000	10:00	9:04	2,518
Swimming Pool Plaster	6/20 - 6/24	13,500.00	1.42 Each	19,170	18:00	3:07	20,973
Swing Set	7/2022	3,500.00	1 Each	3,500	18:00	4:06	3,911
Tennis Courts	6/2021	25,000.00	1 Each	25,000	20:00	3:05	27,200
				<u>\$ 114,474</u>			<u>\$ 125,491</u>
Coventry							
Coventry Awnings	6/19 - 6/20	\$ 17,000.00	2 Each	\$ 34,000	10:00	1:11	\$ 35,650
Coventry Stucco Repairs	1/19 - 1/20	4,000.00	2 Each	8,000	2:00	1:06	8,302
Coventry Rain Gutters	6/34 - 6/38	25,000.00	4.2 Each	105,000	30:00	18:00	163,982
				<u>\$ 147,000</u>			<u>\$ 207,935</u>
Painting							
4 Plex	6/18 - 6/19	\$ 9,400.00	16 Each	\$ 150,400	7:00	0:11	\$ 153,854
4 Plex (8) Carports	6/2021	4,000.00	2 Item	8,000	15:00	3:05	8,704
8 Plex Stairs & Railings	6/2020	350.00	13 Each	4,550	10:00	2:05	4,829
Club/Shop/Misc	6/2021	12,000.00	1 Each	12,000	7:00	3:05	13,056
Clubhouse Interior Paint	1/2019	5,000.00	1 Each	5,000	10:00	1:00	5,125
Coventry Chimneys and Caps	1/2019	14,000.00	1 Each	14,000	15:00	1:00	14,350
Coventry	6/2024	82,000.00	1 Each	82,000	15:00	6:05	96,078
Fairmeadow 8 Plex	6/21 - 6/24	9,000.00	13 Each	117,000	10:00	5:07	134,276
Fairmeadows 4 Plexs	6/2023	5.00	16 One	80	10:00	5:05	91
Fairmeadows 8 Plexs South Side	6/18 - 6/20	2,000.00	7 Each	14,000	3:00	1:08	14,603
				<u>\$ 407,030</u>			<u>\$ 444,969</u>
Roads & Sidewalks & Misc							
8 Plex Water Lines	6/18 - 6/19	\$ 6,000.00	4.5 Each	\$ 27,000	30:00	0:10	\$ 27,582
Asphalt	6/18 - 6/32	20,000.00	15 Area	300,000	15:00	7:05	362,347
Asphalt Crack Seal	1/2021	0.40	15,000 Feet	6,000	5:00	3:00	6,461
Cement Repair	6/18 - 6/22	8,500.00	5 Each	42,500	5:00	2:05	45,140
Golf Cart	1/2024	4,500.00	1 Each	4,500	7:00	6:00	5,218
Landscape Replacement	1/19 - 1/22	10,000.00	4 Each	40,000	30:00	2:06	42,563
Light Posts and Signs	1/19 - 1/22	5.00	4 Each	20	25:00	2:06	21
Mule	12/2018	12,000.00	1 Each	12,000	10:00	0:11	12,274
Painting Parking Strips	1/2022	33.00	1 Item	33	5:00	4:00	36

Fairmeadows Condominiums HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Category Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
				\$ 432,053			\$ 501,646
Roofs							
4 Plex Siding Repairs	6/2022	\$ 8,000.00	1 each	\$ 8,000	10:00	4:05	\$ 8,921
4 Plex Storage Areas 4	6/2021	3,000.00	2 Each	6,000	30:00	3:05	6,528
Clubhouse	9/2029	6,000.00	1 Each	6,000	30:00	11:08	8,003
Coventry 3 Plexs	4/39 - 5/39	9,800.00	3 Each	29,400	30:00	21:04	49,753
Coventry 4 Plexs	4/39 - 5/39	12,500.00	7 Each	87,500	30:00	21:03	148,003
Coventry 5 Plexs	4/39 - 5/39	15,500.00	3 Each	46,500	30:00	21:04	78,692
Coventry 6 Plexs	5/2039	19,000.00	2 Each	38,000	30:00	21:04	64,351
Fairmeadows 4 Plexs	6/18 - 1/48	18,000.00	16 Each	288,000	30:00	18:04	470,073
Fairmeadows 8 Plexs	9/21 - 7/47	24,000.00	13 Each	312,000	30:00	18:00	496,446
Gutter, Soffit, Fascia 4 plexs	6/40 - 6/41	2,000.00	16 Each	32,000	30:00	22:11	56,355
Gutter, Soffit, Fascia 8 plexs	6/41 - 6/44	7,000.00	13 Item	91,000	30:00	25:07	171,133
Maintenance Building	4/2030	3,300.00	1 Each	3,300	30:00	12:03	4,465
Social Center	1/2024	7,000.00	1 Each	7,000	25:00	6:00	8,117
				\$ 954,700			\$ 1,570,847
				<u>\$ 2,055,257</u>			<u>\$ 2,850,889</u>

Fairmeadows Condominiums HOA

Analysis Date - January 1, 2018

Inflation: 2.50% Investment: 0.50% Contribution Factor: 0.00% Calc: Future

Cash Flow - Annual

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Begin Balance	\$ 116,163	\$ 84,378	\$ 17,284	\$ 59,502	\$ 34,666	\$ 105,914	\$ 138,969	\$ 55,271	\$ 81,099	\$ 97,916
Contribution	127,200	152,640	154,166	155,708	157,265	158,837	160,426	162,030	163,650	165,287
Average Per Unit	548	657	664	671	677	684	691	698	705	712
Percent Change	0.00%	20.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Interest	498	194	138	229	302	576	450	302	391	768
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	498	194	138	229	302	575	449	301	391	767
Less Expenditures	159,483	219,927	112,087	180,772	86,320	126,358	244,573	136,504	147,225	46,039
Ending Balance	\$ 84,378	\$ 17,284	\$ 59,502	\$ 34,666	\$ 105,914	\$ 138,969	\$ 55,271	\$ 81,099	\$ 97,916	\$ 217,931
2028										
Begin Balance	\$ 217,931	\$ 292,249	\$ 328,531	\$ 315,422	\$ 346,153	\$ 334,761	\$ 260,015	\$ 286,796	\$ 373,729	\$ 462,741
Contribution	166,940	168,609	173,667	178,877	184,244	189,771	195,464	201,328	207,368	213,589
Average Per Unit	719	726	748	771	794	817	842	867	893	920
Percent Change	1.00%	1.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest	1,284	1,479	1,592	1,633	1,649	1,419	1,275	1,614	2,033	2,508
Less Tax on Interest	1	1	2	2	2	2	2	1	2	3
Net Interest	1,282	1,477	1,589	1,631	1,646	1,417	1,273	1,612	2,030	2,505
Less Expenditures	93,905	133,805	188,366	149,777	197,283	265,934	169,957	116,007	120,386	121,926
Ending Balance	\$ 292,249	\$ 328,531	\$ 315,422	\$ 346,153	\$ 334,761	\$ 260,015	\$ 286,796	\$ 373,729	\$ 462,741	\$ 556,910

Fairmeadows Condominiums HOA

Analysis Date - January 1, 2018

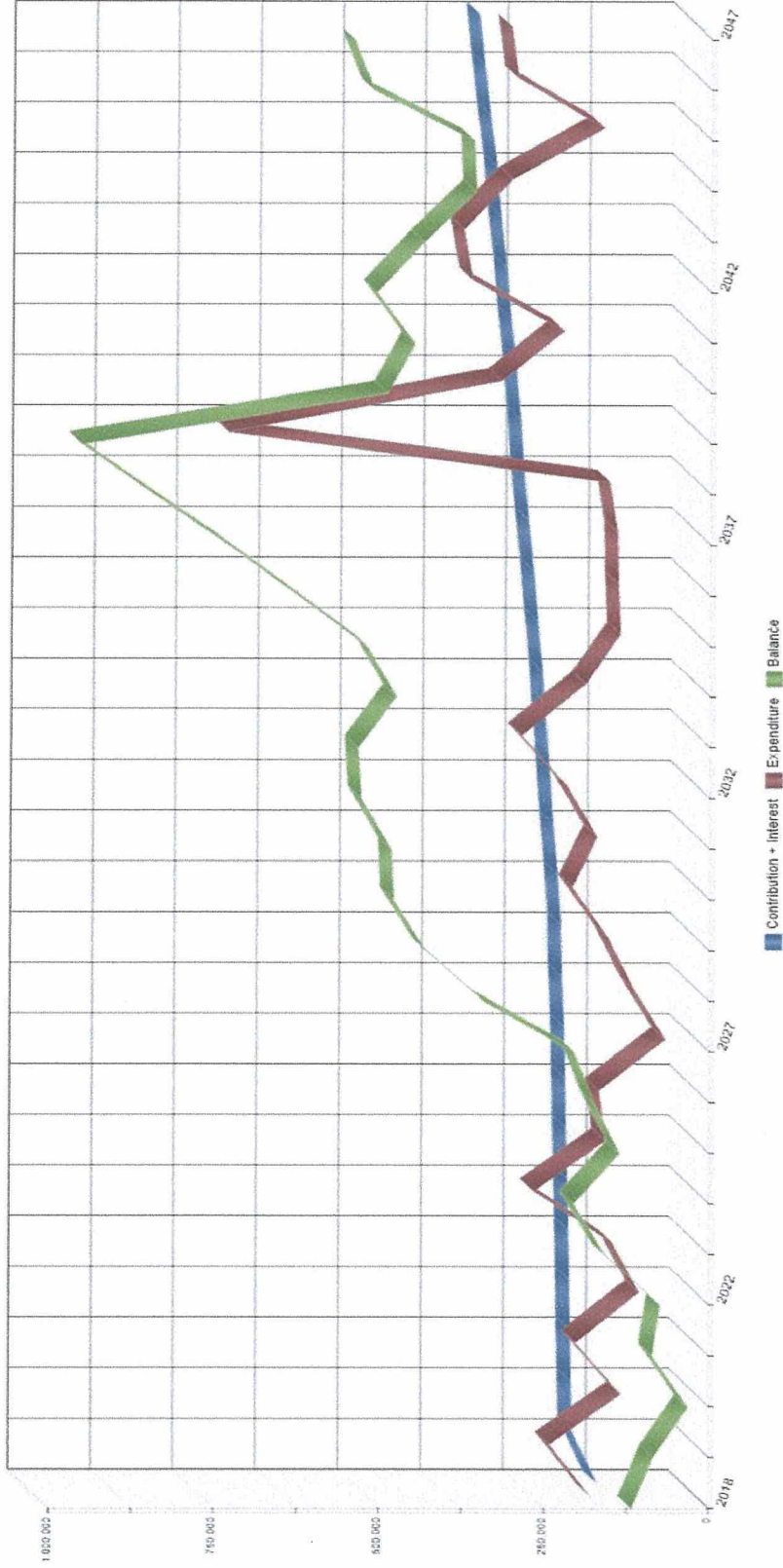
Inflation: 2.50% Investment: 0.50% Contribution Factor: 0.00% Calc: Future

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Begin Balance	\$ 556,910	\$ 646,526	\$ 162,997	\$ 99,710	\$ 136,501	\$ 41,597	\$ -59,707	\$ -79,996	\$ 47,527	\$ 53,080
Contribution	219,997	226,597	233,394	240,396	247,608	255,037	262,688	270,568	278,685	287,046
Average Per Unit	948	976	1,006	1,036	1,067	1,099	1,132	1,166	1,201	1,237
Percent Change	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest	3,001	1,650	579	507	427	100	3	20	177	270
Less Tax on Interest	3	4	2	0	0	0	0	0	0	0
Net Interest	2,997	1,645	577	506	426	99	3	20	177	270
Less Expenditures	133,378	711,771	297,258	204,112	342,938	356,441	282,980	143,065	273,309	284,791
Ending Balance	\$ 646,526	\$ 162,997	\$ 99,710	\$ 136,501	\$ 41,597	\$ -59,707	\$ -79,996	\$ 47,527	\$ 53,080	\$ 55,606

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.50% Contribution Factor:0.00% Calc:Future

Cash Flow - Chart



Fairmeadows Condominiums HOA

Analysis Date - January 1, 2018

Inflation: 2.50% Investment: 0.50% Contribution Factor: 0.00% Calc: Future

Expenditures

Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Annual Tax Payment	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1
Amenities										
8 Plex Carpet	\$ 5,051	\$ 5,178	\$ 5,307	\$ 8,160	\$ 8,364					
Carpet Clubhouse			6,368							
Club House Furniture					11,152					
Clubhouse AC Units			5,296							
Pond Pump			3,184				3,515			
Pool Filters	2,020									
Pool Furniture	2						2	2		
Pool Heater			3,389							
Pool Pump										2,518
Swimming Pool Plaster			14,330				6,643			
Swing Set					3,911					
Tennis Courts				27,200						
Coventry										
Coventry Awnings	\$ 7,074	\$ 5,178	\$ 37,877	\$ 35,360	\$ 23,427	\$ 0	\$ 10,160	\$ 2	\$ 0	\$ 2,518
Coventry Stucco Repairs		\$ 17,605	\$ 18,045	4,307	4,415	4,525	4,638	4,754	4,873	4,995
	\$ 0	\$ 21,705	\$ 22,247	\$ 4,307	\$ 4,415	\$ 4,525	\$ 4,638	\$ 4,754	\$ 4,873	\$ 4,995
Painting										
4 Plex	\$ 75,977	\$ 77,877						\$ 90,313	\$ 92,571	
4 Plex (8) Carports				8,704						
8 Plex Stairs & Railings			4,829							
Club/Shop/Misc				13,056						
Clubhouse Interior Paint		5,125								
Coventry Chimneys and Caps		14,350					96,078			
Coventry										

Fairmeadows Condominiums HOA

Analysis Date - January 1, 2018

Inflation: 2.50% Investment: 0.50% Contribution Factor: 0.00% Calc: Future

Expenditures

Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Fairmeadow 8 Plex				9,792		82,303	42,180			
Fairmeadows 4 Plex						91				
Fairmeadows 8 Plex South Side	2,020	6,213	6,368	2,176	6,691	6,858	2,343	7,205	7,386	2,523
	\$ 77,998	\$ 103,565	\$ 11,198	\$ 33,728	\$ 6,691	\$ 89,253	\$ 140,602	\$ 97,519	\$ 99,957	\$ 2,523
Roads & Sidewalks & Misc										
8 Plex Water Lines	\$ 15,155	\$ 12,427								
Asphalt	20,206	20,712	21,229	21,760	22,304	22,862	23,433	24,019	24,620	25,235
Asphalt Crack Seal				6,461					7,310	
Cement Repair	8,587	8,802	9,022	9,248	9,479	9,716	9,959	10,208	10,463	10,725
Golf Cart							5,218			
Landscape Replacement		10,250	10,506	10,768	11,038					
Light Posts and Signs		5	5	5	5					
Mule	12,274									41
Painting Parking Strips					36					
	\$ 56,224	\$ 52,196	\$ 40,763	\$ 48,244	\$ 42,864	\$ 32,578	\$ 38,611	\$ 34,227	\$ 42,394	\$ 36,001
Roofs										
4 Plex Siding Repairs					\$ 8,921					
4 Plex Storage Areas 4				6,528						
Fairmeadows 4 Plex	18,186	37,281					42,441			
Fairmeadows 8 Plex				52,602						
Social Center							8,117			
	\$ 18,186	\$ 37,281	\$ 0	\$ 59,131	\$ 8,921	\$ 0	\$ 50,559	\$ 0	\$ 0	\$ 0
	\$ 159,483	\$ 219,928	\$ 112,088	\$ 180,773	\$ 86,320	\$ 126,359	\$ 244,574	\$ 136,505	\$ 147,226	\$ 46,040

Fairmeadows Condominiums HOA

Analysis Date - January 1, 2018

Inflation: 2.50% Investment: 0.50% Contribution Factor: 0.00% Calc: Future

Expenditures

Category	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Annual Tax Payment	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 4	\$ 5
Amenities										
8 Plex Carpet	\$ 6,466	\$ 6,628	\$ 6,793	\$ 10,445	\$ 10,706					
Carpet Clubhouse					8,565					16,151
Club House Furniture										
Clubhouse AC Units			6,780							
Pond Pump	3,879				4,282				4,727	
Pool Cover		7,408								
Pool Filters	2,586									
Pool Furniture				2	2					
Pool Heater			4,339							
Pool Pump										3,223
Coventry										
Coventry Awnings		\$ 22,536	\$ 23,099		\$ 23,558	\$ 0	\$ 0	\$ 0	\$ 4,727	\$ 19,375
Coventry Stucco Repairs	5,120	5,248	5,379	5,514	5,651	5,793	5,938	6,086	6,238	6,394
Coventry Rain Gutters							37,496	38,433	39,394	40,379
	\$ 5,120	\$ 27,784	\$ 28,479	\$ 5,514	\$ 5,651	\$ 5,793	\$ 43,434	\$ 44,520	\$ 45,633	\$ 46,774
Painting										
4 Plex					\$ 107,354	\$ 110,038				
4 Plex (8) Carports									12,606	
8 Plex Stairs & Railings			6,182							
Club/Shop/Misc	15,519							18,448		
Clubhouse Interior Paint		6,560								
Coventry Chimneys and Caps							20,783			
Fairmeadow 8 Plex				12,534		105,355	53,994			
Fairmeadows 4 Plex						117				

Fairmeadows Condominiums HOA

Analysis Date - January 1, 2018

Inflation: 2.50% Investment: 0.50% Contribution Factor: 0.00% Calc: Future

Expenditures

Category	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Fairmeadows 8 Plexs South Side	7,759	7,953	2,717	8,356	8,565	2,926	8,999	9,224	3,151	9,691
	\$ 23,279	\$ 14,514	\$ 8,900	\$ 20,891	\$ 115,920	\$ 218,437	\$ 83,777	\$ 27,672	\$ 15,757	\$ 9,691
Roads & Sidewalks & Misc										
Asphalt	\$ 25,866	\$ 26,513	\$ 27,175	\$ 27,855	\$ 28,551	\$ 29,265	\$ 29,997	\$ 30,747	\$ 31,515	\$ 32,303
Asphalt Crack Seal				8,271					9,357	
Cement Repair	10,993	11,268	11,549	11,838	12,134	12,437	12,748	13,067	13,394	13,729
Golf Cart				6,203						
Mule	15,712									
Painting Parking Strips				46						52
	\$ 52,572	\$ 37,781	\$ 38,725	\$ 54,168	\$ 40,732	\$ 41,703	\$ 42,745	\$ 43,814	\$ 54,267	\$ 46,085
Roofs										
4 Plex Siding Repairs					\$ 11,420					
Clubhouse		8,003								
Fairmeadows 4 Plexs			24,660	25,329						
Fairmeadows 8 Plexs		31,685	65,222	33,426						
Maintenance Building			4,465							
	\$ 0	\$ 39,688	\$ 94,348	\$ 58,755	\$ 11,420	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 93,907	\$ 133,807	\$ 188,369	\$ 149,781	\$ 197,287	\$ 265,938	\$ 169,961	\$ 116,010	\$ 120,390	\$ 121,931

Fairmeadows Condominiums HOA

Analysis Date - January 1, 2018

Inflation: 2.50% Investment: 0.50% Contribution Factor: 0.00% Calc: Future

Expenditures

Category	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Annual Tax Payment	\$ 5	\$ 6	\$ 4	\$ 3	\$ 3	\$ 3	\$ 2	\$ 2	\$ 3	\$ 3
Amenities										
8 Plex Carpet	\$ 8,277	\$ 8,484	\$ 8,696	\$ 13,371	\$ 13,705		11,519			
Carpet Clubhouse			8,679							
Clubhouse AC Units			5,218				5,759			
Pond Pump				9,963						
Pool Cover										
Pool Filters	3,311									
Pool Furniture	3	3						3	4	
Pool Heater			5,554							
Pool Pump										4,126
Swimming Pool Plaster	22,350				10,361					
Swing Set			6,100							
Tennis Courts				44,571						
Coventry	\$ 33,942	\$ 8,488	\$ 34,248	\$ 67,906	\$ 24,067	\$ 0	\$ 17,279	\$ 3	\$ 4	\$ 4,126
Coventry Awnings		\$ 28,848	\$ 29,569							
Coventry Stucco Repairs	6,554	6,718	6,886	7,058	7,234	7,415	7,601	7,791	7,985	8,185
Coventry Rain Gutters	8,277									
Painting	\$ 14,832	\$ 35,566	\$ 36,455	\$ 7,058	\$ 7,234	\$ 7,415	\$ 7,601	\$ 7,791	\$ 7,985	\$ 8,185
4 Plex		\$ 127,610	\$ 130,801						\$ 151,689	\$ 155,481
8 Plex Stairs & Railings			7,914							
Club/Shop/Misc				21,929						
Clubhouse Interior Paint		8,397								
Coventry		139,150								
Fairmeadow 8 Plex				16,045		134,864	69,118			

Fairmeadows Condominiums HOA

Analysis Date - January 1, 2018

Inflation: 2.50% Investment: 0.50% Contribution Factor: 0.00% Calc: Future

Expenditures

Category	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Fairmeadows 4 PLEX						149				
Fairmeadows 8 PLEX South Side	9,933	3,393	10,436	10,697	3,654	11,238	11,519	3,935	12,102	12,405
	\$ 9,933	\$ 278,552	\$ 149,151	\$ 26,742	\$ 25,584	\$ 146,252	\$ 80,637	\$ 3,935	\$ 163,791	\$ 167,886
Roads & Sidewalks & Misc										
Asphalt	\$ 33,111	\$ 33,939	\$ 34,787	\$ 35,657	\$ 36,548	\$ 37,462	\$ 38,398		11,978	
Asphalt Crack Seal				10,587						
Cement Repair	14,072	14,424	14,784	15,154	15,533	15,921	16,319	16,727	17,145	17,574
Golf Cart	7,373							8,765		
Light Posts and Signs						9	9	9	9	10
Mule	20,113									
Painting Parking Strips					59					67
	\$ 74,670	\$ 48,363	\$ 49,572	\$ 61,399	\$ 52,141	\$ 53,383	\$ 54,727	\$ 25,502	\$ 29,134	\$ 17,652
Roofs										
4 Plex Siding Repairs					\$ 14,619					
Coventry 3 PLEX		49,753								
Coventry 4 PLEX		148,003								
Coventry 5 PLEX		78,692								
Coventry 6 PLEX		64,351								
Fairmeadows 4 PLEX					219,291	44,494	68,975	105,832	72,393	37,216
Fairmeadows 8 PLEX			27,830	28,525						49,723
Gutter, Soffit, Fascia 4 plex				12,480		104,894	53,758			
Gutter, Soffit, Fascia 8 plex										
	\$ 0	\$ 340,801	\$ 27,830	\$ 41,005	\$ 233,911	\$ 149,389	\$ 122,734	\$ 105,832	\$ 72,393	\$ 86,940
	\$ 133,384	\$ 711,778	\$ 297,262	\$ 204,116	\$ 342,942	\$ 356,445	\$ 282,983	\$ 143,068	\$ 273,313	\$ 284,795

Fairmeadows Condominiums HOA

Analysis Date - January 1, 2018

Inflation: 2.50% Investment: 0.50% Contribution Factor: 0.00% Calc: Future

Percent Funded - Cash Flow - Annual

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
100% Funded	1,257,503	1,263,833	1,216,144	1,280,746	1,280,884	1,379,848	1,441,740	1,391,029	1,453,885	1,509,994
Percent Funded	9.24%	6.68%	2.47%	6.65%	5.74%	11.45%	14.19%	9.68%	12.00%	13.60%
Begin Balance	116,163	84,378	30,021	85,177	73,479	158,058	204,644	134,678	174,439	205,395
Contribution	127,200	165,360	167,013	168,683	170,370	172,074	173,795	175,533	177,288	179,061
Average Per Unit	548	712	719	727	734	741	749	756	764	771
Percent Change	0.00%	30.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	498	211	230	390	529	870	813	734	893	1,341
Less Tax on Interest	0	0	0	0	0	0	1	1	1	1
Net Interest	498	211	230	390	529	870	811	733	892	1,339
Less Expenditures	159,483	219,927	112,087	180,772	86,320	126,358	244,573	136,504	147,225	46,039
Less Deferred	0	0	0	0	0	0	0	0	0	0
Ending Balance	84,378	30,021	85,177	73,479	158,058	204,644	134,678	174,439	205,395	339,757

Fairmeadows Condominiums HOA

Analysis Date - January 1, 2018

Inflation: 2.50% Investment: 0.50% Contribution Factor: 0.00% Calc: Future

Percent Funded - Cash Flow - Annual

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
100% Funded	1,669,644	1,783,263	1,860,889	1,888,860	1,960,894	1,990,941	1,958,955	2,029,251	2,157,448	2,285,020
Percent Funded	20.35%	24.04%	25.78%	25.51%	26.94%	26.78%	24.27%	25.60%	28.94%	32.04%
Begin Balance	339,757	428,630	479,681	481,837	528,344	533,256	475,357	519,545	624,462	732,054
Contribution	180,851	182,660	188,140	193,784	199,597	205,585	211,753	218,106	224,649	231,388
Average Per Unit	779	787	810	835	860	886	912	940	968	997
Percent Change	1.00%	1.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	1,929	2,198	2,385	2,504	2,600	2,453	2,395	2,822	3,332	3,902
Less Tax on Interest	2	2	3	3	3	3	3	3	4	5
Net Interest	1,927	2,195	2,382	2,501	2,596	2,450	2,392	2,818	3,328	3,897
Less Expenditures	53,905	133,895	188,366	149,777	197,283	265,934	169,957	116,007	120,386	121,926
Less Deferred	0	0	0	0	0	0	0	0	0	0
Ending Balance	425,630	479,681	481,837	528,344	533,256	475,357	519,545	624,462	732,054	845,413

Fairmeadows Condominiums HOA

Analysis Date - January 1, 2018

Inflation: 2.50% Investment: 0.50% Contribution Factor: 0.00% Calc: Future

Percent Funded - Cash Flow - Annual

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
100% Funded	2,414,719	2,536,593	2,096,826	2,084,567	2,172,725	2,131,227	2,088,270	2,128,234	2,315,213	2,378,364
Percent Funded	35.01%	37.64%	23.45%	21.57%	23.39%	20.45%	17.12%	16.95%	22.15%	22.87%
Begin Balance	845,413	954,852	491,796	449,652	508,277	435,851	357,497	360,784	512,863	543,957
Contribution	238,330	245,480	252,844	260,429	268,242	276,290	284,578	293,116	301,909	310,966
Average Per Unit	1,027	1,058	1,089	1,122	1,156	1,190	1,226	1,263	1,301	1,340
Percent Change	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	4,493	3,242	2,273	2,310	2,273	1,800	1,692	2,030	2,497	2,734
Less Tax on Interest	5	6	4	3	3	3	2	2	3	3
Net Interest	4,487	3,235	2,269	2,307	2,270	1,797	1,689	2,028	2,494	2,730
Less Expenditures	133,378	711,771	297,258	204,112	342,938	356,441	282,980	143,065	273,309	284,791
Less Deferred	0	0	0	0	0	0	0	0	0	0
Ending Balance	954,852	491,796	449,652	508,277	435,851	357,497	360,784	512,863	543,957	572,863

Fairmeadows Condominiums HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.50% Contribution Factor:0.00% Calc:Future

Supplementary Information on Future Major Repairs and Replacements

Reserve Item	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Amenities			
8 Plex Carpet	10:00	0:05 - 4:05	\$ 32,062
Carpet Clubhouse	12:00	2:05	6,369
Club House Furniture	15:00	4:05	11,152
Clubhouse AC Units	10:00	2:04	5,297
Pond Pump	4:00	2:05	3,184
Pool Cover	12:00	11:04	7,408
Pool Filters	10:00	0:05	2,021
Pool Furniture	7:00	0:05 - 6:05	4
Pool Heater	10:00	2:04	3,390
Pool Pump	10:00	9:04	2,518
Swimming Pool Plaster	18:00	2:05 - 6:05	20,974
Swing Set	18:00	4:06	3,911
Tennis Courts	20:00	3:05	27,201
			\$ 125,491
Coventry			
Coventry Awnings	10:00	1:05 - 2:05	\$ 35,651
Coventry Stucco Repairs	2:00	1:00 - 2:00	8,303
Coventry Rain Gutters	30:00	16:05 - 20:05	163,982
			\$ 207,936
Painting			
4 Plex	7:00	0:05 - 1:05	\$ 153,855
4 Plex (8) Carports	15:00	3:05	8,704
8 Plex Stairs & Railings	10:00	2:05	4,830
Club/Shop/Misc	7:00	3:05	13,056
Clubhouse Interior Paint	10:00	1:00	5,125
Coventry Chimneys and Caps	15:00	1:00	14,350
Coventry	15:00	6:05	96,078
Fairmeadow 8 Plex	10:00	3:05 - 6:05	134,277
Fairmeadows 4 Pless	10:00	5:05	91
Fairmeadows 8 Pless South Side	3:00	0:05 - 2:05	14,603
			\$ 444,969
Roads & Sidewalks & Misc			
8 Plex Water Lines	30:00	0:05 - 1:05	\$ 27,582
Asphalt	15:00	0:05 - 14:05	362,347
Asphalt Crack Seal	5:00	3:00	6,461
Cement Repair	5:00	0:05 - 4:05	45,141
Golf Cart	7:00	6:00	5,219

Fairmeadows Condominiums HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.50% Contribution Factor:0.00% Calc:Future

Supplementary Information on Future Major Repairs and Replacements

Reserve Item	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Landscape Replacement	30:00	1:00 - 4:00	\$ 42,563
Light Posts and Signs	25:00	1:00 - 4:00	21
Mule	10:00	0:11	12,275
Painting Parking Strips	5:00	4:00	36
			\$ 501,645
Roofs			
4 Plex Siding Repairs	10:00	4:05	\$ 8,922
4 Plex Storage Areas 4	30:00	3:05	6,528
Clubhouse	30:00	11:08	8,003
Coventry 3 Plexs	30:00	21:03 -21:04	49,754
Coventry 4 Plexs	30:00	21:03 -21:04	148,004
Coventry 5 Plexs	30:00	21:03 -21:04	78,692
Coventry 6 Plexs	30:00	21:04	64,352
Fairmeadows 4 Plexs	30:00	0:05 -30:00	470,074
Fairmeadows 8 Plexs	30:00	3:08 -29:06	496,447
Gutter, Soffit, Fascia 4 plexs	30:00	22:05 -23:05	56,356
Gutter, Soffit, Fascia 8 plexs	30:00	23:05 -26:05	171,133
Maintenance Building	30:00	12:03	4,466
Social Center	25:00	6:00	8,118
			\$ 1,570,849
			\$ 2,850,890