

Brown's Farm HOA Reserve Study - Draft Report as of January 1, 2018



775 First Cotton Drive
Powder Springs, GA 30127

c/o All-In-One Management
Contact: Denise Hinds



5200 Dallas Hwy Suite 200 PMB 274
Powder Springs, GA 30127
Copyright 1989-2018 All Rights Reserved



5200 Dallas Hwy Suite 200 PMB 274, Powder Springs, GA 30127
tel: (770) 975-8186

April 8, 2018

Brown's Farm HOA
775 First Cotton Drive
Powder Springs, GA 30127

c/o Denise Hindes

Regarding: January 1, 2018 - Level I Reserve Study

Dear Board of Directors,

Enclosed are select pages from your Level I Reserve Study for Brown's Farm HOA for your review and for discussion. Please read the narratives which follow which describe basic definitions and methods of analysis and review the enclosed reports. We are available to meet for one hour with the Board or representatives from the Board to discuss funding, to address any questions and to review the site inspection issues.

There is no single "right answer" but rather the annual funding level is an achievable, affordable and reasonable funding scheme which takes into consideration both the condition of the assets and the objectives outlined in the funding methods.

Because of the method and nature of the reserve study calculations, the funding scheme will be affected by the cost of a component, the estimated useful life of that component, the estimated remaining life based on conditions observed and the scheduled "Replace Date". The reader should be careful to be ever mindful that projections are based on the expected behavior of the components listed with consideration given to historical, industry or manufacturer guidelines, any history provided and visual inspection. If any dates need to be adjusted, please provide that information before the final report is produced as this will affect calculations.

Please feel free to call me with concerns or questions or to setup a review meeting. Typically we will print the final report 30 days after the draft report or within two weeks after the review meeting if such meeting occurs.

I may be reached at (770) 975-8186.

Thank you,

Christine Fortenberry

Christine Fortenberry, Principal
CGB CAASH CAPS CGP CGR
GA License RLQA 003201

Table of Contents

Site Photos	5
Property - Definition	6
Assumptions and Comments	7
Reserve Study Summary	9
Percent Funded - Annual	13
Percent Funded - Annual - Chart	15
Percent Funded - Allocation Example Year #1	16
Expenditures Matrix	19
Expenditures Matrix by Category	25
Expenditures Yearly List	27
Item Parameters - Summary Overview	36
Asphalt Pavement, Sidewalks & Court Surfaces	107
Concrete Pavement, Pool Decking, Curbing and Sidewalks	107
Catch Basins or Drop-Inlet Structures	108
Drainage Swales	108
Cutoff Valves, Meters and Timers	109
Exterior Lumber, Wood Structures, Wood Play Equipment, Gazebos, Docks, Benches, Fence Posts, etc.	109
Building Drainage	109
Painting	110
Railings, Handrails, Metal Coverings and Gutters	111
Pool Equipment and Storage Rooms and Buildings	111
Retention and Detention Ponds	111
Retaining Walls	112
Brick, Stone & Stucco Veneers	112
Roofs	112
Inspection Photos & Comments	114

Site Photos

Brown's Farm HOA
Inspected: July 30, 2017



Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Property - Definition

Property Information

Property	Brown's Farm HOA	Initial Date	July 30, 2017
Address	775 First Cotton Drive	Analysis Date	January 1, 2018
City	Powder Springs	Number of Phases	NA
State	GA	Number of Units	199
Zip	30127	Number of Models	NA

Item Parameters

Common Area	67
Unit Parameters	0
Unit Expanded	0

Financial Parameters

Rate of Inflation	2.50 %	Loan/Special Assessment	No
Rate of Investment	0.25 %	Deferred Expenditures	No
Contribution Factor	0.00000000 %	Tax Rate	N/A
Adjustment Factor	0.00000000 %		
Contingency Factor	0.00 %		
Contingency Time	0:00 YY:MM		
Contingency Amount	\$ 0.00		

Property Criteria

Inflation Compounded	Monthly
Ownership Format	Wholly Owned
Minimum Life	2:00 YY:MM
Analysis Format	Analysis
Cash Flow Schedule	20 Years
Allocation Format	Proportional
Contribution Method	Future Cost
Measurement Basis	N/A

Assumptions and Comments

Brown's Farm HOA

Item	Comment (s)
1	The activities to create this reserve study includes a visual observation of common elements or elements whose maintenance and replacement is the responsibility of the Owner's association. This visual observation is limited to that which is required to establish the long term maintenance and/or replacement budget of the elements referenced herein and their expected useful lives. This report is not a compliance inspection of past or current codes or regulations of any kind. Any references to codes or regulations in this report is to assist in discussions or clarifications of problems.
2	This report assumes that proper winterizing procedures will be used on any plumbing in non-heated areas including the use of air to expel liquids in the lines.
3	Termite bonds on buildings should be a part of the annual budget. These bonds will include annual inspections of the bonded property for termite infestation. It is recommended that the bonds included property repair coverage.
4	If the component replacement cost is less than \$500, the expected life is less than one year or because there is a manufacturer warranty greater than the scope of this report then the cost of repair or replacement of these items should be included in the annual operations budget.
5	The uniform community street lights or lighting in the common areas maintained by the utility company are not community property and therefore are not included in this study
6	Fire extinguishers expiration dates should be monitored with replacement as required upon expiration. These costs are an annual operating expense.
7	Chlorinators are not included in the study as they are typically replaced as needed and the cost is below the study threshold of \$500 or they are furnished by the pool contractor.
8	If applicable, the security system should be active at all times and should include smoke detectors all of which should be monitored.

9	Repair or replacement of irrigation system components should be included in the annual budget.
10	Small accent landscaping light fixtures are excluded from this report for reasons of cost each and the repair and replacement of same should be included in the annual maintenance budget.
11	Pool umbrellas, trash receptacles and umbrella bases are not included in the study as this annual maintenance item.
12	The battery in the emergency lighting and the lighted exit signs should be checked annually. If a failure occurs, the battery or the fixture should be replaced.

Reserve Study Summary Level I Report With Site Inspection

Brown's Farm HOA

January 1, 2018

The following Level I (analysis with-site-visit) reserve study was performed for Brown's Farm HOA ("property") located at 775 First Cotton Drive, Powder Springs, GA, 30127. The property has 199 homes. The reserve study is for the fiscal year starting January 1, 2018, and ending December 31, 2037.

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.

There are four funding objectives:

1. **Full Funding:** This funding method has the objective to calculate a contribution schedule which will yield at some point in time reserves on hand equal to the value of the deterioration of each reserve component. For example, a pool resurfacing reserve component of \$10,000 with a useful life of 10 years after two years has deteriorated 2/10ths of \$10,000 which equals \$2,000. For this item to be fully funded, funds in the amount of \$2,000 would be on hand in the reserve account for the depletion of this component. If this is the case, we say that that item has a Percent Funding of 100%. This calculation is a measurement of the strength of the Reserve Fund.

A guide for the various degrees of Full Funding are:

0-35%	poorly funded
36%-55%	marginally funded
56%-85%	recommended funding level range
86%-100%	TARGET RANGE
101+%	possibly over funded

2. **Baseline Funding:** This method has an objective to have reserves on hand so as never to run out of money.
3. **Threshold Funding:** This method describes an objective chosen by the Board other than Full Funding or Baseline Funding or may be a blend of the two methods to accomplish a specific objective.
4. **Statutory Funding:** This describes a funding objective as described or required by local law, state law or Federal lending regulations. Fannie Mae, FHA and 25 states

currently require Reserve Studies with prescribed frequency with directed funded methods.

There is no single "right answer" but rather the solution is an achievable and reasonable funding scheme which takes into consideration both the condition of the assets and the objectives outlined in the funding method described above.

Because of the method of these calculations, the funding scheme will be affected by the cost of a component, the estimated useful life of that component, the estimated remaining life based on conditions observed and the scheduled "Replace Date". The reader should be careful to be ever mindful that projections are based on the expected behavior of the components listed with consideration given to historical, industry or manufacturer guidelines.

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 \$112,816. The estimated current replacement cost of all reserve items is \$456,148, and with an annual compounded inflation rate of 2.50% the future replacement cost is \$656,662.

Both the **Cash Flow** (Baseline) method and the **Precent Funded** method were 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 \$500.00.

Based upon the following financial assumptions:

- Annual Contribution Increase - Refer to funding report which follows
- Interest Earned - 0.25%
- Taxes on Interest Earned - 0.00%
- Inflation on Reserve Items - 2.50%
- Contingency - 0.00%
- Contingency Time - 0:00 Yr:Mo

No contingency funds have been identified to cover horizontal infrastructure issues as the streets and horizontal structures are maintained by the county.

The annual contribution for the initial year of this reserve study is \$19,458, \$1,621 on a monthly basis and based on 199 homes an average of \$8 per home per month.

Because the cash balance is below the target range, \$20 per home increases to reserve contributions have been scheduled beginning in 2019 for a total of seven years.

The above funding plan is based on the condition of the items discussed in this report as of the date of the inspection referenced in this report. Because weathering, usage and other conditions will affect Reserve Study items, this report should be updated yearly and a site inspection performed every third year to facilitate the updating of calculations.

The average interest rate earned before and after taxes for the initial of this reserve study are 0.24%, and 0.24%, respectively.

After extensive analysis and meetings to explore various funding schemes and based upon Percent Funding and projected Cash Flow balances as of January 1, 2018 with an estimated current reserve fund balance of \$112,816, 100% Funded being \$229,232, the percent funded amount is 49.21% which is below the target range. If the cash flow funding plan is adhered to by the board of directors, sufficient funds should be available as needed and the Percent Funding will grow to an acceptable level.

As available, 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. Because site conditions are dynamic rather than static, it is our recommendation that planned expenditure dates be reviewed and calculations updated annually.

Please refer to the detailed reports contained in this study for details, specifics and projections. In addition, photos are included at the end of this report which identifies concerns from the site inspection. The cost for making repairs to these items are not included in this report and may be funded by the annual budget line items.

Respectfully Submitted

Christine Fortenberry



Christine Fortenberry, Principal
CGB CAASH CAPS CGP CGR
GA License RLQA 003201

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual

Beginning Date	100% Funded	Beginning	Percent	Contribution	Interest	Expenditure
	Current Cost	Balance	Funded			Future Cost
01/01/2018	\$ 229,232	\$ 112,816	49.21 %	\$ 19,458	\$ 264	\$ 24,110
01/01/2019	241,773	108,428	44.85	23,418	287	7,428
01/01/2020	259,312	124,705	48.09	27,378	320	14,085
01/01/2021	270,771	138,317	51.08	31,338	383	1,334
01/01/2022	294,421	168,704	57.30	35,298	312	86,745
01/01/2023	242,009	117,570	48.58	39,258	320	13,353
01/01/2024	256,208	143,794	56.12	43,218	386	15,640
01/01/2025	279,288	171,758	61.50	47,178	284	90,819
01/01/2026	232,061	128,401	55.33	47,178	370	5,775
01/01/2027	254,103	170,174	66.97	47,178	461	14,854
01/01/2028	268,617	202,959	75.56	47,178	538	16,573
01/01/2029	281,733	234,102	83.09	47,178	644	0
01/01/2030	309,349	281,925	91.13	47,178	717	26,323
01/01/2031	328,226	303,497	92.47	47,178	815	1,670
01/01/2032	354,726	349,820	98.62	47,178	632	170,287
01/01/2033	250,070	227,343	90.91	47,178	589	22,187
01/01/2034	261,966	252,923	96.55	47,178	689	1,200
01/01/2035	292,455	299,591	102.44	47,178	383	217,596
01/01/2036	182,138	129,555	71.13	47,178	367	9,117
01/01/2037	208,465	167,983	80.58	47,178	440	24,108

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

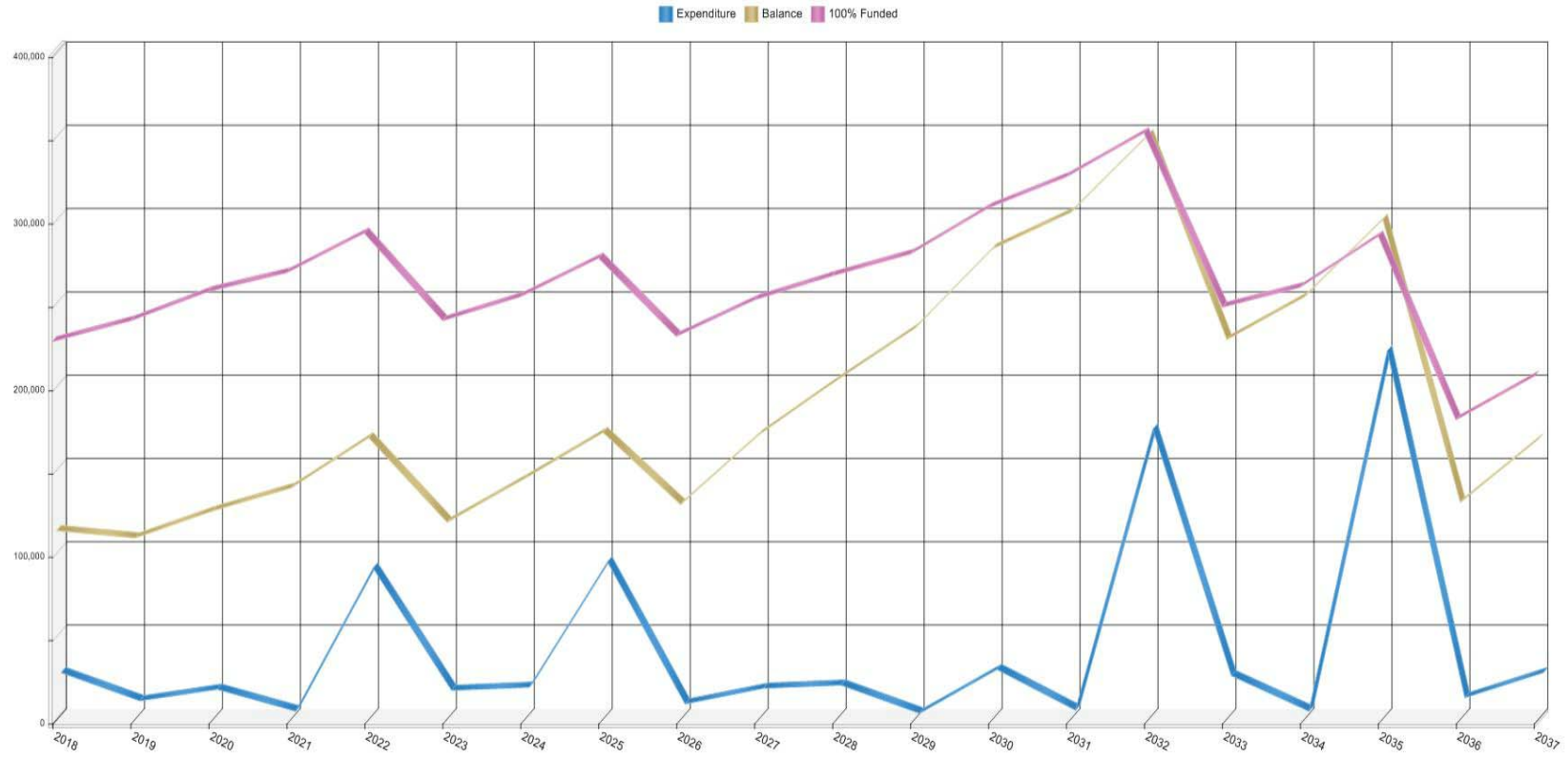
Percent Funded - Cash Flow - Annual

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
100% Funded	229,232	241,773	259,312	270,771	294,421	242,009	256,208	279,288	232,061	254,103
Percent Funded	49.21%	44.85%	48.09%	51.08%	57.30%	48.58%	56.12%	61.50%	55.33%	66.97%
Begin Balance	112,816	108,428	124,705	138,317	168,704	117,570	143,794	171,758	128,401	170,174
Contribution	19,458	23,418	27,378	31,338	35,298	39,258	43,218	47,178	47,178	47,178
Average Per Unit	97	117	137	157	177	197	217	237	237	237
Percent Change	0.00%	20.35%	16.91%	14.46%	12.64%	11.22%	10.09%	9.16%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	264	287	320	383	312	320	386	284	370	461
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	264	287	320	383	312	320	386	284	370	461
Less Expenditures	24,110	7,428	14,085	1,334	86,745	13,353	15,640	90,819	5,775	14,854
Less Deferred	0	0	0	0	0	0	0	0	0	0
Ending Balance	108,428	124,705	138,317	168,704	117,570	143,794	171,758	128,401	170,174	202,959

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
100% Funded	268,617	281,733	309,349	328,226	354,726	250,070	261,966	292,455	182,138	208,465
Percent Funded	75.56%	83.09%	91.13%	92.47%	98.62%	90.91%	96.55%	102.44%	71.13%	80.58%
Begin Balance	202,959	234,102	281,925	303,497	349,820	227,343	252,923	299,591	129,555	167,983
Contribution	47,178	47,178	47,178	47,178	47,178	47,178	47,178	47,178	47,178	47,178
Average Per Unit	237	237	237	237	237	237	237	237	237	237
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	538	644	717	815	632	589	689	383	367	440
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	538	644	717	815	632	589	689	383	367	440
Less Expenditures	16,573	0	26,323	1,670	170,287	22,187	1,200	217,596	9,117	24,108
Less Deferred	0	0	0	0	0	0	0	0	0	0
Ending Balance	234,102	281,925	303,497	349,820	227,343	252,923	299,591	129,555	167,983	191,493

Analysis Date - January 1, 2018
Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Chart



Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Percent Funded - Allocation Example Year #1

Reserve Item	100% Funded	Percent Funded	Beginning	Contribution	Interest	Expenditure	Ending
			Balance 01/01/2018				Balance 12/31/2018
Asphalt Parking/Drives: Mill & Overlay 1.5"	\$ 13,121	41.10%	\$ 5,393	\$ 457	\$ 6	\$ 0	\$ 5,856
Ballast 1000W R&R	2,607	41.10	1,071	760	10	0	1,842
Basketball Court: Seal & Stripe (1/2)	1,805	100.00	1,805	305	4	1,912	202
Bath Sink & Faucet R&R	100	41.10	41	14	0	0	56
Bench: Park 5/6 FT PVC R&R	1,437	41.10	591	200	3	0	794
Cabinet: 36" Base R&R	566	41.10	233	79	1	0	313
Cabinet: Vanities R&R	453	41.10	186	63	1	0	250
Cabinet: Wall Units R&R	434	41.10	179	61	1	0	240
Ceiling Fan Exterior R&R	838	41.10	345	117	2	0	463
Countertop: Cultured Marble R&R	473	41.10	194	16	0	0	211
Countertop: Granite R&R	1,227	41.10	504	171	2	0	678
Countertop: Sink & Faucet R&R	402	41.10	165	56	1	0	222
Deck: Composite Deck R&R	7,504	41.10	3,084	880	12	0	3,976
Dishwasher R&R	115	41.10	47	16	0	0	64
Electrical Panel Repairs	383	41.10	158	53	1	0	212
Fence: Chain Link 10' Color R&R Fabric	11,040	41.10	4,537	385	5	0	4,927
Fence:Steel/Alum 5/8" Picket/2" Post 6'	3,686	41.10	1,515	136	2	0	1,652
Frame Mirrors Replace	38	41.10	16	5	0	0	21
Furniture, Fixtures & Decor Items R&R	5,750	41.10	2,363	802	11	0	3,176
Gutters & Downspouts 5/6" Aluminum R&R OGEE	1,855	41.10	763	65	1	0	828
Hardwood Sand & 3 Poly	481	41.10	198	67	1	0	266
HVAC 1.5T-3T R&R	1,237	41.10	509	361	5	0	874
Kitchen Sink R&R	124	41.10	51	17	0	0	69
Light Fixtures (LS) R&R	1,485	41.10	610	112	2	0	724
Motor 2-3.5 HP R&R	1,320	75.01	990	385	5	805	575
Paint: Decorative Short Sign Posts Metal	75	41.10	31	120	2	0	153
Paint: Decorative Street Posts Metal	90	41.10	37	144	2	0	183
Paint: Ext. Porch Ceiling & Post	5,896	41.10	2,423	822	11	0	3,256
Paint: Exterior Walls & Cornice	4,493	41.10	1,847	626	9	0	2,482
Paint: Interior Walls & Trim (12')	4,234	41.10	1,740	590	8	0	2,339
Paint: Interior Walls & Trim (9FT)	771	41.10	317	108	1	0	426

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Percent Funded - Allocation Example Year #1

Reserve Item	100% Funded	Percent Funded	Beginning	Contribution	Interest	Expenditure	Ending
			Balance 01/01/2018				Balance 12/31/2018
Paint: Metal Picket 3 ft Handrail	\$ 50	41.10%	\$ 21	\$ 2	\$ 0	\$ 0	\$ 23
Paint: Metal Picket 5-6 FT Fence	1,736	41.10	714	61	1	0	775
Paint: Tennis Court Light Assemblies	1,911	41.10	785	67	1	0	854
Partitions Front Only: Laminate/Metal R&R	383	41.10	158	13	0	0	171
Partitions Full Stall: Laminate/Metal R&R	996	41.10	410	35	0	0	445
Picnic Table & Benches Coated R&R	323	41.10	133	55	1	0	188
Picnic Table & Benches R&R	357	41.10	147	29	0	0	177
Plate Mirrors Replace	144	41.10	60	5	0	0	65
Playground (Basic) Replacement	7,583	41.10	3,117	267	4	0	3,387
Playground: Playsafe Mulch Add 4"	1,127	100.00	1,128	329	4	1,238	223
Pool Light R&R LED	2,025	63.64	1,289	240	3	805	727
Pool Replaster	20,940	41.10	8,606	2,919	40	0	11,565
Pool Tile R&R	5,390	41.10	2,215	752	10	0	2,977
Pool: Chairs R&R	1,710	41.10	703	238	3	0	945
Pool: Chaise Lounge Chair R&R	2,371	41.10	975	331	4	0	1,310
Pool: Glass Top Table R&R	632	41.10	260	88	1	0	349
Range R&R	126	41.10	52	18	0	0	70
Refrigerator Single R&R	184	41.10	76	26	0	0	102
Roof: Metal Standing Seam R&R	41,029	41.10	16,862	1,570	21	0	18,453
Sand Filter TR 140: Change Sand	2,875	100.00	2,875	401	5	3,019	262
Sand Filter TR140: Change Filter	5,246	41.10	2,156	483	7	0	2,646
Sign (Entrance) : Refresh/Repaint	412	41.10	170	120	2	0	291
Tennis Courts: Rebuild	47,775	41.10	19,635	1,683	23	0	21,341
Toilet R&R	345	41.10	142	48	1	0	191
Urinal R&R	651	41.10	268	23	0	0	291
VGB Drain Grates	3,203	41.10	1,317	447	6	0	1,769
Volley Ball Court: Add 6" Sand	1,163	100.00	1,164	196	3	1,233	130
Wall Heaters (Bath) R&R	433	100.00	433	80	1	508	6
Water Cooler: Wall Mount R&R	805	41.10	331	28	0	0	359
Water Mushroom: Paint	570	100.00	570	96	1	604	64
Water Slide STD: Buff, Caulk, Wax	1,978	100.00	1,978	69	1	2,013	36

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Percent Funded - Allocation

Reserve Item	100% Funded	Percent Funded	Beginning Balance 01/01/2018	Contribution	Interest	Expenditure	Ending Balance 12/31/2018
Windscreens	\$ 696	41.10%	\$ 286	\$ 744	\$ 10	\$ 0	\$ 1,040
	\$ 229,232	44.05 %	\$ 100,979	\$ 19,456	\$ 262	\$ 12,137	\$ 108,562

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Expenditures Matrix

Reserve Item	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Asphalt Parking/Drives: Mill & Overlay										
Asphalt Parking/Drives: Sealcoat, Repa								3,016		
Ballast 1000W R&R			5,013					5,680		
Basketball Court: Seal & Stripe (1/2)	1,911					2,166				
Basketball Goals R&R	1,509									
Bath Sink & Faucet R&R										
Bench: Park 5/6 FT PVC R&R			2,115							
Cabinet: 36" Base R&R										
Cabinet: Vanities R&R										
Cabinet: Wall Units R&R										
Ceiling Fan Exterior R&R							2,045			
Countertop: Cultured Marble R&R										
Countertop: Granite R&R										
Countertop: Sink & Faucet R&R										
Deck: Composite Deck R&R										
Dishwasher R&R										
Electrical Panel Repairs										1,259
Fence: Chain Link 10' Color R&R Fabric										
Fence:Steel/Alum 5/8" Picket/2" Post										
Frame Mirrors Replace										
Furniture, Fixtures & Decor Items R&R										
Gutters & Downspouts 5/6" Aluminum								2,882		
Hardwood Sand & 3 Poly										
HVAC 1.5T-3T R&R										
Kitchen Sink R&R										
Light Fixtures (LS) R&R			1,000							
Motor 2-3.5 HP R&R	805		846		889	912		958		1,007
Paint: Decorative Short Sign Posts Met										1,901
Paint: Decorative Street Posts Metal										2,281

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Expenditures Matrix

Reserve Item	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Paint: Ext. Porch Ceiling & Post					11,402					
Paint: Exterior Walls & Cornice					8,690					
Paint: Interior Walls & Trim (12')					8,189					
Paint: Interior Walls & Trim (9FT)					1,492					
Paint: Metal Picket 3 ft Handrail			57							
Paint: Metal Picket 5-6 FT Fence			1,984							
Paint: Tennis Court Light Assemblies			2,221							
Parking Marking										
Partitions Front Only: Laminate/Metal								595		
Partitions Full Stall: Laminate/Metal R								1,548		
Picnic Table & Benches Coated R&R										
Picnic Table & Benches R&R						550				
Plate Mirrors Replace								225		
Playground (Basic) Replacement								11,984		
Playground: Playsafe Mulch Add 4"	1,237			1,334			1,437			1,549
Pool Light R&R LED	805	825	846						983	1,007
Pool Replaster					40,496					
Pool Tile R&R					10,424					
Pool: Chairs R&R										
Pool: Chaise Lounge Chair R&R										
Pool: Glass Top Table R&R										
Range R&R										
Refrigerator Single R&R										
Roof: Metal Standing Seam R&R								61,664		
Sand Filter TR 140: Change Sand	3,018					3,420				
Sand Filter TR140: Change Filter		2,579								
Sign (Entrance) : Refresh/Repaint						1,368				
Tennis Court: Recoat	10,465						12,156			
Tennis Courts: Rebuild										

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Expenditures Matrix

Reserve Item	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Toilet R&R										
Urinal R&R								1,012		
VGB Drain Grates		4,023							4,792	
Volley Ball Court: Add 6" Sand	1,232					1,396				
Wall Heaters (Bath) R&R	508					576				
Water Cooler: Wall Mount R&R								1,250		
Water Mushroom: Paint	603					684				
Water Slide STD: Buff, Caulk, Wax	2,012					2,280				
Windscreens					5,159					5,845
	\$ 24,110	\$ 7,428	\$ 14,085	\$ 1,334	\$ 86,745	\$ 13,353	\$ 15,640	\$ 90,819	\$ 5,775	\$ 14,854

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Expenditures Matrix

Reserve Item	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Asphalt Parking/Drives: Mill & Overlay								\$ 34,891		
Asphalt Parking/Drives: Sealcoat, Repa										
Ballast 1000W R&R			6,436					7,292		
Basketball Court: Seal & Stripe (1/2)	2,454					2,780				
Basketball Goals R&R			2,036							
Bath Sink & Faucet R&R										
Bench: Park 5/6 FT PVC R&R	2,583								3,154	
Cabinet: 36" Base R&R										
Cabinet: Vanities R&R										
Cabinet: Wall Units R&R										
Ceiling Fan Exterior R&R									2,760	
Countertop: Cultured Marble R&R			971							
Countertop: Granite R&R										
Countertop: Sink & Faucet R&R					1,998					
Deck: Composite Deck R&R										
Dishwasher R&R										808
Electrical Panel Repairs										
Fence: Chain Link 10' Color R&R Fabric								29,355		
Fence:Steel/Alum 5/8" Picket/2" Post										
Frame Mirrors Replace										
Furniture, Fixtures & Decor Items R&R					20,000					
Gutters & Downspouts 5/6" Aluminum										
Hardwood Sand & 3 Poly					2,390					
HVAC 1.5T-3T R&R								13,846		
Kitchen Sink R&R										
Light Fixtures (LS) R&R										2,500
Motor 2-3.5 HP R&R	1,033		1,086		1,141	1,170		1,230		1,293
Paint: Decorative Short Sign Posts Met										2,441
Paint: Decorative Street Posts Metal										2,929

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Expenditures Matrix

Reserve Item	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Paint: Ext. Porch Ceiling & Post					14,636					
Paint: Exterior Walls & Cornice					11,155					
Paint: Interior Walls & Trim (12')					10,513					
Paint: Interior Walls & Trim (9FT)					1,915					
Paint: Metal Picket 3 ft Handrail										
Paint: Metal Picket 5-6 FT Fence										
Paint: Tennis Court Light Assemblies										
Parking Marking								516		
Partitions Front Only: Laminate/Metal										
Partitions Full Stall: Laminate/Metal R										
Picnic Table & Benches Coated R&R										
Picnic Table & Benches R&R										
Plate Mirrors Replace										
Playground (Basic) Replacement										
Playground: Playsafe Mulch Add 4"			1,670			1,800			1,940	
Pool Light R&R LED	1,033						1,200	1,230	1,261	
Pool Replaster					51,985					
Pool Tile R&R					13,382					
Pool: Chairs R&R					8,493					
Pool: Chaise Lounge Chair R&R					11,776					
Pool: Glass Top Table R&R										4,447
Range R&R										889
Refrigerator Single R&R										1,293
Roof: Metal Standing Seam R&R										
Sand Filter TR 140: Change Sand	3,875					4,390				
Sand Filter TR140: Change Filter					14,274					
Sign (Entrance) : Refresh/Repaint				1,670						
Tennis Court: Recoat			14,122							
Tennis Courts: Rebuild								129,233		

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Expenditures Matrix

Reserve Item	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Toilet R&R										
Urinal R&R										
VGB Drain Grates						5,707				
Volley Ball Court: Add 6" Sand	1,582					1,792				
Wall Heaters (Bath) R&R	652					739				
Water Cooler: Wall Mount R&R										
Water Mushroom: Paint	775					878				
Water Slide STD: Buff, Caulk, Wax	2,583					2,927				
Windscreens					6,623					7,504
	\$ 16,573	\$ 0	\$ 26,323	\$ 1,670	\$ 170,287	\$ 22,187	\$ 1,200	\$ 217,596	\$ 9,117	\$ 24,108

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Expenditures Matrix by Category

Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Amenities	\$ 1,232		\$ 2,115			\$ 1,946				
Basketball	3,421					2,166				
Electrical			5,013					5,680		1,259
Glass & Mirrors								225		
Gutter & Metal								2,882		
HVAC	508					576				
Light Fixture			1,000				2,045			
Paint			4,263		29,774					
Pavement								3,016		
Playground	1,237			1,334			1,437	11,984		1,549
Plumbing								4,406		
Pool	4,628	7,428	1,692		51,811	4,332		958	5,775	2,015
Pool F&F	2,616					2,964				
Roofing								61,664		
Signage						1,368				4,183
Tennis	10,465				5,159		12,156			5,845
	\$ 24,110	\$ 7,428	\$ 14,085	\$ 1,334	\$ 86,745	\$ 13,353	\$ 15,640	\$ 90,819	\$ 5,775	\$ 14,854

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Expenditures Matrix by Category

Category	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Amenities	\$ 4,165					\$ 1,792			\$ 3,154	
Appliance										2,991
Basketball	2,454		2,036			2,780				
Countertop			971		1,998					
Electrical			6,436					7,292		
Fence								29,355		
Flooring					2,390					
Furniture & Fixtures					20,000					
HVAC	652					739		13,846		
Light Fixture									2,760	2,500
Paint					38,221					
Pavement								35,407		
Playground			1,670			1,800			1,940	
Pool	5,941		1,086		80,783	11,269	1,200	2,461	1,261	1,293
Pool F&F	3,358				20,269	3,805				4,447
Signage				1,670						5,370
Tennis			14,122		6,623			129,233		7,504
	\$ 16,573	\$ 0	\$ 26,323	\$ 1,670	\$ 170,287	\$ 22,187	\$ 1,200	\$ 217,596	\$ 9,117	\$ 24,108

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Expenditures Yearly List

Category			Service	Estimated		
Date	Reserve Item	Location	Date	Life	Current Cost	Expenditure
Year : 2018						
Amenities						
04/01/2018	Volley Ball Court: Add 6" Sand	VolleyBall Cour	04/01/2013	5:00	\$ 1,225.00	\$ 1,232.67
					\$ 1,225.00	\$ 1,232.67
Basketball						
04/01/2018	Basketball Court: Seal & Stripe (1/2)	Basketball Cou	04/01/2013	5:00	\$ 1,900.00	\$ 1,911.90
04/01/2018	Basketball Goals R&R	Basketball Cou		15:00	1,500.00	1,509.39
					\$ 3,400.00	\$ 3,421.29
HVAC						
09/01/2018	Wall Heaters (Bath) R&R	Pool House	09/01/2013	5:00	\$ 500.00	\$ 508.39
					\$ 500.00	\$ 508.39
Playground						
04/01/2018	Playground: Playsafe Mulch Add 4"	Playground	04/01/2015	3:00	\$ 1,230.00	\$ 1,237.70
					\$ 1,230.00	\$ 1,237.70
Pool						
04/01/2018	Motor 2-3.5 HP R&R	Pool	04/01/2013	5:00	\$ 800.00	\$ 805.01
04/01/2018	Pool Light R&R LED	Island Pool	04/01/2010	8:00	400.00	402.51
04/01/2018	Pool Light R&R LED	Lap Pool	04/01/2010	8:00	400.00	402.51
04/01/2018	Sand Filter TR 140: Change Sand	Pool House	04/01/2012	6:00	3,000.00	3,018.79
					\$ 4,600.00	\$ 4,628.82
Pool F&F						
04/01/2018	Water Mushroom: Paint	Pool	04/01/2013	5:00	\$ 600.00	\$ 603.76
04/01/2018	Water Slide STD: Buff, Caulk, Wax	Pool	01/01/1995	23:03	2,000.00	2,012.53
					\$ 2,600.00	\$ 2,616.29
Tennis						
04/01/2018	Tennis Court: Recoat	Tennis Courts		6:00	\$ 10,400.00	\$ 10,465.14
					\$ 10,400.00	\$ 10,465.14
Year : 2019						
Pool						
04/01/2019	Pool Light R&R LED	Island Pool	04/01/2011	8:00	\$ 400.00	\$ 412.68
04/01/2019	Pool Light R&R LED	Lap Pool	04/01/2011	8:00	400.00	412.68
04/01/2019	Sand Filter TR140: Change Filter	Pool House	01/01/1995	24:03	2,500.00	2,579.27
04/01/2019	VGB Drain Grates	Lap Pool	04/01/2012	7:00	2,600.00	2,682.45
04/01/2019	VGB Drain Grates	Island Pool	04/01/2012	7:00	1,300.00	1,341.22
					\$ 7,200.00	\$ 7,428.30
Year : 2020						
Amenities						
04/01/2020	Bench: Park 5/6 FT PVC R&R	Tennis Courts	04/01/2012	8:00	\$ 2,000.00	\$ 2,115.60
					\$ 2,000.00	\$ 2,115.60

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Expenditures Yearly List

Category			Service	Estimated		
Date	Reserve Item	Location	Date	Life	Current Cost	Expenditure
Electrical						
04/01/2020	Ballast 1000W R&R	VolleyBall Cour	04/01/2015	5:00	\$ 395.00	\$ 417.83
04/01/2020	Ballast 1000W R&R	Basketball Cou	04/01/2015	5:00	395.00	417.83
04/01/2020	Ballast 1000W R&R	Tennis Courts	04/01/2015	5:00	3,950.00	4,178.31
					\$ 4,740.00	\$ 5,013.97
Light Fixture						
04/01/2020	Light Fixtures (LS) R&R	Pool House	04/01/1995	25:00	\$ 1,000.00	\$ 1,000.00
					\$ 1,000.00	\$ 1,000.00
Paint						
01/01/2020	Paint: Metal Picket 3 ft Handrail	Island Pool	01/01/1995	25:00	\$ 55.00	\$ 57.82
01/01/2020	Paint: Metal Picket 5-6 FT Fence	Pool	01/01/1995	25:00	1,888.00	1,984.70
04/01/2020	Paint: Tennis Court Light Assemblies	Tennis Courts	04/01/1995	25:00	2,100.00	2,221.38
					\$ 4,043.00	\$ 4,263.90
Pool						
04/01/2020	Motor 2-3.5 HP R&R	Pool	04/01/2015	5:00	\$ 800.00	\$ 846.24
04/01/2020	Pool Light R&R LED	Island Pool	04/01/2012	8:00	400.00	423.12
04/01/2020	Pool Light R&R LED	Lap Pool	04/01/2012	8:00	400.00	423.12
					\$ 1,600.00	\$ 1,692.48
Year : 2021						
Playground						
04/01/2021	Playground: Playsafe Mulch Add 4"	Playground	04/01/2018	3:00	\$ 1,230.00	\$ 1,334.00
					\$ 1,230.00	\$ 1,334.00
Year : 2022						
Paint						
04/01/2022	Paint: Ext. Porch Ceiling & Post	Pool House	04/01/2012	10:00	\$ 2,013.00	\$ 2,238.41
04/01/2022	Paint: Ext. Porch Ceiling & Post	Clubhouse	04/01/2012	10:00	4,755.00	5,287.45
04/01/2022	Paint: Ext. Porch Ceiling & Post	Tennis Courts	04/01/2012	10:00	3,486.00	3,876.35
04/01/2022	Paint: Exterior Walls & Cornice	Pool House	04/01/2012	10:00	1,677.50	1,865.34
04/01/2022	Paint: Exterior Walls & Cornice	Clubhouse	04/01/2012	10:00	6,137.50	6,824.76
04/01/2022	Paint: Interior Walls & Trim (12')	Clubhouse	04/01/2012	10:00	7,365.00	8,189.71
04/01/2022	Paint: Interior Walls & Trim (9FT)	Pool House	04/01/2012	10:00	1,342.00	1,492.27
					\$ 26,776.00	\$ 29,774.29
Pool						
04/01/2022	Motor 2-3.5 HP R&R	Pool	04/01/2017	5:00	\$ 800.00	\$ 889.58
04/01/2022	Pool Replaster	Lap Pool	04/01/2012	10:00	21,775.95	24,214.35
04/01/2022	Pool Replaster	Island Pool	04/01/2012	10:00	14,642.85	16,282.51
04/01/2022	Pool Tile R&R	Lap Pool	04/01/2012	10:00	4,080.00	4,536.87
04/01/2022	Pool Tile R&R	Island Pool	04/01/2012	10:00	5,295.00	5,887.92
					\$ 46,593.80	\$ 51,811.23
Tennis						
04/01/2022	Windscreens	Tennis Courts	04/01/2017	5:00	\$ 4,640.00	\$ 5,159.57

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Expenditures Yearly List

Category			Service	Estimated		
Date	Reserve Item	Location	Date	Life	Current Cost	Expenditure
					\$ 4,640.00	\$ 5,159.57
Year : 2023						
Amenities						
04/01/2023	Picnic Table & Benches R&R	Pool House	04/01/2008	15:00	\$ 550.00	\$ 550.00
04/01/2023	Volley Ball Court: Add 6" Sand	VolleyBall Cour	04/01/2018	5:00	1,225.00	1,396.62
					\$ 1,775.00	\$ 1,946.62
Basketball						
04/01/2023	Basketball Court: Seal & Stripe (1/2)	Basketball Cou	04/01/2018	5:00	\$ 1,900.00	\$ 2,166.18
					\$ 1,900.00	\$ 2,166.18
HVAC						
09/01/2023	Wall Heaters (Bath) R&R	Pool House	09/01/2018	5:00	\$ 500.00	\$ 576.01
					\$ 500.00	\$ 576.01
Pool						
04/01/2023	Motor 2-3.5 HP R&R	Pool	04/01/2018	5:00	\$ 800.00	\$ 912.08
04/01/2023	Sand Filter TR 140: Change Sand	Pool House	04/01/2018	5:00	3,000.00	3,420.29
					\$ 3,800.00	\$ 4,332.37
Pool F&F						
04/01/2023	Water Mushroom: Paint	Pool	04/01/2018	5:00	\$ 600.00	\$ 684.06
04/01/2023	Water Slide STD: Buff, Caulk, Wax	Pool	04/01/2018	5:00	2,000.00	2,280.19
					\$ 2,600.00	\$ 2,964.25
Signage						
04/01/2023	Sign (Entrance) : Refresh/Repaint	Community At	04/01/2015	8:00	\$ 1,200.00	\$ 1,368.12
					\$ 1,200.00	\$ 1,368.12
Year : 2024						
Light Fixture						
04/01/2024	Ceiling Fan Exterior R&R	Tennis Courts	04/01/2012	12:00	\$ 1,050.00	\$ 1,227.37
04/01/2024	Ceiling Fan Exterior R&R	Pool House	04/01/2012	12:00	700.00	818.25
					\$ 1,750.00	\$ 2,045.62
Playground						
04/01/2024	Playground: Playsafe Mulch Add 4"	Playground	04/01/2021	3:00	\$ 1,230.00	\$ 1,437.78
					\$ 1,230.00	\$ 1,437.78
Tennis						
04/01/2024	Tennis Court: Recoat	Tennis Courts		6:03	\$ 10,400.00	\$ 12,156.86
					\$ 10,400.00	\$ 12,156.86
Year : 2025						
Electrical						
04/01/2025	Ballast 1000W R&R	VolleyBall Cour	04/01/2020	5:00	\$ 395.00	\$ 473.40
04/01/2025	Ballast 1000W R&R	Basketball Cou	04/01/2020	5:00	395.00	473.40
04/01/2025	Ballast 1000W R&R	Tennis Courts	04/01/2020	5:00	3,950.00	4,734.03

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Expenditures Yearly List

Category			Service	Estimated		
Date	Reserve Item	Location	Date	Life	Current Cost	Expenditure
					\$ 4,740.00	\$ 5,680.83
Glass & Mirrors						
01/01/2025	Plate Mirrors Replace	Pool House	01/01/1995	30:00	\$ 189.00	\$ 225.10
					\$ 189.00	\$ 225.10
Gutter & Metal						
01/01/2025	Gutters & Downspouts 5/6" Aluminum	Clubhouse	01/01/1995	30:00	\$ 2,420.00	\$ 2,882.29
					\$ 2,420.00	\$ 2,882.29
Pavement						
04/01/2025	Asphalt Parking/Drives: Sealcoat, Repai	Clubhouse		10:00	\$ 2,517.00	\$ 3,016.60
					\$ 2,517.00	\$ 3,016.60
Playground						
04/01/2025	Playground (Basic) Replacement	Playground	04/01/1995	30:00	\$ 10,000.00	\$ 11,984.89
					\$ 10,000.00	\$ 11,984.89
Plumbing						
01/01/2025	Partitions Front Only: Laminate/Metal	Pool House	01/01/1995	30:00	\$ 500.00	\$ 595.51
01/01/2025	Partitions Full Stall: Laminate/Metal R&	Pool House	01/01/1995	30:00	1,300.00	1,548.34
01/01/2025	Urinal R&R	Pool House	01/01/1995	30:00	850.00	1,012.37
01/01/2025	Water Cooler: Wall Mount R&R	Pool House	01/01/1995	30:00	1,050.00	1,250.58
					\$ 3,700.00	\$ 4,406.80
Pool						
04/01/2025	Motor 2-3.5 HP R&R	Pool	04/01/2020	5:00	\$ 800.00	\$ 958.79
					\$ 800.00	\$ 958.79
Roofing						
01/01/2025	Roof: Metal Standing Seam R&R	Pool House	01/01/1995	30:00	\$ 12,606.00	\$ 15,014.12
01/01/2025	Roof: Metal Standing Seam R&R	Pool House	01/01/1995	30:00	39,168.00	46,650.24
					\$ 51,774.00	\$ 61,664.36
Year : 2026						
Pool						
04/01/2026	Pool Light R&R LED	Island Pool	04/01/2018	8:00	\$ 400.00	\$ 491.52
04/01/2026	Pool Light R&R LED	Lap Pool	04/01/2018	8:00	400.00	491.52
04/01/2026	VGB Drain Grates	Lap Pool	04/01/2019	7:00	2,600.00	3,194.87
04/01/2026	VGB Drain Grates	Island Pool	04/01/2019	7:00	1,300.00	1,597.44
					\$ 4,700.00	\$ 5,775.35
Year : 2027						
Electrical						
04/01/2027	Electrical Panel Repairs	Clubhouse	04/01/2012	15:00	\$ 500.00	\$ 629.94
04/01/2027	Electrical Panel Repairs	Pool House	04/01/2012	15:00	500.00	629.94
					\$ 1,000.00	\$ 1,259.88

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Expenditures Yearly List

Category			Service	Estimated		
Date	Reserve Item	Location	Date	Life	Current Cost	Expenditure
Playground						
04/01/2027	Playground: Playsafe Mulch Add 4"	Playground	04/01/2024	3:00	\$ 1,230.00	\$ 1,549.64
					\$ 1,230.00	\$ 1,549.64
Pool						
04/01/2027	Motor 2-3.5 HP R&R	Pool	04/01/2022	5:00	\$ 800.00	\$ 1,007.90
04/01/2027	Pool Light R&R LED	Island Pool	04/01/2019	8:00	400.00	503.95
04/01/2027	Pool Light R&R LED	Lap Pool	04/01/2019	8:00	400.00	503.95
					\$ 1,600.00	\$ 2,015.80
Signage						
07/30/2027	Paint: Decorative Short Sign Posts Meta	Community At	07/30/2017	10:00	\$ 1,500.00	\$ 1,901.64
07/30/2027	Paint: Decorative Street Posts Metal	Community At	07/30/2017	10:00	1,800.00	2,281.97
					\$ 3,300.00	\$ 4,183.61
Tennis						
04/01/2027	Windscreens	Tennis Courts	04/01/2022	5:00	\$ 4,640.00	\$ 5,845.80
					\$ 4,640.00	\$ 5,845.80
Year : 2028						
Amenities						
04/01/2028	Bench: Park 5/6 FT PVC R&R	Tennis Courts	04/01/2020	8:00	\$ 2,000.00	\$ 2,583.46
04/01/2028	Volley Ball Court: Add 6" Sand	VolleyBall Cour	04/01/2023	5:00	1,225.00	1,582.37
					\$ 3,225.00	\$ 4,165.83
Basketball						
04/01/2028	Basketball Court: Seal & Stripe (1/2)	Basketball Cou	04/01/2023	5:00	\$ 1,900.00	\$ 2,454.29
					\$ 1,900.00	\$ 2,454.29
HVAC						
09/01/2028	Wall Heaters (Bath) R&R	Pool House	09/01/2023	5:00	\$ 500.00	\$ 652.62
					\$ 500.00	\$ 652.62
Pool						
04/01/2028	Motor 2-3.5 HP R&R	Pool	04/01/2023	5:00	\$ 800.00	\$ 1,033.39
04/01/2028	Pool Light R&R LED	Island Pool	04/01/2020	8:00	400.00	516.69
04/01/2028	Pool Light R&R LED	Lap Pool	04/01/2020	8:00	400.00	516.69
04/01/2028	Sand Filter TR 140: Change Sand	Pool House	04/01/2023	5:00	3,000.00	3,875.19
					\$ 4,600.00	\$ 5,941.96
Pool F&F						
04/01/2028	Water Mushroom: Paint	Pool	04/01/2023	5:00	\$ 600.00	\$ 775.04
04/01/2028	Water Slide STD: Buff, Caulk, Wax	Pool	04/01/2023	5:00	2,000.00	2,583.46
					\$ 2,600.00	\$ 3,358.50
Year : 2030						
Basketball						
04/01/2030	Basketball Goals R&R	Basketball Cou		15:00	\$ 1,500.00	\$ 2,036.83

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Expenditures Yearly List

Category			Service	Estimated		
Date	Reserve Item	Location	Date	Life	Current Cost	Expenditure
					\$ 1,500.00	\$ 2,036.83
Countertop						
01/01/2030	Countertop: Cultured Marble R&R	Pool House	01/01/1995	35:00	\$ 720.00	\$ 971.60
					\$ 720.00	\$ 971.60
Electrical						
04/01/2030	Ballast 1000W R&R	VolleyBall Cour	04/01/2025	5:00	\$ 395.00	\$ 536.37
04/01/2030	Ballast 1000W R&R	Basketball Cou	04/01/2025	5:00	395.00	536.37
04/01/2030	Ballast 1000W R&R	Tennis Courts	04/01/2025	5:00	3,950.00	5,363.66
					\$ 4,740.00	\$ 6,436.40
Playground						
04/01/2030	Playground: Playsafe Mulch Add 4"	Playground	04/01/2027	3:00	\$ 1,230.00	\$ 1,670.20
					\$ 1,230.00	\$ 1,670.20
Pool						
04/01/2030	Motor 2-3.5 HP R&R	Pool	04/01/2025	5:00	\$ 800.00	\$ 1,086.31
					\$ 800.00	\$ 1,086.31
Tennis						
04/01/2030	Tennis Court: Recoat	Tennis Courts		12:03	\$ 10,400.00	\$ 14,122.05
					\$ 10,400.00	\$ 14,122.05
Year : 2031						
Signage						
04/01/2031	Sign (Entrance) : Refresh/Repaint	Community At	04/01/2023	8:00	\$ 1,200.00	\$ 1,670.67
					\$ 1,200.00	\$ 1,670.67
Year : 2032						
Countertop						
04/01/2032	Countertop: Sink & Faucet R&R	Pool House	04/01/2012	20:00	\$ 700.00	\$ 999.20
04/01/2032	Countertop: Sink & Faucet R&R	Clubhouse	04/01/2012	20:00	700.00	999.20
					\$ 1,400.00	\$ 1,998.40
Flooring						
04/01/2032	Hardwood Sand & 3 Poly	Clubhouse	04/01/2012	20:00	\$ 1,675.00	\$ 2,390.95
					\$ 1,675.00	\$ 2,390.95
Furniture & Fixtures						
04/01/2032	Furniture, Fixtures & Decor Items R&R	Clubhouse	04/01/2012	20:00	\$ 20,000.00	\$ 20,000.00
					\$ 20,000.00	\$ 20,000.00
Paint						
04/01/2032	Paint: Ext. Porch Ceiling & Post	Pool House	04/01/2022	10:00	\$ 2,013.00	\$ 2,873.43
04/01/2032	Paint: Ext. Porch Ceiling & Post	Clubhouse	04/01/2022	10:00	4,755.00	6,787.46
04/01/2032	Paint: Ext. Porch Ceiling & Post	Tennis Courts	04/01/2022	10:00	3,486.00	4,976.04
04/01/2032	Paint: Exterior Walls & Cornice	Pool House	04/01/2022	10:00	1,677.50	2,394.52
04/01/2032	Paint: Exterior Walls & Cornice	Clubhouse	04/01/2022	10:00	6,137.50	8,760.88

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Expenditures Yearly List

Category			Service	Estimated		
Date	Reserve Item	Location	Date	Life	Current Cost	Expenditure
04/01/2032	Paint: Interior Walls & Trim (12')	Clubhouse	04/01/2022	10:00	\$ 7,365.00	\$ 10,513.06
04/01/2032	Paint: Interior Walls & Trim (9FT)	Pool House	04/01/2022	10:00	1,342.00	1,915.62
					\$ 26,776.00	\$ 38,221.01
Pool						
04/01/2032	Motor 2-3.5 HP R&R	Pool	04/01/2027	5:00	\$ 800.00	\$ 1,141.95
04/01/2032	Pool Replaster	Lap Pool	04/01/2022	10:00	21,775.95	31,083.76
04/01/2032	Pool Replaster	Island Pool	04/01/2022	10:00	14,642.85	20,901.72
04/01/2032	Pool Tile R&R	Lap Pool	04/01/2022	10:00	4,080.00	5,823.94
04/01/2032	Pool Tile R&R	Island Pool	04/01/2022	10:00	5,295.00	7,558.27
04/01/2032	Sand Filter TR140: Change Filter	Pool House	04/01/2012	20:00	10,000.00	14,274.35
					\$ 56,593.80	\$ 80,783.99
Pool F&F						
04/01/2032	Pool: Chairs R&R	Pool	04/01/2012	20:00	\$ 4,200.00	\$ 5,995.23
04/01/2032	Pool: Chairs R&R	Tennis Courts	04/01/2012	20:00	1,750.00	2,498.01
04/01/2032	Pool: Chaise Lounge Chair R&R	Pool	04/01/2012	20:00	8,250.00	11,776.34
					\$ 14,200.00	\$ 20,269.58
Tennis						
04/01/2032	Windscreens	Tennis Courts	04/01/2027	5:00	\$ 4,640.00	\$ 6,623.30
					\$ 4,640.00	\$ 6,623.30
Year : 2033						
Amenities						
04/01/2033	Volley Ball Court: Add 6" Sand	VolleyBall Cour	04/01/2028	5:00	\$ 1,225.00	\$ 1,792.83
					\$ 1,225.00	\$ 1,792.83
Basketball						
04/01/2033	Basketball Court: Seal & Stripe (1/2)	Basketball Cou	04/01/2028	5:00	\$ 1,900.00	\$ 2,780.71
					\$ 1,900.00	\$ 2,780.71
HVAC						
09/01/2033	Wall Heaters (Bath) R&R	Pool House	09/01/2028	5:00	\$ 500.00	\$ 739.42
					\$ 500.00	\$ 739.42
Playground						
04/01/2033	Playground: Playsafe Mulch Add 4"	Playground	04/01/2030	3:00	\$ 1,230.00	\$ 1,800.15
					\$ 1,230.00	\$ 1,800.15
Pool						
04/01/2033	Motor 2-3.5 HP R&R	Pool	04/01/2028	5:00	\$ 800.00	\$ 1,170.83
04/01/2033	Sand Filter TR 140: Change Sand	Pool House	04/01/2028	5:00	3,000.00	4,390.60
04/01/2033	VGB Drain Grates	Lap Pool	04/01/2026	7:00	2,600.00	3,805.19
04/01/2033	VGB Drain Grates	Island Pool	04/01/2026	7:00	1,300.00	1,902.59
					\$ 7,700.00	\$ 11,269.21
Pool F&F						
04/01/2033	Water Mushroom: Paint	Pool	04/01/2028	5:00	\$ 600.00	\$ 878.12

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Expenditures Yearly List

Category			Service	Estimated		
Date	Reserve Item	Location	Date	Life	Current Cost	Expenditure
04/01/2033	Water Slide STD: Buff, Caulk, Wax	Pool	04/01/2028	5:00	\$ 2,000.00	\$ 2,927.07
					\$ 2,600.00	\$ 3,805.19
Year : 2034						
Pool						
04/01/2034	Pool Light R&R LED	Island Pool	04/01/2026	8:00	\$ 400.00	\$ 600.22
04/01/2034	Pool Light R&R LED	Lap Pool	04/01/2026	8:00	400.00	600.22
					\$ 800.00	\$ 1,200.44
Year : 2035						
Electrical						
04/01/2035	Ballast 1000W R&R	VolleyBall Cour	04/01/2030	5:00	\$ 395.00	\$ 607.70
04/01/2035	Ballast 1000W R&R	Basketball Cou	04/01/2030	5:00	395.00	607.70
04/01/2035	Ballast 1000W R&R	Tennis Courts	04/01/2030	5:00	3,950.00	6,077.04
					\$ 4,740.00	\$ 7,292.44
Fence						
01/01/2035	Fence: Chain Link 10' Color R&R Fabric	Tennis Courts	01/01/1995	40:00	\$ 19,200.00	\$ 29,355.16
					\$ 19,200.00	\$ 29,355.16
HVAC						
04/01/2035	HVAC 1.5T-3T R&R	Clubhouse	04/01/2015	20:00	\$ 9,000.00	\$ 13,846.41
					\$ 9,000.00	\$ 13,846.41
Pavement						
01/01/2035	Asphalt Parking/Drives: Mill & Overlay	Clubhouse	01/01/1995	40:00	\$ 22,820.80	\$ 34,891.05
04/01/2035	Parking Marking	Clubhouse		17:03	336.00	516.93
					\$ 23,156.80	\$ 35,407.98
Pool						
04/01/2035	Motor 2-3.5 HP R&R	Pool	04/01/2030	5:00	\$ 800.00	\$ 1,230.79
04/01/2035	Pool Light R&R LED	Island Pool	04/01/2027	8:00	400.00	615.40
04/01/2035	Pool Light R&R LED	Lap Pool	04/01/2027	8:00	400.00	615.40
					\$ 1,600.00	\$ 2,461.59
Tennis						
04/01/2035	Tennis Courts: Rebuild	Tennis Courts	04/01/1995	40:00	\$ 84,000.00	\$ 129,233.16
					\$ 84,000.00	\$ 129,233.16
Year : 2036						
Amenities						
04/01/2036	Bench: Park 5/6 FT PVC R&R	Tennis Courts	04/01/2028	8:00	\$ 2,000.00	\$ 3,154.79
					\$ 2,000.00	\$ 3,154.79
Light Fixture						
04/01/2036	Ceiling Fan Exterior R&R	Tennis Courts	04/01/2024	12:00	\$ 1,050.00	\$ 1,656.27
04/01/2036	Ceiling Fan Exterior R&R	Pool House	04/01/2024	12:00	700.00	1,104.18
					\$ 1,750.00	\$ 2,760.45

Brown's Farm HOA
Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Expenditures Yearly List

Category			Service	Estimated		
Date	Reserve Item	Location	Date	Life	Current Cost	Expenditure
Playground						
04/01/2036	Playground: Playsafe Mulch Add 4"	Playground	04/01/2033	3:00	\$ 1,230.00	\$ 1,940.20
					\$ 1,230.00	\$ 1,940.20
Pool						
04/01/2036	Pool Light R&R LED	Island Pool	04/01/2028	8:00	\$ 400.00	\$ 630.96
04/01/2036	Pool Light R&R LED	Lap Pool	04/01/2028	8:00	400.00	630.96
					\$ 800.00	\$ 1,261.92
Year : 2037						
Appliance						
04/01/2037	Dishwasher R&R	Clubhouse	04/01/2012	25:00	\$ 500.00	\$ 808.64
04/01/2037	Range R&R	Clubhouse	04/01/2012	25:00	550.00	889.51
04/01/2037	Refrigerator Single R&R	Clubhouse	04/01/2012	25:00	800.00	1,293.83
					\$ 1,850.00	\$ 2,991.98
Light Fixture						
04/01/2037	Light Fixtures (LS) R&R	Clubhouse	04/01/2012	25:00	\$ 2,500.00	\$ 2,500.00
					\$ 2,500.00	\$ 2,500.00
Pool						
04/01/2037	Motor 2-3.5 HP R&R	Pool	04/01/2032	5:00	\$ 800.00	\$ 1,293.83
					\$ 800.00	\$ 1,293.83
Pool F&F						
04/01/2037	Pool: Glass Top Table R&R	Pool	04/01/2012	25:00	\$ 2,750.00	\$ 4,447.54
					\$ 2,750.00	\$ 4,447.54
Signage						
07/30/2037	Paint: Decorative Short Sign Posts Meta	Community At	07/30/2027	10:00	\$ 1,500.00	\$ 2,441.12
07/30/2037	Paint: Decorative Street Posts Metal	Community At	07/30/2027	10:00	1,800.00	2,929.35
					\$ 3,300.00	\$ 5,370.47
Tennis						
04/01/2037	Windscreens	Tennis Courts	04/01/2032	5:00	\$ 4,640.00	\$ 7,504.21
					\$ 4,640.00	\$ 7,504.21

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary Overview

Location			Replace	Basis		Current	Adj	Rem	Future
Reserve Item	Desc	Condition	Date	Cost	Quantity	Cost	Life	Life	Cost
Basketball Court									
	Ballast 1000W R&R		04/01/2020	\$ 395.00	1 EA	\$ 395	5:00	2:03	\$ 417
	Basketball Court: Seal & Stripe (1/2		04/01/2018	1,900.00	1 EA	1,900	5:00	0:03	1,911
	Basketball Goals R&R	Pad & Backb	04/01/2018	1.00	1,500 LS	1,500	15:00	0:03	1,509
	Basketball Goals R&R	Pack & Back	04/01/2030	1.00	1,500 LS	1,500	15:00	12:03	2,036
						\$ 5,295			\$ 5,875
Clubhouse									
	Asphalt Parking/Drives: Mill &		01/01/2035	\$ 13.60	1,678 SY	\$ 22,820	40:00	17:00	\$ 34,891
	Asphalt Parking/Drives: Sealcoat,		04/01/2025	1.50	1,678 SY	2,517	10:00	7:03	3,016
	Bath Sink & Faucet R&R		04/01/2042	525.00	1 EA	525	30:00	24:03	962
	Cabinet: 36" Base R&R		04/01/2047	300.00	11.5 LF	3,450	35:00	29:03	7,162
	Cabinet: Vanities R&R		04/01/2047	230.00	6 LF	1,380	35:00	29:03	2,865
	Cabinet: Wall Units R&R		04/01/2047	230.00	11.5 LF	2,645	35:00	29:03	5,491
	Countertop: Granite R&R	Kitchen	04/01/2047	90.00	27 SF	2,430	35:00	29:03	5,044
	Countertop: Granite R&R	Bar	04/01/2047	90.00	34 SF	3,060	35:00	29:03	6,352
	Countertop: Granite R&R	Bath	04/01/2047	90.00	22 SF	1,980	35:00	29:03	4,110
	Countertop: Sink & Faucet R&R		04/01/2032	350.00	2 EA	700	20:00	14:03	999
	Dishwasher R&R		04/01/2037	500.00	1 EA	500	25:00	19:03	808
	Electrical Panel Repairs		04/01/2027	1.00	500 LS	500	15:00	9:03	629
	Frame Mirrors Replace		04/01/2042	200.00	1 EA	200	30:00	24:03	200
	Furniture, Fixtures & Decor Items		04/01/2032	1.00	20,000 LS	20,000	20:00	14:03	20,000
	Gutters & Downspouts 5/6"		01/01/2025	4.00	605 LF	2,420	30:00	7:00	2,882
	Hardwood Sand & 3 Poly		04/01/2032	2.50	670 SF	1,675	20:00	14:03	2,390
	HVAC 1.5T-3T R&R		04/01/2035	4,500.00	2 EA	9,000	20:00	17:03	13,846
	Kitchen Sink R&R		04/01/2042	650.00	1 EA	650	30:00	24:03	1,191
	Light Fixtures (LS) R&R		04/01/2037	1.00	2,500 LS	2,500	25:00	19:03	2,500
	Paint: Ext. Porch Ceiling & Post		04/01/2022	3.00	1,585 SF	4,755	10:00	4:03	5,287
	Paint: Exterior Walls & Cornice		04/01/2022	2.50	2,455 SF Floor	6,137	10:00	4:03	6,824
	Paint: Interior Walls & Trim (12')		04/01/2022	3.00	2,455 SF Floor	7,365	10:00	4:03	8,189
	Parking Marking		04/01/2035	10.50	32 Stall	336	17:03	17:03	516
	Range R&R		04/01/2037	550.00	1 EA	550	25:00	19:03	889
	Refrigerator Single R&R		04/01/2037	800.00	1 EA	800	25:00	19:03	1,293
	Toilet R&R		04/01/2042	450.00	1 EA	450	30:00	24:03	824
						\$ 99,346			\$ 139,172
Community At Large									
	Paint: Decorative Short Sign Posts		07/30/2027	\$ 75.00	20 EA	\$ 1,500	10:00	9:06	\$ 1,901
	Paint: Decorative Street Posts		07/30/2027	90.00	20 EA	1,800	10:00	9:06	2,281
	Sign (Entrance) : Refresh/Repaint		04/01/2023	400.00	3 EA	1,200	8:00	5:03	1,368
						\$ 4,500			\$ 5,551
Island Pool									
	Paint: Metal Picket 3 ft Handrail		01/01/2020	\$ 5.00	11 LF	\$ 55	25:00	2:00	\$ 57
	Pool Light R&R LED		04/01/2018	200.00	2 EA	400	8:00	0:03	402
	Pool Light R&R LED		04/01/2019	200.00	2 EA	400	8:00	1:03	412
	Pool Light R&R LED		04/01/2020	200.00	2 EA	400	8:00	2:03	423
	Pool Replaster		04/01/2022	4.65	3,149 SF Surfa	14,642	10:00	4:03	16,282
	Pool Tile R&R		04/01/2022	15.00	353 LF	5,295	10:00	4:03	5,887
	VGB Drain Grates		04/01/2019	650.00	2 EA	1,300	7:00	1:03	1,341
						\$ 22,492			\$ 24,807

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary Overview

Location		Replace	Basis		Current	Adj	Rem	Future	
Reserve Item	Desc	Condition	Date	Cost	Quantity	Cost	Life	Life	Cost
Lap Pool									
	Pool Light R&R LED		04/01/2018	\$ 200.00	2 EA	\$ 400	8:00	0:03	\$ 402
	Pool Light R&R LED		04/01/2019	200.00	2 EA	400	8:00	1:03	412
	Pool Light R&R LED		04/01/2020	200.00	2 EA	400	8:00	2:03	423
	Pool Replaster		04/01/2022	4.65	4,683 SF Surfa	21,775	10:00	4:03	24,214
	Pool Tile R&R		04/01/2022	15.00	272 LF	4,080	10:00	4:03	4,536
	VGB Drain Grates		04/01/2019	650.00	4 EA	2,600	7:00	1:03	2,682
						\$ 29,655			\$ 32,671
Playground									
	Playground (Basic) Replacement		04/01/2025	\$ 10,000.00	1 EA	\$ 10,000	30:00	7:03	\$ 11,984
	Playground: Playsafe Mulch Add 4"		04/01/2018	30.00	41 CY	1,230	3:00	0:03	1,237
						\$ 11,230			\$ 13,222
Pool									
	Fence:Steel/Alum 5/8" Picket/2"		01/01/2040	\$ 30.00	236 LF	\$ 7,080	45:00	22:00	\$ 12,264
	Motor 2-3.5 HP R&R		04/01/2018	800.00	1 EA	800	5:00	0:03	805
	Motor 2-3.5 HP R&R		04/01/2022	800.00	1 EA	800	5:00	4:03	889
	Motor 2-3.5 HP R&R		04/01/2020	800.00	1 EA	800	5:00	2:03	846
	Paint: Metal Picket 5-6 FT Fence		01/01/2020	8.00	236 LF	1,888	25:00	2:00	1,984
	Pool: Chairs R&R		04/01/2032	175.00	24 EA	4,200	20:00	14:03	5,995
	Pool: Chaise Lounge Chair R&R		04/01/2032	250.00	33 EA	8,250	20:00	14:03	11,776
	Pool: Glass Top Table R&R		04/01/2037	550.00	5 EA	2,750	25:00	19:03	4,447
	Water Mushroom: Paint		04/01/2018	600.00	1 EA	600	5:00	0:03	603
	Water Slide STD: Buff, Caulk, Wax		04/01/2018	2,000.00	1 EA	2,000	23:03	0:03	2,012
						\$ 29,168			\$ 41,625
Pool House									
	Cabinet: Vanities R&R		04/01/2047	\$ 230.00	6 LF	\$ 1,380	35:00	29:03	\$ 2,865
	Ceiling Fan Exterior R&R		04/01/2024	350.00	2 EA	700	12:00	6:03	818
	Countertop: Cultured Marble R&R		01/01/2030	60.00	12 SF	720	35:00	12:00	971
	Countertop: Sink & Faucet R&R		04/01/2032	350.00	2 EA	700	20:00	14:03	999
	Electrical Panel Repairs		04/01/2027	1.00	500 LS	500	15:00	9:03	629
	Light Fixtures (LS) R&R		04/01/2020	1.00	1,000 LS	1,000	25:00	2:03	1,000
	Paint: Ext. Porch Ceiling & Post		04/01/2022	3.00	671 SF	2,013	10:00	4:03	2,238
	Paint: Exterior Walls & Cornice		04/01/2022	2.50	671 SF Floor	1,677	10:00	4:03	1,865
	Paint: Interior Walls & Trim (9FT)		04/01/2022	2.00	671 SF Floor	1,342	10:00	4:03	1,492
	Partitions Front Only:		01/01/2025	500.00	1 EA	500	30:00	7:00	595
	Partitions Full Stall: Laminate/Metal		01/01/2025	650.00	2 Each	1,300	30:00	7:00	1,548
	Picnic Table & Benches R&R		04/01/2023	550.00	1 EA	550	15:00	5:03	550
	Plate Mirrors Replace		01/01/2025	13.50	14 SF	189	30:00	7:00	225
	Roof: Metal Standing Seam R&R		01/01/2025	6.00	2,101 SF	12,606	30:00	7:00	15,014
	Roof: Metal Standing Seam R&R		01/01/2025	6.00	6,528 SF	39,168	30:00	7:00	46,650
	Sand Filter TR 140: Change Sand		04/01/2018	600.00	5 EA	3,000	6:00	0:03	3,018
	Sand Filter TR140: Change Filter		04/01/2032	2,500.00	4 EA	10,000	20:00	14:03	14,274
	Sand Filter TR140: Change Filter		04/01/2019	2,500.00	1 EA	2,500	24:03	1:03	2,579
	Toilet R&R		04/01/2042	450.00	3 EA	1,350	30:00	24:03	2,473
	Urinal R&R		01/01/2025	425.00	2 EA	850	30:00	7:00	1,012
	Wall Heaters (Bath) R&R		09/01/2018	250.00	2 EA	500	5:00	0:08	508
	Water Cooler: Wall Mount R&R		01/01/2025	1,050.00	1 EA	1,050	30:00	7:00	1,250
						\$ 83,595			\$ 102,580

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary Overview

Location			Replace		Basis		Current	Adj	Rem	Future
Reserve Item	Desc	Condition	Date		Cost	Quantity	Cost	Life	Life	Cost
Tennis Courts										
	Ballast 1000W R&R		04/01/2020		\$ 395.00	10 EA	\$ 3,950	5:00	2:03	\$ 4,178
	Bench: Park 5/6 FT PVC R&R		04/01/2020		250.00	8 EA	2,000	8:00	2:03	2,115
	Ceiling Fan Exterior R&R		04/01/2024		350.00	3 EA	1,050	12:00	6:03	1,227
	Deck: Composite Deck R&R	Ramp	01/01/2051		30.00	495 SF Floor	14,850	40:00	33:00	33,856
	Deck: Composite Deck R&R	Platform	04/01/2051		30.00	969 SF Floor	29,070	40:00	33:03	66,692
	Fence: Chain Link 10' Color R&R		01/01/2035		20.00	960 LF	19,200	40:00	17:00	29,355
	Fence:Steel/Alum 5/8" Picket/2"		04/01/2040		30.00	11 LF	330	28:00	22:03	575
	Paint: Ext. Porch Ceiling & Post		04/01/2022		3.00	1,162 SF	3,486	10:00	4:03	3,876
	Paint: Tennis Court Light		04/01/2020		150.00	14 EA	2,100	25:00	2:03	2,221
	Picnic Table & Benches Coated		04/01/2038		850.00	2 Set	1,700	25:00	20:03	2,818
	Pool: Chairs R&R		04/01/2032		175.00	10 EA	1,750	20:00	14:03	2,498
	Roof: Metal Standing Seam R&R		04/01/2042		6.00	1,162 SF	6,972	30:00	24:03	12,775
	Tennis Court: Recoat		04/01/2018		2,600.00	4 EA	10,400	6:00	0:03	10,465
	Tennis Court: Recoat		04/01/2024		2,600.00	4 EA	10,400	6:03	6:03	12,156
	Tennis Court: Recoat		04/01/2030		2,600.00	4 EA	10,400	12:03	12:03	14,122
	Tennis Courts: Rebuild		04/01/2035		21,000.00	4 EA	84,000	40:00	17:03	129,233
	Windscreens		04/01/2022		0.58	8,000 SF	4,640	5:00	4:03	5,159
							\$ 206,298			\$ 333,327
VolleyBall Court										
	Ballast 1000W R&R		04/01/2020		\$ 395.00	1 EA	\$ 395	5:00	2:03	\$ 417
	Volley Ball Court: Add 6" Sand		04/01/2018		35.00	35 CY	1,225	5:00	0:03	1,232
							\$ 1,620			\$ 1,650
							\$ 493,201			\$ 700,486

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Asphalt Parking/Drives: Mill & Overlay 1.5"

Item Number	1
Type	Common Area
Category	Pavement
Measurement Basis	SY
Estimated Useful Life	40 Years
Basis Cost	\$ 13.60
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse			01/01/1995	01/01/2035	17:00	40:00	1,678	22,820.80	34,891.05
								\$ 22,820.80	\$ 34,891.05

Comments

The asphalt parking lot is in good condition at this time and should reach its life expectancy of 40 years before repaving. However, the size of the trees in the parking lot islands are an issue because the trees have not been pruned. At some point the tree roots may crack the asphalt at which time the trees must be removed and any cracks sealed.

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Asphalt Parking/Drives: Sealcoat, Repair

Item Number	2
Type	Common Area
Category	Pavement
Measurement Basis	SY
Estimated Useful Life	10 Years
Basis Cost	\$ 1.50
Tracking	Logistical
Method	One Time

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse				04/01/2025	7:03	10:00	1,678	2,517.00	3,016.60
								\$ 2,517.00	\$ 3,016.60

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Ballast 1000W R&R

Item Number	3
Type	Common Area
Category	Electrical
Measurement Basis	EA
Estimated Useful Life	5 Years
Basis Cost	\$ 395.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
VolleyBall Court			04/01/2015	04/01/2020	2:03	5:00	1	395.00	417.83
Basketball Court			04/01/2015	04/01/2020	2:03	5:00	1	395.00	417.83
Tennis Courts			04/01/2015	04/01/2020	2:03	5:00	10	3,950.00	4,178.31
								\$ 4,740.00	\$ 5,013.97

Comments

There are 30 tennis court lights. This study budgets 1/3 replacements over a five year period given that replacement is dependent on use and cannot be projected.

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Basketball Court: Seal & Stripe (1/2)

Item Number	61
Type	Common Area
Category	Basketball
Measurement Basis	EA
Estimated Useful Life	5 Years
Basis Cost	\$ 1,900.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Basketball Court			04/01/2013	04/01/2018	0:03	5:00	1	1,900.00	1,911.90
								\$ 1,900.00	\$ 1,911.90

Comments

The base material of this court appears to be cement therefore no overlay will be required only periodic coating.

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Basketball Goals R&R

Item Number	4
Type	Common Area
Category	Basketball
Measurement Basis	LS
Estimated Useful Life	15 Years
Basis Cost	\$ 1.00
Tracking	Logistical
Method	One Time



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Basketball Court	Pad & Backboa			04/01/2018	0:03	15:00	1,500	1,500.00	1,509.39
Basketball Court	Pack & Backbo			04/01/2030	12:03	15:00	1,500	1,500.00	2,036.83
								\$ 3,000.00	\$ 3,546.22

Comments

The budget would typically assume replacing the entire goal assembly to comply with safety regulations. However given the good condition of the pole, the pole needs to be padded and the backboard replaced immediately

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Bath Sink & Faucet R&R

Item Number	5
Type	Common Area
Category	Plumbing
Measurement Basis	EA
Estimated Useful Life	30 Years
Basis Cost	\$ 525.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse			04/01/2012	04/01/2042	24:03	30:00	1	525.00	962.00
								\$ 525.00	\$ 962.00

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Bench: Park 5/6 FT PVC R&R

Item Number	77
Type	Common Area
Category	Amenities
Measurement Basis	EA
Estimated Useful Life	8 Years
Basis Cost	\$ 250.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Tennis Courts			04/01/2012	04/01/2020	2:03	8:00	8	2,000.00	2,115.60
								\$ 2,000.00	\$ 2,115.60

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Cabinet: 36" Base R&R

Item Number	6
Type	Common Area
Category	Cabinets
Measurement Basis	LF
Estimated Useful Life	35 Years
Basis Cost	\$ 300.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse			04/01/2012	04/01/2047	29:03	35:00	11.5	3,450.00	7,162.53
								\$ 3,450.00	\$ 7,162.53

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Cabinet: Vanities R&R

Item Number	7
Type	Common Area
Category	Cabinets
Measurement Basis	LF
Estimated Useful Life	35 Years
Basis Cost	\$ 230.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool House			04/01/2012	04/01/2047	29:03	35:00	6	1,380.00	2,865.01
Clubhouse			04/01/2012	04/01/2047	29:03	35:00	6	1,380.00	2,865.01
								\$ 2,760.00	\$ 5,730.02

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Cabinet: Wall Units R&R

Item Number	8
Type	Common Area
Category	Cabinets
Measurement Basis	LF
Estimated Useful Life	35 Years
Basis Cost	\$ 230.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse			04/01/2012	04/01/2047	29:03	35:00	11.5	2,645.00	5,491.27
								\$ 2,645.00	\$ 5,491.27

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Ceiling Fan Exterior R&R

Item Number	9
Type	Common Area
Category	Light Fixture
Measurement Basis	EA
Estimated Useful Life	12 Years
Basis Cost	\$ 350.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Tennis Courts			04/01/2012	04/01/2024	6:03	12:00	3	1,050.00	1,227.37
Pool House			04/01/2012	04/01/2024	6:03	12:00	2	700.00	818.25
								\$ 1,750.00	\$ 2,045.62

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Countertop: Cultured Marble R&R

Item Number	72
Type	Common Area
Category	Countertop
Measurement Basis	SF
Estimated Useful Life	35 Years
Basis Cost	\$ 60.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool House			01/01/1995	01/01/2030	12:00	35:00	12	720.00	971.60
								\$ 720.00	\$ 971.60

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Countertop: Granite R&R

Item Number	79
Type	Common Area
Category	Countertop
Measurement Basis	SF
Estimated Useful Life	35 Years
Basis Cost	\$ 90.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Kitchen		04/01/2012	04/01/2047	29:03	35:00	27	2,430.00	5,044.91
Clubhouse	Bar		04/01/2012	04/01/2047	29:03	35:00	34	3,060.00	6,352.85
Clubhouse	Bath		04/01/2012	04/01/2047	29:03	35:00	22	1,980.00	4,110.67
								\$ 7,470.00	\$ 15,508.43

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Countertop: Sink & Faucet R&R

Item Number	74
Type	Common Area
Category	Countertop
Measurement Basis	EA
Estimated Useful Life	20 Years
Basis Cost	\$ 350.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool House			04/01/2012	04/01/2032	14:03	20:00	2	700.00	999.20
Clubhouse			04/01/2012	04/01/2032	14:03	20:00	2	700.00	999.20
								\$ 1,400.00	\$ 1,998.40

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Deck: Composite Deck R&R

Item Number	76
Type	Common Area
Category	Composite Lumber
Measurement Basis	SF Floor
Estimated Useful Life	40 Years
Basis Cost	\$ 30.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Tennis Courts	Ramp		01/01/2011	01/01/2051	33:00	40:00	495	14,850.00	33,856.86
Tennis Courts	Platform		04/01/2011	04/01/2051	33:03	40:00	969	29,070.00	66,692.47
								\$ 43,920.00	\$ 100,549.33

Comments

For the life expectancy to be maximized, all penetrations must be filled and maintained. The product is a composite material containing wood and therefore can mildew on the inside of the planks with moisture penetration.

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Dishwasher R&R

Item Number	12
Type	Common Area
Category	Appliance
Measurement Basis	EA
Estimated Useful Life	25 Years
Basis Cost	\$ 500.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse			04/01/2012	04/01/2037	19:03	25:00	1	500.00	808.64
								\$ 500.00	\$ 808.64

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Electrical Panel Repairs

Item Number	13
Type	Common Area
Category	Electrical
Measurement Basis	LS
Estimated Useful Life	15 Years
Basis Cost	\$ 1.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse			04/01/2012	04/01/2027	9:03	15:00	500	500.00	629.94
Pool House			04/01/2012	04/01/2027	9:03	15:00	500	500.00	629.94
								\$ 1,000.00	\$ 1,259.88

Comments

While this budget cannot be projected, this line item is a placeholder for anticipated expenses that probably will occur from time to time.

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Fence: Chain Link 10' Color R&R Fabric

Item Number	81
Type	Common Area
Category	Fence
Measurement Basis	LF
Estimated Useful Life	40 Years
Basis Cost	\$ 20.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Tennis Courts			01/01/1995	01/01/2035	17:00	40:00	960	19,200.00	29,355.16
								\$ 19,200.00	\$ 29,355.16

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Fence:Steel/Alum 5/8" Picket/2" Post 6'

Item Number	70
Type	Common Area
Category	Fence
Measurement Basis	LF
Estimated Useful Life	45 Years
Basis Cost	\$ 30.00
Tracking	Logistical
Method	Adjusted

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool			01/01/1995	01/01/2040	22:00	45:00	236	7,080.00	12,264.41
Tennis Courts			04/01/2012	04/01/2040	22:03	28:00	11	330.00	575.23
								\$ 7,410.00	\$ 12,839.64

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Frame Mirrors Replace

Item Number	82
Type	Common Area
Category	Glass & Mirrors
Measurement Basis	EA
Estimated Useful Life	30 Years
Basis Cost	\$ 200.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse			04/01/2012	04/01/2042	24:03	30:00	1	200.00	200.00
								\$ 200.00	\$ 200.00

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Furniture, Fixtures & Decor Items R&R

Item Number	11
Type	Common Area
Category	Furniture & Fixtures
Measurement Basis	LS
Estimated Useful Life	20 Years
Basis Cost	\$ 1.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse			04/01/2012	04/01/2032	14:03	20:00	20,000	20,000.00	20,000.00
								\$ 20,000.00	\$ 20,000.00

Comments

This is a budget for interior and porch furniture, decor and fixtures.

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Gutters & Downspouts 5/6" Aluminum R&R OGEE

Item Number	16
Type	Common Area
Category	Gutter & Metal
Measurement Basis	LF
Estimated Useful Life	30 Years
Basis Cost	\$ 4.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse			01/01/1995	01/01/2025	7:00	30:00	605	2,420.00	2,882.29
								\$ 2,420.00	\$ 2,882.29

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Hardwood Sand & 3 Poly

Item Number	17
Type	Common Area
Category	Flooring
Measurement Basis	SF
Estimated Useful Life	20 Years
Basis Cost	\$ 2.50
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse			04/01/2012	04/01/2032	14:03	20:00	670	1,675.00	2,390.95
								\$ 1,675.00	\$ 2,390.95

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

HVAC 1.5T-3T R&R

Item Number	18
Type	Common Area
Category	HVAC
Measurement Basis	EA
Estimated Useful Life	20 Years
Basis Cost	\$ 4,500.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse			04/01/2015	04/01/2035	17:03	20:00	2	9,000.00	13,846.41
								\$ 9,000.00	\$ 13,846.41

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Kitchen Sink R&R

Item Number	20
Type	Common Area
Category	Plumbing
Measurement Basis	EA
Estimated Useful Life	30 Years
Basis Cost	\$ 650.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse			04/01/2012	04/01/2042	24:03	30:00	1	650.00	1,191.05
								\$ 650.00	\$ 1,191.05

Comments

sink, faucet, disposal

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Light Fixtures (LS) R&R

Item Number	21
Type	Common Area
Category	Light Fixture
Measurement Basis	LS
Estimated Useful Life	25 Years
Basis Cost	\$ 1.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse			04/01/2012	04/01/2037	19:03	25:00	2,500	2,500.00	2,500.00
Pool House			04/01/1995	04/01/2020	2:03	25:00	1,000	1,000.00	1,000.00
								\$ 3,500.00	\$ 3,500.00
Comments									

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Motor 2-3.5 HP R&R

Item Number	22
Type	Common Area
Category	Pool
Measurement Basis	EA
Estimated Useful Life	5 Years
Basis Cost	\$ 800.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool			04/01/2013	04/01/2018	0:03	5:00	1	800.00	805.01
Pool			04/01/2017	04/01/2022	4:03	5:00	1	800.00	889.58
Pool			04/01/2015	04/01/2020	2:03	5:00	1	800.00	846.24
								\$ 2,400.00	\$ 2,540.83

Comments

This is a budget placeholder as one cannot predict when a motor will be exhausted as too many variables will affect the life expectancy. Based on appearance, one motor may expire in 2018

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Paint: Decorative Short Sign Posts Metal

Item Number	23
Type	Common Area
Category	Signage
Measurement Basis	EA
Estimated Useful Life	10 Years
Basis Cost	\$ 75.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community At Lar			07/30/2017	07/30/2027	9:06	10:00	20	1,500.00	1,901.64
								\$ 1,500.00	\$ 1,901.64

Comments

Includes proper prep, rust treatment, metal paint

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Paint: Decorative Street Posts Metal

Item Number	24
Type	Common Area
Category	Signage
Measurement Basis	EA
Estimated Useful Life	10 Years
Basis Cost	\$ 90.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community At Lar			07/30/2017	07/30/2027	9:06	10:00	20	1,800.00	2,281.97
								\$ 1,800.00	\$ 2,281.97

Comments

Includes proper prep, rust treatment, metal paint

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Paint: Ext. Porch Ceiling & Post

Item Number	26
Type	Common Area
Category	Paint
Measurement Basis	SF
Estimated Useful Life	10 Years
Basis Cost	\$ 3.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool House			04/01/2012	04/01/2022	4:03	10:00	671	2,013.00	2,238.41
Clubhouse			04/01/2012	04/01/2022	4:03	10:00	1,585	4,755.00	5,287.45
Tennis Courts			04/01/2012	04/01/2022	4:03	10:00	1,162	3,486.00	3,876.35
								\$ 10,254.00	\$ 11,402.21

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Paint: Exterior Walls & Cornice

Item Number	65
Type	Common Area
Category	Paint
Measurement Basis	SF Floor
Estimated Useful Life	10 Years
Basis Cost	\$ 2.50
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool House			04/01/2012	04/01/2022	4:03	10:00	671	1,677.50	1,865.34
Clubhouse			04/01/2012	04/01/2022	4:03	10:00	2,455	6,137.50	6,824.76
								\$ 7,815.00	\$ 8,690.10

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Paint: Interior Walls & Trim (12')

Item Number	66
Type	Common Area
Category	Paint
Measurement Basis	SF Floor
Estimated Useful Life	10 Years
Basis Cost	\$ 3.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse			04/01/2012	04/01/2022	4:03	10:00	2,455	7,365.00	8,189.71
								\$ 7,365.00	\$ 8,189.71

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Paint: Interior Walls & Trim (9FT)

Item Number	27
Type	Common Area
Category	Paint
Measurement Basis	SF Floor
Estimated Useful Life	10 Years
Basis Cost	\$ 2.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool House			04/01/2012	04/01/2022	4:03	10:00	671	1,342.00	1,492.27
								\$ 1,342.00	\$ 1,492.27

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Paint: Metal Picket 3 ft Handrail

Item Number	69
Type	Common Area
Category	Paint
Measurement Basis	LF
Estimated Useful Life	20 Years
Basis Cost	\$ 5.00
Tracking	Logistical
Method	Adjusted

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Island Pool			01/01/1995	01/01/2020	2:00	25:00	11	55.00	57.82
								\$ 55.00	\$ 57.82

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Paint: Metal Picket 5-6 FT Fence

Item Number	71
Type	Common Area
Category	Paint
Measurement Basis	LF
Estimated Useful Life	20 Years
Basis Cost	\$ 8.00
Tracking	Logistical
Method	Adjusted

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool			01/01/1995	01/01/2020	2:00	25:00	236	1,888.00	1,984.70
								\$ 1,888.00	\$ 1,984.70

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Paint: Tennis Court Light Assemblies

Item Number	28
Type	Common Area
Category	Paint
Measurement Basis	EA
Estimated Useful Life	25 Years
Basis Cost	\$ 150.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Tennis Courts			04/01/1995	04/01/2020	2:03	25:00	14	2,100.00	2,221.38
								\$ 2,100.00	\$ 2,221.38

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Parking Marking

Item Number	29
Type	Common Area
Category	Pavement
Measurement Basis	Stall
Estimated Useful Life	10 Years
Basis Cost	\$ 10.50
Tracking	Logistical
Method	One Time

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse				04/01/2035	17:03	17:03	32	336.00	516.93
								\$ 336.00	\$ 516.93

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Partitions Front Only: Laminate/Metal R&R

Item Number	30
Type	Common Area
Category	Plumbing
Measurement Basis	EA
Estimated Useful Life	30 Years
Basis Cost	\$ 500.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool House			01/01/1995	01/01/2025	7:00	30:00	1	500.00	595.51
								\$ 500.00	\$ 595.51

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Partitions Full Stall: Laminate/Metal R&R

Item Number	31
Type	Common Area
Category	Plumbing
Measurement Basis	Each
Estimated Useful Life	30 Years
Basis Cost	\$ 650.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool House			01/01/1995	01/01/2025	7:00	30:00	2	1,300.00	1,548.34
								\$ 1,300.00	\$ 1,548.34

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Picnic Table & Benches Coated R&R

Item Number	78
Type	Common Area
Category	Amenities
Measurement Basis	Set
Estimated Useful Life	25 Years
Basis Cost	\$ 850.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Tennis Courts			04/01/2013	04/01/2038	20:03	25:00	2	1,700.00	2,818.91
								\$ 1,700.00	\$ 2,818.91

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Picnic Table & Benches R&R

Item Number	32
Type	Common Area
Category	Amenities
Measurement Basis	EA
Estimated Useful Life	15 Years
Basis Cost	\$ 550.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool House			04/01/2008	04/01/2023	5:03	15:00	1	550.00	550.00
								\$ 550.00	\$ 550.00

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Plate Mirrors Replace

Item Number	73
Type	Common Area
Category	Glass & Mirrors
Measurement Basis	SF
Estimated Useful Life	30 Years
Basis Cost	\$ 13.50
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool House			01/01/1995	01/01/2025	7:00	30:00	14	189.00	225.10
								\$ 189.00	\$ 225.10

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Playground (Basic) Replacement

Item Number	34
Type	Common Area
Category	Playground
Measurement Basis	EA
Estimated Useful Life	30 Years
Basis Cost	\$ 10,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Playground			04/01/1995	04/01/2025	7:03	30:00	1	10,000.00	11,984.89
								\$ 10,000.00	\$ 11,984.89

Comments

This basic level playground will technically reach the end of its life in 2020. If warrantied, the life can be extended.

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Playground: Playsafe Mulch Add 4"

Item Number	63
Type	Common Area
Category	Playground
Measurement Basis	CY
Estimated Useful Life	3 Years
Basis Cost	\$ 30.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Playground			04/01/2015	04/01/2018	0:03	3:00	41	1,230.00	1,237.70
								\$ 1,230.00	\$ 1,237.70

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Pool Light R&R LED

Item Number	67
Type	Common Area
Category	Pool
Measurement Basis	EA
Estimated Useful Life	8 Years
Basis Cost	\$ 200.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Island Pool			04/01/2010	04/01/2018	0:03	8:00	2	400.00	402.51
Island Pool			04/01/2011	04/01/2019	1:03	8:00	2	400.00	412.68
Island Pool			04/01/2012	04/01/2020	2:03	8:00	2	400.00	423.12
Lap Pool			04/01/2010	04/01/2018	0:03	8:00	2	400.00	402.51
Lap Pool			04/01/2011	04/01/2019	1:03	8:00	2	400.00	412.68
Lap Pool			04/01/2012	04/01/2020	2:03	8:00	2	400.00	423.12
								\$ 2,400.00	\$ 2,476.62

Comments

The expiration of the lights cannot be estimated therefore this is an estimated annual budget.

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Pool Replaster

Item Number	64
Type	Common Area
Category	Pool
Measurement Basis	SF Surfa
Estimated Useful Life	10 Years
Basis Cost	\$ 4.65
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Lap Pool			04/01/2012	04/01/2022	4:03	10:00	4,683	21,775.95	24,214.35
Island Pool			04/01/2012	04/01/2022	4:03	10:00	3,149	14,642.85	16,282.51
								\$ 36,418.80	\$ 40,496.86

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Pool Tile R&R

Item Number	37
Type	Common Area
Category	Pool
Measurement Basis	LF
Estimated Useful Life	10 Years
Basis Cost	\$ 15.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Lap Pool			04/01/2012	04/01/2022	4:03	10:00	272	4,080.00	4,536.87
Island Pool			04/01/2012	04/01/2022	4:03	10:00	353	5,295.00	5,887.92
								\$ 9,375.00	\$ 10,424.79

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Pool: Chairs R&R

Item Number	38
Type	Common Area
Category	Pool F&F
Measurement Basis	EA
Estimated Useful Life	20 Years
Basis Cost	\$ 175.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool			04/01/2012	04/01/2032	14:03	20:00	24	4,200.00	5,995.23
Tennis Courts			04/01/2012	04/01/2032	14:03	20:00	10	1,750.00	2,498.01
								\$ 5,950.00	\$ 8,493.24

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Pool: Chaise Lounge Chair R&R

Item Number	39
Type	Common Area
Category	Pool F&F
Measurement Basis	EA
Estimated Useful Life	20 Years
Basis Cost	\$ 250.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool			04/01/2012	04/01/2032	14:03	20:00	33	8,250.00	11,776.34
								\$ 8,250.00	\$ 11,776.34

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Pool: Glass Top Table R&R

Item Number	68
Type	Common Area
Category	Pool F&F
Measurement Basis	EA
Estimated Useful Life	25 Years
Basis Cost	\$ 550.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool			04/01/2012	04/01/2037	19:03	25:00	5	2,750.00	4,447.54
								\$ 2,750.00	\$ 4,447.54

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Range R&R

Item Number	40
Type	Common Area
Category	Appliance
Measurement Basis	EA
Estimated Useful Life	25 Years
Basis Cost	\$ 550.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse			04/01/2012	04/01/2037	19:03	25:00	1	550.00	889.51
								\$ 550.00	\$ 889.51

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Refrigerator Single R&R

Item Number	41
Type	Common Area
Category	Appliance
Measurement Basis	EA
Estimated Useful Life	25 Years
Basis Cost	\$ 800.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse			04/01/2012	04/01/2037	19:03	25:00	1	800.00	1,293.83
								\$ 800.00	\$ 1,293.83

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Roof: Metal Standing Seam R&R

Item Number	42
Type	Common Area
Category	Roofing
Measurement Basis	SF
Estimated Useful Life	30 Years
Basis Cost	\$ 6.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool House			01/01/1995	01/01/2025	7:00	30:00	2,101	12,606.00	15,014.12
Pool House			01/01/1995	01/01/2025	7:00	30:00	6,528	39,168.00	46,650.24
Tennis Courts			04/01/2012	04/01/2042	24:03	30:00	1,162	6,972.00	12,775.40
								\$ 58,746.00	\$ 74,439.76

Comments

The roof of the clubhouse is in good condition. When replaced, there will be a waste factor of 15% to 20% because of the design.

The roof of the pool house is nearing the end of the life cycle. Leaks at screw penetrations may begin to occur and rust may begin to occur from the spots where the surface coating is not present. This roof will have a 5% to 10% waste factor.

The higher waste factors have been used in the above area footages.

Because of tree staining, it is difficult to tell the condition of the coating on the clubhouse however the screw penetrations should be monitored closely.

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Sand Filter TR 140: Change Sand

Item Number	44
Type	Common Area
Category	Pool
Measurement Basis	EA
Estimated Useful Life	5 Years
Basis Cost	\$ 600.00
Tracking	Logistical
Method	Adjusted

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool House			04/01/2012	04/01/2018	0:03	6:00	5	3,000.00	3,018.79
								\$ 3,000.00	\$ 3,018.79

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Sand Filter TR140: Change Filter

Item Number	46
Type	Common Area
Category	Pool
Measurement Basis	EA
Estimated Useful Life	20 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	Adjusted

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool House			04/01/2012	04/01/2032	14:03	20:00	4	10,000.00	14,274.35
Pool House			01/01/1995	04/01/2019	1:03	24:03	1	2,500.00	2,579.27
								\$ 12,500.00	\$ 16,853.62

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Sign (Entrance) : Refresh/Repaint

Item Number	47
Type	Common Area
Category	Signage
Measurement Basis	EA
Estimated Useful Life	8 Years
Basis Cost	\$ 400.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community At Lar			04/01/2015	04/01/2023	5:03	8:00	3	1,200.00	1,368.12
								\$ 1,200.00	\$ 1,368.12

Comments

Includes proper prep, rust treatment, metal paint

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Tennis Court: Recoat

Item Number	48
Type	Common Area
Category	Tennis
Measurement Basis	EA
Estimated Useful Life	6 Years
Basis Cost	\$ 2,600.00
Tracking	Logistical
Method	One Time



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Tennis Courts				04/01/2018	0:03	6:00	4	10,400.00	10,465.14
Tennis Courts				04/01/2024	6:03	6:03	4	10,400.00	12,156.86
Tennis Courts				04/01/2030	12:03	12:03	4	10,400.00	14,122.05
								<u>\$ 31,200.00</u>	<u>\$ 36,744.05</u>

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Tennis Courts: Rebuild

Item Number	49
Type	Common Area
Category	Tennis
Measurement Basis	EA
Estimated Useful Life	40 Years
Basis Cost	\$ 21,000.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Tennis Courts			04/01/1995	04/01/2035	17:03	40:00	4	84,000.00	129,233.16
								\$ 84,000.00	\$ 129,233.16

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Toilet R&R

Item Number	50
Type	Common Area
Category	Plumbing
Measurement Basis	EA
Estimated Useful Life	30 Years
Basis Cost	\$ 450.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool House			04/01/2012	04/01/2042	24:03	30:00	3	1,350.00	2,473.72
Clubhouse			04/01/2012	04/01/2042	24:03	30:00	1	450.00	824.57
								\$ 1,800.00	\$ 3,298.29

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Urinal R&R

Item Number	51
Type	Common Area
Category	Plumbing
Measurement Basis	EA
Estimated Useful Life	30 Years
Basis Cost	\$ 425.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool House			01/01/1995	01/01/2025	7:00	30:00	2	850.00	1,012.37
								\$ 850.00	\$ 1,012.37

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

VGB Drain Grates

Item Number	52
Type	Common Area
Category	Pool
Measurement Basis	EA
Estimated Useful Life	7 Years
Basis Cost	\$ 650.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Lap Pool			04/01/2012	04/01/2019	1:03	7:00	4	2,600.00	2,682.45
Island Pool			04/01/2012	04/01/2019	1:03	7:00	2	1,300.00	1,341.22
								\$ 3,900.00	\$ 4,023.67

Comments

The history and the brand of the VGB covers is unknown. Covers have a life expectancy of 5-10 years. The covers should be reviewed for replacement.

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Volley Ball Court: Add 6" Sand

Item Number	53
Type	Common Area
Category	Amenities
Measurement Basis	CY
Estimated Useful Life	5 Years
Basis Cost	\$ 35.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
VolleyBall Court			04/01/2013	04/01/2018	0:03	5:00	35	1,225.00	1,232.67
								\$ 1,225.00	\$ 1,232.67

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Wall Heaters (Bath) R&R

Item Number	54
Type	Common Area
Category	HVAC
Measurement Basis	EA
Estimated Useful Life	5 Years
Basis Cost	\$ 250.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool House			09/01/2013	09/01/2018	0:08	5:00	2	500.00	508.39
								\$ 500.00	\$ 508.39

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Water Cooler: Wall Mount R&R

Item Number	75
Type	Common Area
Category	Plumbing
Measurement Basis	EA
Estimated Useful Life	30 Years
Basis Cost	\$ 1,050.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool House			01/01/1995	01/01/2025	7:00	30:00	1	1,050.00	1,250.58
								\$ 1,050.00	\$ 1,250.58

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Water Mushroom: Paint

Item Number	83
Type	Common Area
Category	Pool F&F
Measurement Basis	EA
Estimated Useful Life	5 Years
Basis Cost	\$ 600.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool			04/01/2013	04/01/2018	0:03	5:00	1	600.00	603.76
								\$ 600.00	\$ 603.76

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Water Slide STD: Buff, Caulk, Wax

Item Number	55
Type	Common Area
Category	Pool F&F
Measurement Basis	EA
Estimated Useful Life	5 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Adjusted

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool			01/01/1995	04/01/2018	0:03	23:03	1	2,000.00	2,012.53
								\$ 2,000.00	\$ 2,012.53

Comments

Brown's Farm HOA

Analysis Date - January 1, 2018

Inflation:2.50% Investment:0.25% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Windscreens

Item Number	80
Type	Common Area
Category	Tennis
Measurement Basis	SF
Estimated Useful Life	5 Years
Basis Cost	\$ 0.58
Tracking	Logistical
Method	Fixed

			Service	Replace	Rem	Adj		Current	Future
Location	Desc.	Condition	Date	Date	Life	Life	Quantity	Cost	Cost
Tennis Courts			04/01/2017	04/01/2022	4:03	5:00	8,000	4,640.00	5,159.57
								\$ 4,640.00	\$ 5,159.57

Comments

Blank Page

Infrastructure and Exterior Structure Comments and Maintenance Guidelines

Asphalt Pavement, Sidewalks & Court Surfaces

Asphalt, unlike concrete, has no tensile strength and its compressive strength is a function of the integrity of the stone base and subsoil under the surface. Water entry into the stone base and into the subsoil under the stone base lessens the compressive strength of the supporting base materials which can lead to lateral and vertical movement. This movement will result in cracks, depressions and potholes in the asphalt surface. During times of freezing temperatures, this same moisture in the base materials will freeze resulting in expansion of the base materials causing upward heaving of the asphalt surface. Therefore, yearly inspections of asphalt surfaces are critical to identify any areas or cracks which will allow entry of water into the base material below. Any surface cracks which are 1" or more in depth or open areas where the pavement intersects the curbing should be filled to prevent water intrusion.

Asphalt uses a tar based emulsion as a binder. This emulsion will dry and crack over time. If this report identifies asphalt surfaces which are a part of the common property, those surfaces should be crack filled and sealed on a routine basis as detailed in this report. This preventive maintenance on a regular basis will substantially increase the life of asphalt surfaces and help prevent water intrusion into the base and subsoils. The sealing expense of community maintained asphalt surfaces as well as any court surfaces has been provided for in this report.

Concrete Pavement, Pool Decking, Curbing and Sidewalks

Concrete, unlike asphalt, has both tensile and compressive strength, although the degree of each is dependent on steel reinforcement, supporting subsoils, strength of the concrete and finish of the concrete. Generally speaking, the life expectancy of concrete far exceeds the life of any reserve study by multiples of years however, this life expectancy can be shortened by exposure to salts, frequency of pressure washing to such an extent that the surface is damaged and by shallow or improperly spaced expansion joints. An allowance for repairs to concrete surfaces has been included in this report. When the reserve study is updated, this allowance may need to be modified as conditions warrant.

The preventive measures which should be exercised with respect to concrete are:

- Minimize pressure washing or use of harsh chemicals for the cleaning of concrete;
- When pressure washing concrete, use a circular wand motion or device with lower pressures;
- Fill any open expansion joints which exceed ¼" in width;
- Surface patch any concrete which is void of the surface finish exposing the gravel aggregate;
- Repair or replace any sections of concrete which have vertical displacement thereby causing a tripping hazard;
- Monitor the edges of concrete to insure that water does not enter the subsoil under the concrete;
- Tree located near drives and sidewalks should be monitored and pruned as need to restrict the tree growth and resulting root growth so as to prevent the heaving of walk and drive surfaces by tree roots;
- Prune shrubbery and trees hanging over concrete surfaces to prevent staining.

Catch Basins or Drop-Inlet Structures

Whether owned and maintained by the Owner's association or the municipality, catch basins and drop-inlet structures should be checked regularly and after any major rain event for any obstructions, shrubbery, mulch or pine straw or silt and trash which would inhibit or slow that device's ability to intake rainwater. Landscapers and owners should be sternly reminded not to deposit any lawn clippings, leaves or debris in or near those intake devices. The landscape debris and trash from blowing machines should be bagged and disposed of in an appropriate manner.

The size of and placement of and spacing of decorative shrubbery should be designed and maintained in such a manner as not to slow or otherwise inhibit the flow of water into these devices taking into consideration the flow from extreme rain events. In no event should any plantings be any closer to the inlet structures than three feet and the mulch should be netted and staked to prevent movement into the structures.

The smaller the intake device, the more critical and the more frequent the monitoring that is required to insure these devices remain unobstructed.

Drainage Swales

Drainage swales should be maintained with the same frequency as the turf and lawn areas and should be included in the annual landscape maintenance contract. Particular attention should be paid to maintenance of the stabilization of the soil in the swale. While the function of a swale is to provide drainage, the swale itself should be void of water 48 hours after the end of a rain event. If this is not

the case, corrections should be implemented to achieve this guideline thereby preventing issues with mosquito habitats.

If the swale is not a turf swale but rather stone lined discharge or outfall ditch for storm drain and retention/detention systems, the integrity of the swale should be maintained in such a manner to prevent deterioration of the invert of the ditch.

Cutoff Valves, Meters and Timers

Most municipalities no longer allow for dedicated water meters for sprinkler systems therefore rain gauges or other mechanical or electronic devices should be utilized to minimize water usage. Station cutoff valves and system gate valves should be located and identified for quick access in the event of an emergency or water line break. It is recommended that drawings be created by the landscapers and irrigation contractors to show the location of these devices.

Exterior Lumber, Wood Structures, Wood Play Equipment, Gazebos, Docks, Benches, Fence Posts, etc.

Treated lumber and cedar have a long life expectancy which far exceeds the scope of this reserve study however water, excessive sun exposure and excessive shade exposure on exterior lumber, particularly on flat surfaces, may have a shortened life expectancy if these surfaces are not cleaned and protected on a regular basis with water repelling coatings such as stains and sealers. Wood components should be inspected regularly. Any cracked or splintered wood should be repaired, coated or replaced.

The tops of fence posts should be covered with a permanent plastic or metal cover to prevent water from entering the cross-grain of the wood cuts. The bottoms of posts, which are not mounted in a standoff bracket but rather installed directly into concrete or natural ground, will have a shorten life expectancy of 20 years or less dependent on the exposure to rainwater and the length of time of exposure to wet conditions. The bottoms of posts which are located underwater with no exposure to air will have an extended life expectancy assuming the appropriate wood product for this application are used.

Composite wood products and decking above ground typically have an unspecified and extended life expectancy provided penetrations and manufacturer maintenance guidelines are followed.

Building Drainage

Gutters and downspouts are critical to direct water away from buildings. Gutters should be checked and cleaned regularly. **Water exiting downspouts or HVAC drain lines should be piped or otherwise directed five feet or more from the building** using splash block or piping before the flow is released. Additionally, water should be directed or piped away from patios, fences, exit doors, HVAC equipment and retaining walls.

Any shrubbery or plantings adjacent to buildings should be planted and pruned so as to maintain a minimum of 24 inches' clearance from the building veneers. Additionally, the plantings, mulch and straw and sod placement adjacent to the building should be below the siding six inches and below the interior slabs level.

Buildings which have basements will also have a footing drain per code. The end of this drain must be kept clear of debris and silt for proper drainage.

Buildings which have crawlspaces, should be monitored for excessive moisture, proper ventilation, mold on lumber components and water accumulation. Any foundation vents must be closed in the winter and opened in the spring. It is recommended that exposed soils be covered with a 6 mil plastic and affixed to the foundation wall to restrict moisture infiltration.

Painting

While painting will occur at required intervals, in the interim, siding butt joints and caulk joints between exterior components must be monitored and filled as required. Those areas which are exposed to intense sunlight will require more frequent attention. When repainting or when caulking these troublesome areas, the choice of caulking and the "set time" of the caulking is a critical decision to insure longevity of the repair or paint process.

Those areas which are not exposed to adequate sunlight and are heavily shaded must be cleaned and/or pressured washed regularly to prevent growth of mold or mildew. Those areas which are covered with vinyl or aluminum products must be cleaned or pressured washed regularly to prevent growth of mold or mildew. The pressures used while pressure washing and the chemicals or soaps used during pressure washing should be compliant with the recommendations of the manufacturers or industry practices. Higher water pressure and strong soaps and detergents are never a wise or responsible choice.

Siding or wood components touching masonry or roof surfaces should be monitored continuously and repaired or replaced as needed maintaining clearance from masonry or roof surfaces to prevent the capillary action of water between components. When caulking these intersections or joints, the choice and of the type of caulking to be used is critical.

Railings, Handrails, Metal Coverings and Gutters

All wood railings, handrails, wood shingles and shakes should be maintained as described in the above section referring to exterior wood structures. Metal railings, handrails and coverings which are not powder coated or anodized will require routine prevention of rust and repainting using "metal appropriate" paints. No exterior latex house paint should be used on metal. When repainting any exterior metal, the preparation of the surface is critical before painting to insure longevity. When painting paint grip metal coverings and gutters, alternative paints may be used per the paint manufacturer's guidance.

Any concrete and steel steps or landings should be monitored closely for deterioration of the metal encasement. When salt is used to de-ice, at an appropriate time following, that surface should be washed to remove any salt residue so as to prevent long term damage to the metal frames.

It is critical that the base of any metal support posts or metal railings be monitored frequently for rust with corrective actions taken as needed. Metal components imbedded in concrete or other masonry fillers may require repair if continuously exposed to water.

Pool Equipment and Storage Rooms and Buildings

The pool chlorination room or any enclosure storing chlorine, flammable liquids or other chemicals must be ventilated with outside air by a chlorine-resistant exhaust fan with vents that are located a maximum of four inches (4") above the floor level, equipped with automatic louvers to achieve cross-flow ventilation located at the top of the enclosure for admitting fresh air, and capable of providing one (1) enclosure air change per minute. Exhaust air shall be directed away from the pool area and shall not affect any adjacent or inhabited area, in the event of a chlorine gas leak. These exhaust fans shall be wired to operate continuously.

Retention and Detention Ponds

Retention and detention ponds and discharge areas must be cleared of all vegetation except ground cover. The height of the ground cover should not to exceed 12" in height and the stone at the outflow pipe should be maintained and included in the annual common area maintenance contract. Trees are not allowed in the flow ponds as they reduce the capacity of the pond.

Retaining Walls

Retaining walls should be inspected annually for movement, signs of deterioration and voids in the soil behind the wall. Railroad tie walls have a life span of 20 years or less, treated timber walls have a longer life span exceeding 20 years and modular interlocking masonry walls and other masonry walls have an undetermined and extensive life span. Regardless of the material of construction, water accumulation behind the wall will significantly damage the integrity of the wall by increasing the pressure behind the wall or by softening the bearing soil under the wall. It is therefore critical for water to be directed away from all retaining walls. IF the wall is a modular block or of masonry construction, the drainage system behind the wall has an exit point which must be maintained to be free and clear of debris and silt.

If the retaining wall exceeds 4 feet in vertical height, it is recommended that a safety barrier be constructed to protect against persons being injured by falling over the wall.

Brick, Stone & Stucco Veneers

While these veneers are marketed as zero “maintenance” veneers, they should be checked annually for cracking or voids in the mortar, movement and mold. Cracks and mortar voids should be filled; any evidence of movement should be investigated and corrected; mold growth on the surface indicates water behind the veneer which should be identified and corrected. Caulk joints between the masonry veneer and a dissimilar surface such as wood or metal must be maintained to prevent water intrusion.

Roofs

All roofs should be kept free and clear of debris. Debris accumulation will shorten the life of any roof regardless of its material of construction.

Asphalt roofs and roof membranes are advertised and documented with life expectancies of 20-35+ years. These anticipated life expectancies are guidelines and can be shorten or lengthened by exposure to sun and wind, installation procedures, drainage and maintenance.

Roofs should be checked on a routine basis either from the ground using optical devices or by rooftop inspection. There should be a clearance between wood or metal and the roof fabric or material to

prevent entrapment of moisture. If this is not the case, corrective measures should be taken. Any raised shingles should be affixed to the surface.

The underside of the soffits and scuppers should be checked routinely for any indication of moisture or mold which may indicate water entering the soffits or exiting behind the scuppers which will need to be flashed or repaired.

The black residue on the north facing roof is not a defect but rather a naturally occurring black mold which can be washed using a very low pressure cleaning solution by a qualified contractor.

Architectural metal roofs are coated metal materials to prevent rusting. Similarly, the fastening screws are coated and have a grommet to seal the fastening screw to the roof covering. While the roof can have an extended life dependent on the coating thickness, the screw grommets will usually need attention or may fail before the metal roof's life expires.

Inspection Photos & Comments

Brown's Farm HOA

Inspected: July 30, 2017

In the pages that follow are photos and comments of items of concern.

The scope our site inspection is focused on gathering data and reviewing the condition of your common property assets so as to create analyses necessary to project life expectancies, remaining life expectancies and long term non-annual cost of maintenance and replacement.

This study is not to be confused with or a substitute for a "property inspection" report which is a more micro inspection of a property and its components with the objective of identifying a detailed list of deficiencies and repair options.

Browns Farm

Issues requiring attention

Photo #1 – Significant safety issue: add 36” high railing around wall and both sides of steps with handrail per building code.

Photo #2 – Example of failing roofing metal and fastening screws

Photo #3 – Repair or replace all exit lights insuring that all lights in all building have a battery backup per building code. Exit lights are also required in all bathrooms.

Photo #4 – Threshold should be a low-profile threshold, change

Photo #5 – Bathrooms are not ADA complaint nor are towel dispensers, etc which are at the incorrect heights.

Photo #6 – Repair stall walls which are separating.

Photo #7 – Repair hole and replace cleanup plug with a flush plug

Photo #8 – The ventahood over the cooktop must have a fire suppression unit. Install fire extinguishers in all buildings per code.

Photo #9 – Repair fencing

Photo #10 – Railing required on ramps and the front side of the deck per code

Photo #11 – Install pad on goal post

Photo #12 – Repair leaks in pumphoom, install code complaint ventilation fans per code, insulate and cover walls with code compliant covering.



2017 #1



2017 #2



2017 #3



2017 #4



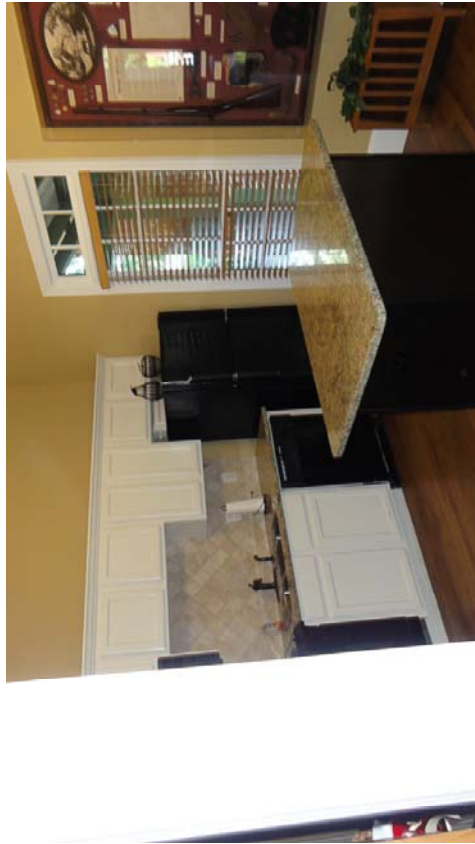
2017 #5



2017 #6



2017 #7



2017 #8



2017 #9



2017 #10



2017 #11



2017 #12