

**Muirfield HOA
ARC Association Reserve Consultants, Inc. Summary**

ARC RESERVE STUDY SUMMARY	
Association: Muirfield HOA	No. 1187-001
Location: Heber City, Utah	
No. of Units: 196	
Report Period: 1/01/2012	

Results

Projected Starting Reserve Balance	\$35,304.00
Fully Funded Reserve Balance	\$56,262.00
Percent Funded	68%
Recommended 2012 annual Reserve Contribution	\$6,540.00
Recommended Special Assessment this year	\$-0-
Most Recent Reserve Contribution Rate	\$6,540.00

Description

The property consists of a sewage lift station, park/playground, asphalt parking, and common area landscaping.

Economic Assumptions

Net Annual "After Tax" Interest Earnings Accruing to Reserves	2.00%
Annual Inflation Rate	2.00%

- The information in this reserve study is based on our site inspection on June 03, 2011.
- Because your reserve fund is above at 68% funded, this represents a good reserve position.
- Based on this starting point, your anticipated future expenses, and your historical reserve contribution rate, our recommendation is to increase your monthly reserve contributions.
- In order to build up your reserves for the long term and offset the cost of inflation, we also recommend annual increases of 3% to your contribution rate.

Muirfield HOA
ARC Association Reserve Consultants, Inc. Commentary

MUIRFIELD HOMEOWNERS ASSOCIATION

Responsibility for Maintenance

The Board of Directors is responsible to ensure that the association assets are inspected on a regular schedule as recommended by manufacturers or installers, or as dictated by conditions. Good management dictates that a regular inspection be performed for the association property with an eye on changing conditions that may require maintenance or a change in the maintenance plan.

Note: The Board of Directors is responsible for reviewing the draft reserve report and all assumptions and listed Common Area Components.

Included Components and Comments

Additions – Reserve funds are only to be used for the long term repair, replacement and restoration of existing common elements. Any assets that do not already exist and are to be added, must be provided for out of non-reserve funds. Once the expenditures are approved and the item is added to the common element inventory, the item can be placed in the reserve budget for long term maintenance funding.

Items of low cost – Even though their life expectancy may be longer than one year and less than thirty, some items will not be included in the reserve budget. Items typically under \$100-\$500 dollars fall into this category unless there is sufficient quantity of the item to cause a larger expenditure and the life expectancies are the same. It is expected that the cost of these items, not included in the reserve budget, will be covered in the operating contingency or maintenance line items.

Condition Statements – Where no “Condition” state is made, it should be assumed that the condition of the component is good at the time of the ARC inspection. A condition of “Good” means that the component is either at the beginning of its life or is in a normal condition state considering its estimated remaining life and shows no obvious or apparent signs of expedited aging or deterioration. No operational checks or intrusive inspections are performed on any items. No condition statements will be made on items that are aging “normally” according to conditions and expected life expectancies. Condition statements will only be made on common area elements that appear to be lacking in maintenance and/or appear to be aging prematurely according to normal condition and life expectancies.

As stated in earlier disclosures, it is assume, for the purposes of this report, that all components have been installed properly, that no construction defects exist and all components are operational.

Reserve Study Updates

Your Reserve Study should be updated on a regular basis in order to ensure that condition changes in common elements, replacements and financial variations are updated. Waiting no more than three to four years to update the study is advised, particularly for larger associations.

Muirfield HOA
ARC Association Reserve Consultants, Inc. Commentary

Disclosure Information

The Consultant certifies that:

- 1) Consultant has no other involvement with association which could result in actual or perceived conflicts of interest.
- 2) Component inventories were developed by actual field inventory and representative sampling. Component conditional assessments were developed by actual field observation. No invasive or destructive investigation is performed to determine condition.
- 3) The Consultant is not obligated to perform any in depth inspection or investigation to determine hidden defects or problems that may exist beyond the scope of this report. Should the client feel that problems of this nature exist in any component, it is the obligation and duty of the client to secure the services of an expert in that field to determine the extent of any deficiency that may exist.
- 4) Consultant does rely on the Board of Directors and other professionals for gathering certain information not available to Consultant or more readily acquired from another source.
- 5) Component costing is obtained from the most current National Data Base, from actual contractor quotations and from experiential data. No guarantees, implied or otherwise, are given regarding present costs, future costs or life expectancy predictions.
- 6) This report is not reliant upon the data from any previous reserve studies unless the study is an update of a previous study.
- 7) There are not material issues known to consultant at this time that would cause a distortion of the association's situation.
- 8) Information provided by the official representative of the association regarding financial, physical, quantity, or historical issues will be deemed reliable by the consultant. The reserve study will be a reflection of information provided to the consultant and assembled for the association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records.
- 9) The actual or projected total reserve balance presented in the reserve study is based upon information provided.
- 10) For reserve study updated w/site visit and reserve study updates w/o site levels of service, the client is considered to have deemed previously developed component quantities as accurate and reliable.

Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project quality inspection.

Muirfield HOA
ARC Association Reserve Consultants, Inc. Commentary

Preparer Qualifications

Association Reserve Consultants, Inc., provides over three (3) decades of combined reserve consulting and other related experience which has well equipped ARC to provide superior analysis and quality service to our clients through a network of resident consultants in Utah and Nevada. This strength and experience has enabled ARC to serve hundreds of unique clients throughout North America.

Association Reserve Consultants, Inc. serves all types of common interest real estate developments and a wide variety of other for-profit entities. ARC Reserve Studies meet and exceed state statute requirements.

ARC business is strictly Reserve Studies. We are not involved in other unrelated fields such as the business of construction defect investigation or consulting. We believe that providing Reserve Studies is a demanding specialty in itself and requires focus and purpose. As a result of that belief, we are certain that you will find the ARC Reserve Study to be the leading product in the industry that provides the client with a clear, concise and easy to understand picture of the development's component and funding needs.

The preparer has a bachelor's degree in Civil Engineering from Texas A&M University. He has over 40 years of diversified experience in construction, operations and maintenance of structures, buildings, grounds and roadways. He has many years experience in supervising and preparing operations and capital budgets for extensive building complexes. He is a member of the Community Associations Institute and has been designated as a Reserve Specialist (RS) and has been permitted as a Reserve Study Specialist (RSS) in the state of Nevada.. He has been preparing reserve studies and budgets for Homeowner Associations since 2000, including large and complex projects in Park City, Utah and Las Vegas, Nevada. He is also a certified Home Inspector.

Muirfield HOA
Heber City, Utah
ARC Funding Model Summary

Report Date	June 13, 2011
Account Number	1187
Version	001
Budget Year Beginning	January 01, 2012
Budget Year Ending	December 31, 2012
Total Units	196

Report Parameters	
Inflation	2.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	2.00%
Tax Rate on Interest	30.00%
Contingency	3.00%
2012 Beginning Balance	\$35,304.00

- We have used 1999 as the date for aging of assets unless noted otherwise.
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- ARC was informed that the Association had \$ 30,944.00 in reserves on 4/30/2011 and expect to add \$4,360.00 from dues putting an estimated amount of \$35,304.00 in reserves at the end of the year.
- The last ARC field inspection was on 6/03/2011.

Current Assessment Funding Model Summary of Calculations

Required Monthly Contribution	\$545.00
<i>\$2.78 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$41.22</u>
Total Monthly Allocation to Reserves	\$586.22
<i>\$2.99 per unit monthly</i>	

**Muirfield HOA
ARC Funding Model Projection**

Beginning Balance: \$35,304

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2012	93,210	6,540	495	3,731	38,608	56,262	68%
2013	95,074	6,736	571	1,732	44,183	62,640	70%
2014	96,976	6,938	533	10,092	41,563	60,497	68%
2015	98,915	7,146	640		49,349	69,067	71%
2016	100,894	7,361	709	3,006	54,413	74,795	72%
2017	102,911	7,582	824		62,819	83,949	74%
2018	104,970	7,809	881	4,505	67,005	88,110	76%
2019	107,069	8,043	589	29,553	46,084	66,159	69%
2020	109,210	8,285	368	24,436	30,301	49,350	61%
2021	111,395	8,533	492		39,326	58,051	67%
2022	113,623	8,789	294	23,197	25,212	42,688	59%
2023	115,895	9,053	394	2,111	32,549	49,348	65%
2024	118,213	9,324	351	12,710	29,513	45,161	65%
2025	120,577	9,604	489		39,606	54,419	72%
2026	122,989	9,892	559	5,278	44,780	59,174	75%
2027	125,448	10,189	709		55,677	69,758	79%
2028	127,957	10,495	656	14,795	52,034	65,171	79%
2029	130,517	10,810	703	7,981	55,565	67,848	81%
2030	133,127	11,134	768	7,075	60,392	70,976	85%
2031	135,789	11,468	938		72,798	81,790	89%
2032	138,505	11,812	1,058	4,127	81,541	88,670	91%
2033	141,275	12,166	1,205	2,573	92,339	97,512	94%
2034	144,101	12,531	982	29,420	76,433	78,496	97%
2035	146,983	12,907	1,175		90,515	90,236	100%
2036	149,923	13,294	1,314	4,467	100,656	97,716	103%
2037	152,921	13,693	1,523		115,872	110,251	105%
2038	155,979	14,104	1,646	6,694	124,929	117,089	106%
2039	159,099	14,527	1,252	43,914	96,794	85,159	113%
2040	162,281	14,963	966	36,311	76,412	60,823	125%
2041	165,527	15,412	1,194		93,018	74,426	124%

Muirfield HOA
Heber City, Utah
ARC Component Funding Model Assessment Summary

Report Date June 13, 2011
 Beginning Fiscal Year January 01, 2012
 Account Number 1187

Version Number 001

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Parking/Asphalt							
Parking-Asphalt Overlay, Rpl	2019	20	0	7	9,228	5,998	5,998
Parking-Asphalt, Seal/Repair	2012	4	9	0	2,777	2,777	2,777
Parking/Asphalt - Total					\$12,005	\$8,775	\$8,775
Concrete							
Concrete-Repair	2013	10	4	1	1,698	1,576	1,576
Concrete - Total					\$1,698	\$1,576	\$1,576
Signs							
Signs-Metal, Information, Repl	2014	15	0	2	4,200	3,640	3,640
Signs - Total					\$4,200	\$3,640	\$3,640
Roofing							
Roofs-Composition Shingle, Pump Hous..	2012	18	-6	0	954	954	954
Roofing - Total					\$954	\$954	\$954
Park							
Park Equipment-Basketball Backboard, ..	2020	20	1	8	715	443	443
Park Equipment-Benches, 6', Repl	2020	20	1	8	2,700	1,671	1,671
Playground Equipment - Play Platform, R..	2020	20	1	8	13,260	3,161	8,209
Playground Equipment - Swing Set, Rpl	2020	20	1	8	1,404	0	869
Park - Total					\$18,079	\$5,275	\$11,192
Fencing							
Fencing-Vinyl, Rpl.	2028	30	-1	16	8,000	0	3,586
Fencing - Total					\$8,000		\$3,586
Grounds Components							
Bridge- Stone, Repairs	2014	15	0	2	1,500	1,300	1,300
Bridge-Wood, Rpl	2024	25	0	12	5,250	0	2,730
Grounds Components - Total					\$6,750	\$1,300	\$4,030
Landscape							
Landscape-Common Areas, Rpl							<i>unfunded</i>
Landscape-Irrigation Controllers, Rpl							<i>unfunded</i>
Landscape-Irrigation,Back flow Devices, ..							<i>unfunded</i>

Muirfield HOA
Heber City, Utah
ARC Component Funding Model Assessment Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Equipment							
Generator-Stand-by, Nat. Gas, Replace	2019	20	0	7	10,000	6,500	6,500
Generator-Stand-by, Repair	<i>unfunded</i>						
Generator-Transfer Switch, Repair	<i>unfunded</i>						
Generator-Transfer Switch, Rpl.	2019	20	0	7	3,000	1,950	1,950
Humidifier-Pump House, Rpl.	2019	20	0	7	3,500	2,275	2,275
Pumps-Repair	2014	4	0	2	4,000	2,000	2,000
Pumps-Replace	2022	12	0	10	19,030	0	3,172
Equipment - Total					<u>\$39,530</u>	<u>\$12,725</u>	<u>\$15,897</u>
Building Components							
Siding-Vinyl, Pump House, Rpl	2024	24	1	12	1,995	0	1,037
Building Components - Total					<u>\$1,995</u>		<u>\$1,037</u>
Total Asset Summary					<u>\$93,210</u>	<u>\$34,245</u>	<u>\$50,687</u>
Contingency at 3.00%						<u>\$1,059</u>	<u>\$1,568</u>
Summary Total						<u>\$35,304</u>	<u>\$52,255</u>
Fully Funded Level						68%	
Current Average Liability per Unit (Total Units: 196)						-\$86	

**Muirfield HOA
ARC Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2012	
Parking-Asphalt, Seal/Repair	2,777
Roofs-Composition Shingle, Pump House Rpl	954
Total for 2012	\$3,731
Replacement Year 2013	
Concrete-Repair	1,732
Total for 2013	\$1,732
Replacement Year 2014	
Bridge- Stone, Repairs	1,561
Pumps-Repair	4,162
Signs-Metal, Information, Repl	4,370
Total for 2014	\$10,092
<i>No Replacement in 2015</i>	
Replacement Year 2016	
Parking-Asphalt, Seal/Repair	3,006
Total for 2016	\$3,006
<i>No Replacement in 2017</i>	
Replacement Year 2018	
Pumps-Repair	4,505
Total for 2018	\$4,505
Replacement Year 2019	
Generator-Stand-by, Nat. Gas, Replace	11,487
Generator-Transfer Switch, Rpl.	3,446
Humidifier-Pump House, Rpl.	4,020
Parking-Asphalt Overlay, Rpl	10,600
Total for 2019	\$29,553
Replacement Year 2020	
Park Equipment-Basketball Backboard, Rpl	838
Park Equipment-Benches, 6', Repl	3,163
Parking-Asphalt, Seal/Repair	3,254
Playground Equipment - Play Platform, Repl	15,536

**Muirfield HOA
ARC Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2020 continued...	
Playground Equipment - Swing Set, Rpl	1,645
Total for 2020	<u>\$24,436</u>
 <i>No Replacement in 2021</i>	
Replacement Year 2022	
Pumps-Replace	23,197
Total for 2022	<u>\$23,197</u>
 Replacement Year 2023	
Concrete-Repair	2,111
Total for 2023	<u>\$2,111</u>
 Replacement Year 2024	
Bridge-Wood, Rpl	6,658
Parking-Asphalt, Seal/Repair	3,522
Siding-Vinyl, Pump House, Rpl	2,530
Total for 2024	<u>\$12,710</u>
 <i>No Replacement in 2025</i>	
Replacement Year 2026	
Pumps-Repair	5,278
Total for 2026	<u>\$5,278</u>
 <i>No Replacement in 2027</i>	
Replacement Year 2028	
Fencing-Vinyl, Rpl.	10,982
Parking-Asphalt, Seal/Repair	3,812
Total for 2028	<u>\$14,795</u>
 Replacement Year 2029	
Bridge- Stone, Repairs	2,100
Signs-Metal, Information, Repl	5,881
Total for 2029	<u>\$7,981</u>

**Muirfield HOA
ARC Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2030	
Pumps-Repair	5,713
Roofs-Composition Shingle, Pump House Rpl	1,362
Total for 2030	<u>\$7,075</u>
<i>No Replacement in 2031</i>	
Replacement Year 2032	
Parking-Asphalt, Seal/Repair	4,127
Total for 2032	<u>\$4,127</u>
Replacement Year 2033	
Concrete-Repair	2,573
Total for 2033	<u>\$2,573</u>
Replacement Year 2034	
Pumps-Replace	29,420
Total for 2034	<u>\$29,420</u>
<i>No Replacement in 2035</i>	
Replacement Year 2036	
Parking-Asphalt, Seal/Repair	4,467
Total for 2036	<u>\$4,467</u>
<i>No Replacement in 2037</i>	
Replacement Year 2038	
Pumps-Repair	6,694
Total for 2038	<u>\$6,694</u>
Replacement Year 2039	
Generator-Stand-by, Nat. Gas, Replace	17,069
Generator-Transfer Switch, Rpl.	5,121
Humidifier-Pump House, Rpl.	5,974
Parking-Asphalt Overlay, Rpl	15,750
Total for 2039	<u>\$43,914</u>

**Muirfield HOA
ARC Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2040	
Park Equipment-Basketball Backboard, Rpl	1,245
Park Equipment-Benches, 6', Repl	4,701
Parking-Asphalt, Seal/Repair	4,835
Playground Equipment - Play Platform, Repl	23,086
Playground Equipment - Swing Set, Rpl	2,444
Total for 2040	<u>\$36,311</u>

**Muirfield HOA
ARC Asset Summary Report by Category**

Description	Asset ID	Date In Service	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Parking/Asphalt									
Parking-Asphalt Overlay, Rpl	1001	01/01/99	9,228	20	0	7	10,600	1 @	9,227.60

8,024 - sq. ft. of 2.0" overlay @ \$1.15 = \$9,227.60
Total = \$9,227.60

A consultant may be obtained to prepare the asphalt application specifications, and to work with the contractor during the actual installation. We recommend the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, we have not included such an expense in our cost estimates. Should the client request, we will be happy to incorporate this cost in our calculations.

Parking-Asphalt, Seal/Repair	1002	01/01/99	2,777	4	9	0	2,777	1 @	2,777.10
8,024 - sq.ft. seal coat			@	\$0.25 =			\$2,006.00		
752 - lin.ft. asphalt/concrete joint seal			@	0.55 =			413.60		
650 - lin.ft. crack clean & seal			@	0.55 =			<u>357.50</u>		
				Total =			\$2,777.10		

Asphalt surfaces should be sealed within 3 years of their initial installation. Thereafter, a 4 to 5 year cycle should be observed and adjusted according to the client's particular needs.

Concrete

Concrete-Repair	1003	01/01/99	1,698	10	4	1	1,732	1 @	16,976.25
We have budgeted for a percentage repair/replace of the concrete curbing at the parking areas and park. The condition of the concrete should be monitored and the budget adjusted accordingly.									

965 - lin.ft. concrete curb @ \$11.25 = \$10,856.25
1,020 - sq.ft. 4" concrete slab (basketball) @ 6.00 = 6,120.00
Total = \$16,976.25

Signs

Signs-Metal, Information, Repl	1004	01/01/99	4,200	15	0	2	4,370	15 @	280.00
These signs are 2.5'x2.5' and are located in the parking areas and along the fence.									

Roofing

Roofs-Composition Shingle, Pum..	1005	01/01/99	954	18	-6	0	954	175 @	5.45
Client will replace shingles with a better grade shingle in order to get a longer life.									

**Muirfield HOA
ARC Asset Summary Report by Category**

Description	Asset ID	Date In Service	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Park									
Park Equipment-Basketball Back..	1008	01/01/99	715	20	1	8	838	1 @	715.00
Park Equipment-Benches, 6', Repl	1007	01/01/99	2,700	20	1	8	3,163	5 @	540.00
Playground Equipment - Play Plat..	1019	01/01/99	13,260	20	1	8	15,536	1 @	13,260.00
Playground Equipment - Swing S..	1020	01/01/99	1,404	20	1	8	1,645	1 @	1,404.00
2 - toddler swing			@ \$295.00 =				\$590.00		
2 - regular swing			@ 407.00 =				<u>814.00</u>		
			Total =				\$1,404.00		

Fencing

Fencing-Vinyl, Rpl.	1009	01/01/99	8,000	30	-1	16	10,982	640 @	12.50
This is along the canal by the park.									

Grounds Components

Bridge- Stone, Repairs	1023	01/01/99	1,500	15	0	2	1,561	1 @	1,500.00
This is for cleaning and repair.									

Bridge-Wood, Rpl	1022	01/01/99	5,250	25	0	12	6,658	1 @	5,250.00
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This bridge is 6'Wx24'L with 4 horizontat rails

This is a rough estimate

Landscape

Landscape-Common Areas, Rpl 1012 *Unfunded*

The cost estimates on this asset have been provided by the client and incorporated into our report at their request. Due to the nature and size of this expense, we have excluded funding for this component. We anticipate any expenditures will be covered by the operational budget and have listed this component for inventory purposes only.

Landscape-Irrigation Controllers,.. 1010 *Unfunded*

Due to the nature and size of this expense, we have excluded funding for this component. We anticipate any expenditures will be covered by the operational budget and have listed this component for inventory purposes only.

Landscape-Irrigation,Back flow D.. 1011 *Unfunded*

These devices require an annual inspection and should be repaired " as needed."

Equipment

Generator-Stand-by, Nat. Gas, Re..	1015	01/01/99	10,000	20	0	7	11,487	1 @	10,000.00
This is for a 35 KW unit. Its life is estimated based on repair parts being obsolete and not available in 20 years and not for a typical 4,000 hours of run time.									

**Muirfield HOA
ARC Asset Summary Report by Category**

Description	Asset ID	Date In Service	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
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Equipment continued...

Generator-Stand-by, Nat. Gas, Replace continued...

The information used on this asset has been provided with the assistance of the client's maintenance contractor.

Equipment

Generator-Stand-by, Repair 1016 *Unfunded*

Repairs are provided under a annual maintenance agreement.

Due to the nature and size of this expense, we have excluded funding for this component. We anticipate any expenditures will be covered by the operational budget and have listed this component for inventory purposes only.

The information used on this asset has been provided with the assistance of the client's maintenance contractor.

Generator-Transfer Switch, Repair 1018 *Unfunded*

This is for a 200 amp switch

This is covered under the annual maintenance agreement.

Due to the nature and size of this expense, we have excluded funding for this component. We anticipate any expenditures will be covered by the operational budget and have listed this component for inventory purposes only.

The information used on this asset has been provided with the assistance of the client's maintenance contractor.

Generator-Transfer Switch, Rpl.	1017	01/01/99	3,000	20	0	7	3,446	1 @	3,000.00
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This is for a 200 amp switch

The information used on this asset has been provided with the assistance of the client's maintenance contractor.

Humidifier-Pump House, Rpl.	1021	01/01/99	3,500	20	0	7	4,020	1 @	3,500.00
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This is an rough estimate.

Pumps-Repair	1014	01/01/10	4,000	4	0	2	4,162	2 @	2,000.00
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Pumps-Replace	1013	01/01/10	19,030	12	0	10	23,197	1 @	19,030.00
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2 - pumps, 5 hp	@	\$8,015.00 =	\$16,030.00
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2 - installation (estimate)	@	1,500.00 =	<u>3,000.00</u>
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Total =	\$19,030.00
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**Muirfield HOA
ARC Asset Summary Report by Category**

Description	Asset ID	Date In Service	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Equipment continued...									
<i>Pumps-Replace continued...</i>									
pump price includes tax, S&H									
Building Components									
Siding-Vinyl,Pump House, Rpl	1006	01/01/99	1,995	24	1	12	2,530	420 @	4.75

**Muirfield HOA
ARC Detail Report by Category**

Parking-Asphalt Overlay, Rpl - 2019

	Asset ID	1001		1 total	@ \$9,227.60
				Asset Cost	\$9,227.60
				Percent Replacement	100%
				Future Cost	\$10,599.61
	Parking/Asphalt				
Placed in Service	January 1999				
Useful Life	20				
Replacement Year	2019				
Remaining Life	7				



8,024 - sq. ft. of 2.0" overlay @ \$1.15 = \$9,227.60
Total = \$9,227.60

A consultant may be obtained to prepare the asphalt application specifications, and to work with the contractor during the actual installation. We recommend the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, we have not included such an expense in our cost estimates. Should the client request, we will be happy to incorporate this cost in our calculations.

**Muirfield HOA
ARC Detail Report by Category**

Parking-Asphalt, Seal/Repair - 2012

			1 total @ \$2,777.10
Asset ID	1002	Asset Cost	\$2,777.10
		Percent Replacement	100%
		Future Cost	\$2,777.10
Placed in Service	Parking/Asphalt January 1999		
Useful Life	4		
Adjustment	9		
Replacement Year	2012		
Remaining Life	0		



8,024 - sq.ft. seal coat	@	\$0.25 =	\$2,006.00
752 - lin.ft. asphalt/concrete joint seal	@	0.55 =	413.60
650 - lin.ft. crack clean & seal	@	0.55 =	<u>357.50</u>
		Total =	\$2,777.10

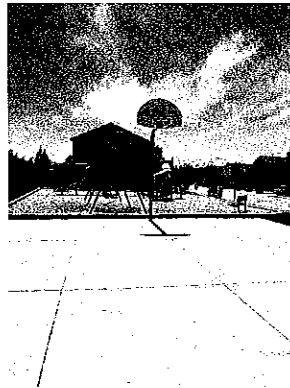
Asphalt surfaces should be sealed within 3 years of their initial installation. Thereafter, a 4 to 5 year cycle should be observed and adjusted according to the client's particular needs.

Parking/Asphalt - Total Current Cost \$12,005

**Muirfield HOA
ARC Detail Report by Category**

Concrete-Repair - 2013

Asset ID	1003	1 total @	\$16,976.25
		Asset Cost	\$1,697.62
		Percent Replacement	10%
		Future Cost	\$1,731.58
	Concrete		
Placed in Service	January 1999		
Useful Life	10		
Adjustment	4		
Replacement Year	2013		
Remaining Life	1		



We have budgeted for a percentage repair/replace of the concrete curbing at the parking areas and park. The condition of the concrete should be monitored and the budget adjusted accordingly.

965 - lin.ft. concrete curb	@	\$11.25 =	\$10,856.25
1,020 - sq.ft. 4" concrete slab (basketball)	@	6.00 =	<u>6,120.00</u>
		Total =	\$16,976.25

Concrete - Total Current Cost \$1,698

**Muirfield HOA
ARC Detail Report by Category**

Signs-Metal, Information, Repl - 2014

Asset ID	1004	15 signs	@ \$280.00
		Asset Cost	\$4,200.00
		Percent Replacement	100%
		Future Cost	\$4,369.68
Placed in Service	Signs January 1999		
Useful Life	15		
Replacement Year	2014		
Remaining Life	2		



These signs are 2.5'x2.5' and are located in the parking areas and along the fence.

Signs - Total Current Cost \$4,200

**Muirfield HOA
ARC Detail Report by Category**

Park Equipment-Basketball Backboard, Rpl - 2020

Asset ID	1008	1 unit	@ \$715.00
		Asset Cost	\$715.00
		Percent Replacement	100%
		Future Cost	\$837.74
Placed in Service	Park January 1999		
Useful Life	20		
Adjustment	1		
Replacement Year	2020		
Remaining Life	8		

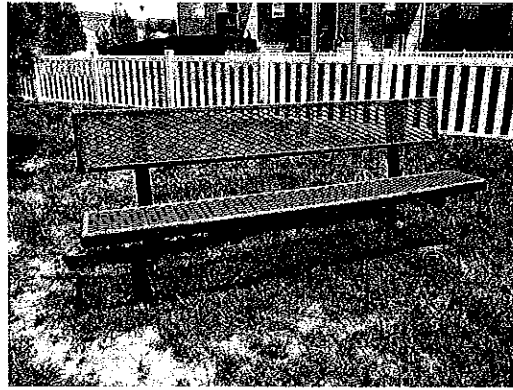


Park Equipment-Benches, 6', Repl - 2020

Asset ID	1007	5 benches	@ \$540.00
		Asset Cost	\$2,700.00
		Percent Replacement	100%
		Future Cost	\$3,163.48
Placed in Service	Park January 1999		
Useful Life	20		
Adjustment	1		
Replacement Year	2020		
Remaining Life	8		

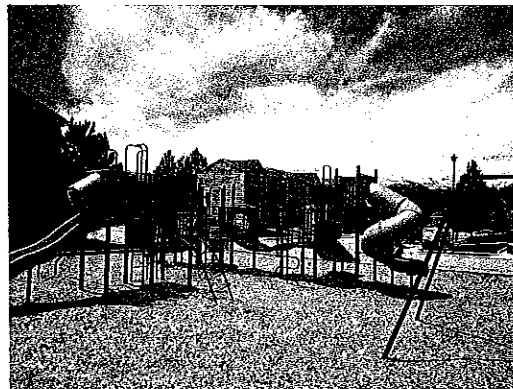
**Muirfield HOA
ARC Detail Report by Category**

Park Equipment-Benches, 6', Repl continued...



Playground Equipment - Play Platform, Repl - 2020

Asset ID	1019	1 set @	\$13,260.00
		Asset Cost	\$13,260.00
		Percent Replacement	100%
		Future Cost	\$15,536.20
Placed in Service	Park January 1999		
Useful Life	20		
Adjustment	1		
Replacement Year	2020		
Remaining Life	8		



**Muirfield HOA
ARC Detail Report by Category**

Playground Equipment - Swing Set, Rpl - 2020

		1 total	@ \$1,404.00
Asset ID	1020	Asset Cost	\$1,404.00
		Percent Replacement	100%
	Park	Future Cost	\$1,645.01
Placed in Service	January 1999		
Useful Life	20		
Adjustment	1		
Replacement Year	2020		
Remaining Life	8		

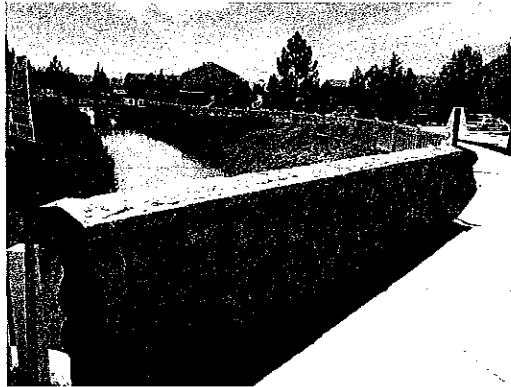
2 - toddler swing	@	\$295.00 =	\$590.00
2 - regular swing	@	407.00 =	<u>814.00</u>
		Total =	\$1,404.00

Park - Total Current Cost \$18,079

**Muirfield HOA
ARC Detail Report by Category**

Bridge- Stone, Repairs - 2014

Asset ID	1023	1 total	@ \$1,500.00
		Asset Cost	\$1,500.00
		Percent Replacement	100%
		Future Cost	\$1,560.60
Grounds Components			
Placed in Service	January 1999		
Useful Life	15		
Replacement Year	2014		
Remaining Life	2		



This is for cleaning and repair.

Bridge-Wood, Rpl - 2024

Asset ID	1022	1 total	@ \$5,250.00
		Asset Cost	\$5,250.00
		Percent Replacement	100%
		Future Cost	\$6,658.27
Grounds Components			
Placed in Service	January 1999		
Useful Life	25		
Replacement Year	2024		
Remaining Life	12		

**Muirfield HOA
ARC Detail Report by Category**

Bridge-Wood, Rpl continued...



This bridge is 6'Wx24'L with 4 horizontal rails

This is a rough estimate

Grounds Components - Total Current Cost

\$6,750

**Muirfield HOA
ARC Detail Report by Category**

Landscape-Common Areas, Rpl

Asset ID	1012	1 total @ \$25,000.00
		Asset Cost \$25,000.00
		Percent Replacement 100%
		Future Cost \$174,083.18
Placed in Service	Landscape January 2011	
Useful Life	99	
Replacement Year	2110	
Remaining Life	98	



The cost estimates on this asset have been provided by the client and incorporated into our report at their request. Due to the nature and size of this expense, we have excluded funding for this component. We anticipate any expenditures will be covered by the operational budget and have listed this component for inventory purposes only.

Landscape-Irrigation Controllers, Rpl

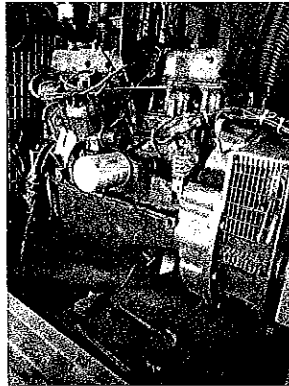
Asset ID	1010	1 comment @ \$0.01
		Asset Cost \$0.01
		Percent Replacement 100%
		Future Cost \$0.01
Placed in Service	Landscape January 1999	
Useful Life	12	
Replacement Year	2012	
Remaining Life	0	

Due to the nature and size of this expense, we have excluded funding for this component. We anticipate any expenditures will be covered by the operational budget and have listed this component for inventory purposes only.

**Muirfield HOA
ARC Detail Report by Category**

Generator-Stand-by, Nat. Gas, Replace - 2019

Asset ID	1015	1 unit @ \$10,000.00
		Asset Cost \$10,000.00
		Percent Replacement 100%
		Future Cost \$11,486.86
Placed in Service	Equipment January 1999	
Useful Life	20	
Replacement Year	2019	
Remaining Life	7	



This is for a 35 KW unit. Its life is estimated based on repair parts being obsolete and not available in 20 years and not for a typical 4,000 hours of run time.

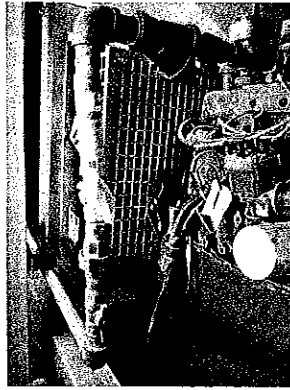
The information used on this asset has been provided with the assistance of the client's maintenance contractor.

Generator-Stand-by, Repair

Asset ID	1016	1 unit @ \$0.01
		Asset Cost \$0.01
		Percent Replacement 100%
		Future Cost \$0.01
Placed in Service	Equipment January 1999	
Useful Life	1	
Replacement Year	2012	
Remaining Life	0	

**Muirfield HOA
ARC Detail Report by Category**

Generator-Stand-by, Repair continued...



Repairs are provided under a annual maintence agreement.

Due to the nature and size of this expense, we have excluded funding for this component. We anticipate any expenditures will be covered by the operational budget and have listed this component for inventory purposes only.

The information used on this asset has been provided with the assistance of the client's maintenance contractor.

Generator-Transfer Switch, Repair			
Asset ID	1018	1 switch	@ \$3,000.00
		Asset Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,000.00
	Equipment		
Placed in Service	January 2011		
Useful Life	1		
Replacement Year	2012		
Remaining Life	0		

**Muirfield HOA
ARC Detail Report by Category**

Generator-Transfer Switch, Repair continued...



This is for a 200 amp switch

This is covered under the annual maintenance agreement.

Due to the nature and size of this expense, we have excluded funding for this component. We anticipate any expenditures will be covered by the operational budget and have listed this component for inventory purposes only.

The information used on this asset has been provided with the assistance of the client's maintenance contractor.

Generator-Transfer Switch, Rpl. - 2019

	Asset ID	1017	1 switch @ \$3,000.00
			Asset Cost \$3,000.00
			Percent Replacement 100%
			Future Cost \$3,446.06
	Equipment		
Placed in Service	January 1999		
Useful Life	20		
Replacement Year	2019		
Remaining Life	7		

**Muirfield HOA
ARC Detail Report by Category**

Generator-Transfer Switch, Rpl. continued...

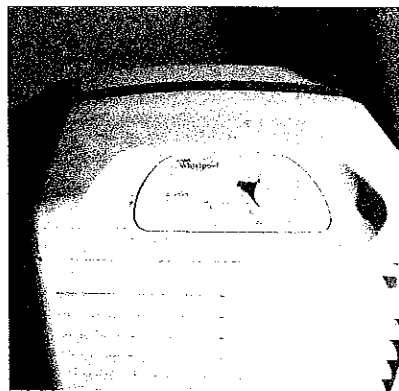


This is for a 200 amp switch

The information used on this asset has been provided with the assistance of the client's maintenance contractor.

Humidifier-Pump House, Rpl. - 2019

Asset ID	1021	1 unit	@ \$3,500.00
		Asset Cost	\$3,500.00
		Percent Replacement	100%
		Future Cost	\$4,020.40
Placed in Service	Equipment		
Useful Life	January 1999		
	20		
Replacement Year	2019		
Remaining Life	7		

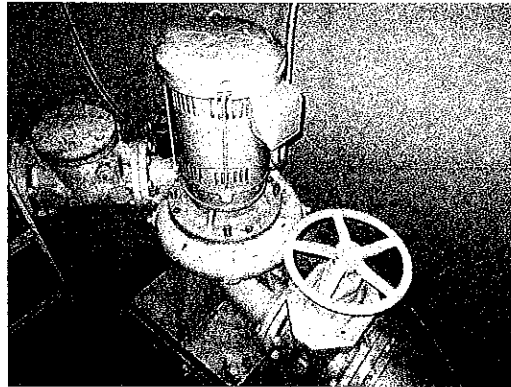


This is an rough estimate.

**Muirfield HOA
ARC Detail Report by Category**

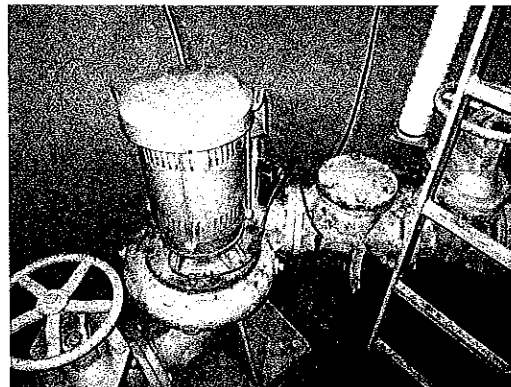
Pumps-Repair - 2014

Asset ID	1014	2 pumps	@ \$2,000.00
		Asset Cost	\$4,000.00
		Percent Replacement	100%
		Future Cost	\$4,161.60
Placed in Service	Equipment		
Useful Life	January 2010		
	4		
Replacement Year	2014		
Remaining Life	2		



Pumps-Replace - 2022

Asset ID	1013	1 total	@ \$19,030.00
		Asset Cost	\$19,030.00
		Percent Replacement	100%
		Future Cost	\$23,197.46
Placed in Service	Equipment		
Useful Life	January 2010		
	12		
Replacement Year	2022		
Remaining Life	10		



2 - pumps, 5 hp @ \$8,015.00 = \$16,030.00

Muirfield HOA
ARC Detail Report by Category

Pumps-Replace continued...

2 - installation (estimate)	@ 1,500.00 =	<u>3,000.00</u>
	Total =	\$19,030.00

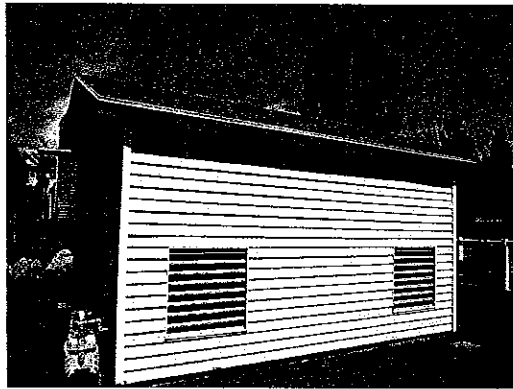
pump price includes tax, S&H

Equipment - Total Current Cost	\$39,530
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**Muirfield HOA
ARC Detail Report by Category**

Siding-Vinyl, Pump House, Rpl - 2024

		420 sq.ft.	@ \$4.75
Asset ID	1006	Asset Cost	\$1,995.00
		Percent Replacement	100%
		Future Cost	\$2,530.14
	Building Components		
Placed in Service	January 1999		
Useful Life	24		
Adjustment	1		
Replacement Year	2024		
Remaining Life	12		



Building Components - Total Current Cost **\$1,995**