

Horizon Heights COA

Reserve Management Plan

Type 1

Reserve Study With On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2019



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Horizon Heights COA
Reserve Management Plan
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**Preparer's Report on Reserve Study
Reserve Management Plan
Type I Reserve Study With On-Site Analysis
For 30-Year Projection Period Beginning January 1, 2019**

Board of Directors

Horizon Heights COA
Herriman, UT

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Horizon Heights COA by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of Horizon Heights COA upon which this reserve management plan is based was performed by Matt Woytek, RS, PRA of Facilities Advisors Texas. on April 12, 2018.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Horizon Heights COA. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2019, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2019, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Horizon Heights COA is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Horizon Heights COA, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the Horizon Heights COA, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Horizon Heights COA's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Horizon Heights COA's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors, Inc.
Matt Woytek, RS
December 5, 2018

Statement of Position

Projection period: January 1, 2019 to 2048
 Type of Project: Condominiums
 Number of Units: 170
 Location: Herriman, UT
 Projected Construction date: January 1, 2018

Description of Project: Horizon Heights COA is an 170 - lot planned development located in Herriman, UT. The project consists of 6 unique component categories: Grounds (roads, parking, sidewalks, etc.), Recreation (pool and amenities), Landscaping, Building Interiors, Building Systems and Building Exteriors. The project was still under development as of Q1, 2018.

On-Site analysis performed by: Matt Woytek
 Component analysis performed by: Matt Woytek
 Report prepared by: Matt Woytek

This is a Full Reserve Study in Compliance with ICBI Minimum Reporting Standards. The reserve study was performed by, and the report prepared by, Matt Woytek, a Reserve Specialist (RS #283).

Key Reserve Study Parameters

Projected Balance of Reserve Funds at January 1, 2019	\$ 138,147
100% Funded Amount at January 1, 2019	\$ 176,520
Percent Funded at January 1, 2019	78.26 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2019	\$ 225
Projected Reserve Contribution	\$ 102,600
Average Annual Reserve Contribution Per Unit	\$ 603
Monthly Reserve Contribution First Year of Projection	\$ 8,550
Average Monthly Reserve Contribution Per Unit	\$ 50
Projected Special Assessment	\$ 0
Projected Inflation Rate	2.50 %
Projected Interest Rate	1.00 %

See Preparer's Report
 See Summary of Significant Assumptions

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Components Excluded From This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component – Never previously included
	in study, and Excluded per Board decision
Street Base	Lifetime Component

See Preparer's Report
See Summary of Significant Assumptions

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Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Building Exterior	6-29	\$ 2,743,125
Building Interior	7-29	113,253
Building Systems	24	108,341
Grounds	4-29	230,191
Landscaping	5-11	24,206
Recreation	4-19	30,655
		<u>\$ 3,249,771</u>

Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/19 - 12/19	\$ 138,147.00	\$ 102,600.00	\$ 1,902.34	\$ 0.00	\$ 242,649.34
01/20 - 12/20	242,649.34	107,217.00	2,975.30	0.00	352,841.64
01/21 - 12/21	352,841.64	112,041.72	4,106.49	0.00	468,989.85
01/22 - 12/22	468,989.85	117,083.64	5,298.60	0.00	591,372.09
01/23 - 12/23	591,372.09	122,352.36	6,106.73	46,516.57	673,314.61
01/24 - 12/24	673,314.61	127,858.32	7,263.49	14,729.02	793,707.40
01/25 - 12/25	793,707.40	133,611.84	6,340.20	239,300.51	694,358.93
01/26 - 12/26	694,358.93	139,624.44	7,647.02	2,977.57	838,652.82
01/27 - 12/27	838,652.82	145,907.52	9,156.76	0.00	993,717.10
01/28 - 12/28	993,717.10	152,473.32	10,225.77	54,198.25	1,102,217.94
	<u>\$ 138,147.00</u>	<u>\$ 1,260,770.16</u>	<u>\$ 61,022.70</u>	<u>\$ 357,721.92</u>	<u>\$ 1,102,217.94</u>

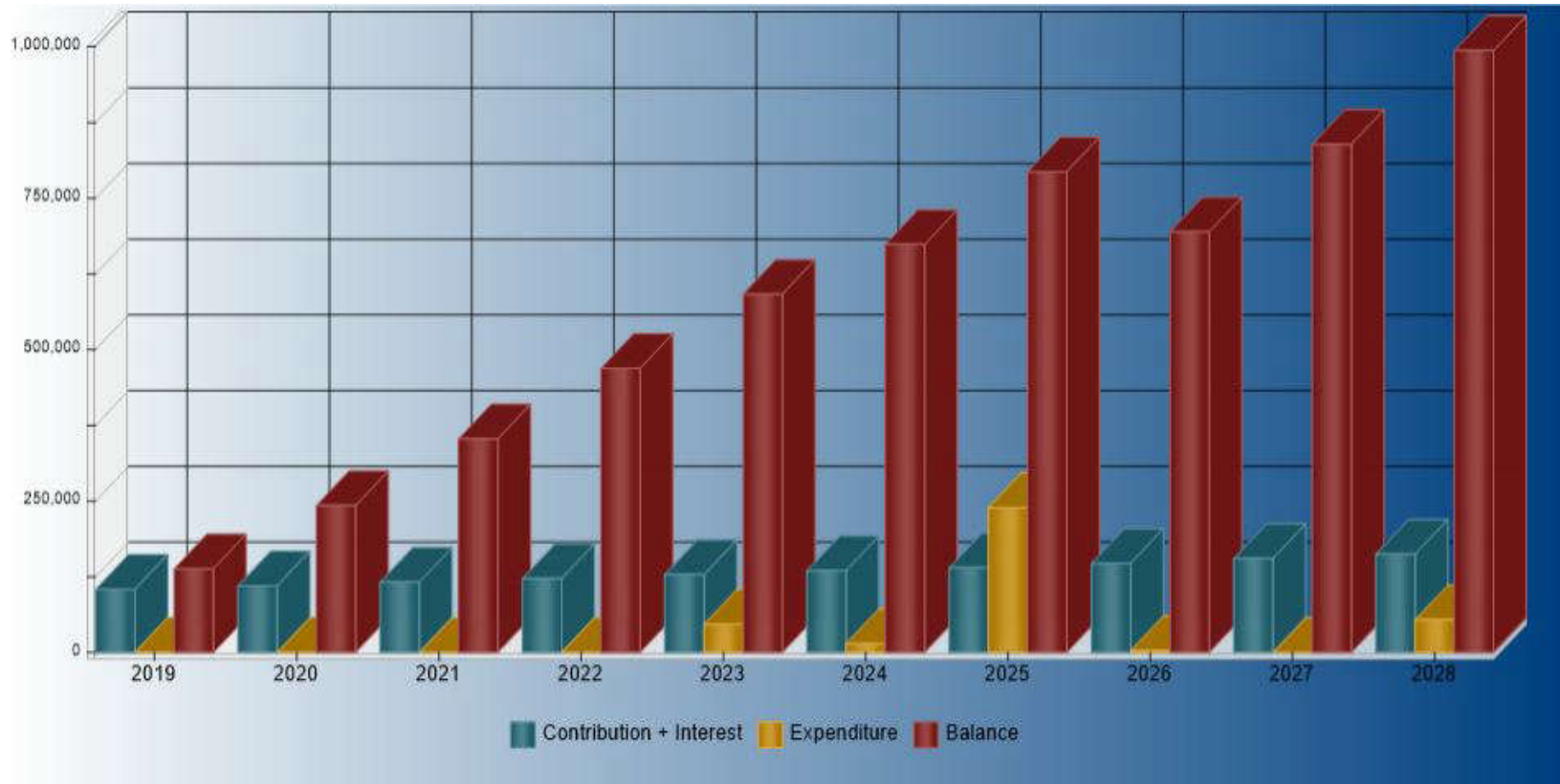
Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/29 - 12/29	\$ 1,102,217.94	\$ 159,334.68	\$ 11,871.86	\$ 0.00	\$ 1,273,424.48
01/30 - 12/30	1,273,424.48	166,504.68	13,162.56	48,330.17	1,404,761.55
01/31 - 12/31	1,404,761.55	173,997.48	14,984.71	0.00	1,593,743.74
01/32 - 12/32	1,593,743.74	181,827.36	13,137.68	393,208.61	1,395,500.17
01/33 - 12/33	1,395,500.17	190,009.56	14,250.24	74,982.55	1,524,777.42
01/34 - 12/34	1,524,777.42	198,559.92	16,239.72	7,672.08	1,731,904.98
01/35 - 12/35	1,731,904.98	207,495.12	18,439.18	0.00	1,957,839.28
01/36 - 12/36	1,957,839.28	216,832.44	20,564.42	19,875.88	2,175,360.26
01/37 - 12/37	2,175,360.26	226,589.88	22,989.85	0.00	2,424,939.99
01/38 - 12/38	2,424,939.99	236,786.52	22,019.84	366,571.99	2,317,174.36
	<u>\$ 1,102,217.94</u>	<u>\$ 1,957,937.64</u>	<u>\$ 167,660.06</u>	<u>\$ 910,641.28</u>	<u>\$ 2,317,174.36</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/39 - 12/39	\$ 2,317,174.36	\$ 247,441.80	\$ 21,251.61	\$ 339,459.96	\$ 2,246,407.81
01/40 - 12/40	2,246,407.81	258,576.72	9,694.87	1,472,047.84	1,042,631.56
01/41 - 12/41	1,042,631.56	270,212.64	11,829.27	0.00	1,324,673.47
01/42 - 12/42	1,324,673.47	282,372.24	14,053.10	69,658.72	1,551,440.09
01/43 - 12/43	1,551,440.09	295,079.04	14,122.29	305,764.63	1,554,876.79
01/44 - 12/44	1,554,876.79	308,357.52	17,166.55	0.00	1,880,400.86
01/45 - 12/45	1,880,400.86	322,233.72	20,506.32	0.00	2,223,140.90
01/46 - 12/46	2,223,140.90	336,734.16	18,653.25	557,786.42	2,020,741.89
01/47 - 12/47	2,020,741.89	351,887.16	22,064.88	0.00	2,394,693.93
01/48 - 12/48	2,394,693.93	367,722.12	16,985.66	926,226.36	1,853,175.35
	<u>\$ 2,317,174.36</u>	<u>\$ 3,040,617.12</u>	<u>\$ 166,327.80</u>	<u>\$ 3,670,943.93</u>	<u>\$ 1,853,175.35</u>

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Chart



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Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Building Exterior							\$ 237,558			
Building Interior								2,977		1,494
Grounds					44,858					50,825
Landscaping						14,729				
Recreation					1,657		1,742			1,878
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 46,516	\$ 14,729	\$ 239,300	\$ 2,977	\$ 0	\$ 54,198

Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Building Exterior				\$ 391,133	\$ 9,531	\$ 1,999				\$ 153,690
Building Interior					3,120	5,672				88,130
Grounds					57,585					119,447
Landscaping		26,586						19,875		
Recreation		21,743		2,075	4,745					5,303
	\$ 0	\$ 48,330	\$ 0	\$ 393,208	\$ 74,982	\$ 7,672	\$ 0	\$ 19,875	\$ 0	\$ 366,571

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Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Building Exterior	\$ 336,988	\$ 1,472,047			\$ 11,836			\$ 554,842		\$ 762,135
Building Interior				4,440	3,277					21,135
Building Systems					108,348					
Grounds					179,570					109,233
Landscaping				35,876						26,821
Recreation	2,471			29,341	2,731			2,943		6,901
	\$ 339,459	\$ 1,472,047	\$ 0	\$ 69,658	\$ 305,764	\$ 0	\$ 0	\$ 557,786	\$ 0	\$ 926,226

Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

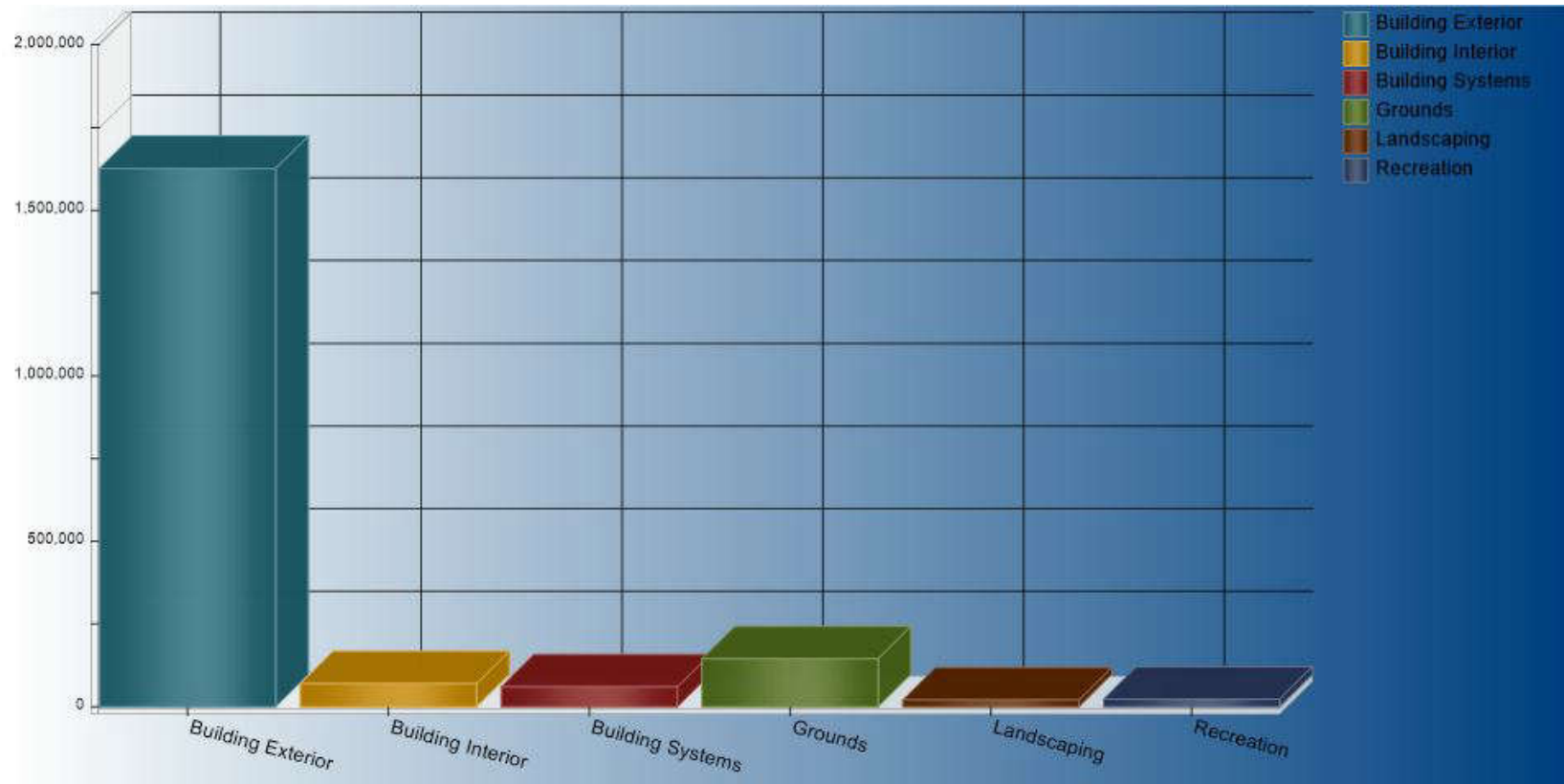
Component List - Category Summary

Category	Replace Date	Replace Life	Current Cost	Future Cost
Building Exterior	01/25-01/48	6:00 -29:00	\$ 1,626,872.75	\$ 2,743,130.91
Building Interior	01/26-01/48	7:00 -29:00	69,584.00	113,251.28
Building Systems	01/43-01/43	24:00 -24:00	59,500.00	108,348.48
Grounds	01/23-01/48	4:00 -29:00	144,686.92	230,191.69
Landscaping	01/24-01/30	5:00 -11:00	20,200.00	24,205.33
Recreation	01/23-01/38	4:00 -19:00	23,165.75	30,654.15
			<u>\$ 1,944,009.42</u>	<u>\$ 3,249,781.84</u>

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Item Parameter - Category - Chart



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Disclosures

Site Analysis

Horizon Heights COA is a planned development association located in Herriman, UT. The Association consists of 170 units located within the Herriman Towne Center Master Association. The developer began construction as a single phase in 2018. Overall, common assets appear in new-to-good condition.

The site analysis was performed on April 12, 2018 by Matt Woytek, RS of Facilities Advisors Texas. Manager Delaney Moss was interviewed prior to the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 2.50% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors, Inc. cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

See Preparer's Report
See Summary of Significant Assumptions

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 2.50%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 1.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Percent funded at January 1, 2019 of 78.26 was calculated using the inflation adjusted method.

The beginning balance of reserve funds was estimated at \$ 138,147, based on information provided by management. The beginning balance of reserve funds was calculated as follows:

Reserve Cash balance at October 31, 2018	\$ 127,468
Estimated Reserve Assessments from interim date to year end	<u>\$ 10,679</u>
Total Funds available for reserves beginning balance	<u>\$ 138,147</u>

See Preparer's Report
 See Summary of Significant Assumptions

Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 1.00% is used in the funding plan.
- Inflation rate of 2.50% is used in the funding plan.

See Preparer's Report
See Summary of Significant Assumptions

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Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Building Exterior	7:00 -30:00	6:00 -29:00	\$ 2,743,125
Building Interior	8:00 -30:00	7:00 -29:00	113,253
Building Systems	25:00	24:00	108,341
Grounds	5:00 -30:00	4:00 -29:00	230,191
Landscaping	6:00 -12:00	5:00 -11:00	24,206
Recreation	5:00 -20:00	4:00 -19:00	30,655
			<u>\$ 3,249,771</u>

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Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Components			Replace				Adj	Rem	
Component	Code	Location	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Building Exterior									
Balcony Rail - Replace	920-001-0003	Bldg. A	01/01/2048	\$ 35.00	240 lf	\$ 8,400	30:00	29:00	\$ 17,330
Balcony Rail - Replace	920-002-0003	Bldg. B	01/01/2048	35.00	240 lf	8,400	30:00	29:00	17,330
Balcony Rail - Replace	920-003-0003	Bldg. C	01/01/2048	35.00	240 lf	8,400	30:00	29:00	17,330
Balcony Rail - Replace	920-004-0003	Bldg. D	01/01/2048	35.00	240 lf	8,400	30:00	29:00	17,330
Balcony Rail - Replace	920-005-0003	Bldg. E	01/01/2048	35.00	240 lf	8,400	30:00	29:00	17,330
Balcony Rail - Replace	920-006-0003	Bldg. F	01/01/2048	35.00	240 lf	8,400	30:00	29:00	17,330
Balcony Rail - Replace	920-007-0003	Bldg. G	01/01/2048	35.00	240 lf	8,400	30:00	29:00	17,330
Balcony Rail - Replace	920-008-0003	Bldg. H	01/01/2048	35.00	240 lf	8,400	30:00	29:00	17,330
Balcony Rail - Replace	920-009-0003	Bldg. I	01/01/2048	35.00	240 lf	8,400	30:00	29:00	17,330
Balcony Rail - Replace	920-010-0003	Bldg. J	01/01/2048	35.00	240 lf	8,400	30:00	29:00	17,330
Balcony Rail - Replace	920-011-0003	Bldg. K	01/01/2048	35.00	240 lf	8,400	30:00	29:00	17,330
Balcony Rail - Replace	920-012-0003	Bldg. L	01/01/2048	35.00	240 lf	8,400	30:00	29:00	17,330
Balcony Rail - Replace	920-013-0003	Bldg. M	01/01/2048	35.00	240 lf	8,400	30:00	29:00	17,330
Balcony Rail - Replace	920-014-0003	Bldg. N	01/01/2048	35.00	240 lf	8,400	30:00	29:00	17,330
Balcony Rail - Replace	920-015-0003	Bldg. O	01/01/2048	35.00	240 lf	8,400	30:00	29:00	17,330
Balcony Rail - Replace	920-016-0003	Bldg. P	01/01/2048	35.00	288 lf	10,080	30:00	29:00	20,796
Balcony Rail - Replace	920-017-0003	Bldg. Q	01/01/2048	35.00	240 lf	8,400	30:00	29:00	17,330
Concrete Decking - Repair	920-001-0005	Bldg. A	01/01/2033	0.51	775 sf	395	15:00	14:00	560
Concrete Decking - Repair	920-002-0005	Bldg. B	01/01/2033	0.51	775 sf	395	15:00	14:00	560
Concrete Decking - Repair	920-003-0005	Bldg. C	01/01/2033	0.51	775 sf	395	15:00	14:00	560
Concrete Decking - Repair	920-004-0005	Bldg. D	01/01/2033	0.51	775 sf	395	15:00	14:00	560
Concrete Decking - Repair	920-005-0005	Bldg. E	01/01/2033	0.51	775 sf	395	15:00	14:00	560
Concrete Decking - Repair	920-006-0005	Bldg. F	01/01/2033	0.51	775 sf	395	15:00	14:00	560
Concrete Decking - Repair	920-007-0005	Bldg. G	01/01/2033	0.51	775 sf	395	15:00	14:00	560
Concrete Decking - Repair	920-008-0005	Bldg. H	01/01/2033	0.51	775 sf	395	15:00	14:00	560
Concrete Decking - Repair	920-009-0005	Bldg. I	01/01/2033	0.51	775 sf	395	15:00	14:00	560
Concrete Decking - Repair	920-010-0005	Bldg. J	01/01/2033	0.51	775 sf	395	15:00	14:00	560
Concrete Decking - Repair	920-011-0005	Bldg. K	01/01/2033	0.51	775 sf	395	15:00	14:00	560
Concrete Decking - Repair	920-012-0005	Bldg. L	01/01/2033	0.51	775 sf	395	15:00	14:00	560
Concrete Decking - Repair	920-013-0005	Bldg. M	01/01/2033	0.51	775 sf	395	15:00	14:00	560
Concrete Decking - Repair	920-014-0005	Bldg. N	01/01/2033	0.51	775 sf	395	15:00	14:00	560
Concrete Decking - Repair	920-015-0005	Bldg. O	01/01/2033	0.51	775 sf	395	15:00	14:00	560
Concrete Decking - Repair	920-016-0005	Bldg. P	01/01/2033	0.51	775 sf	395	15:00	14:00	560

Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Components			Replace				Adj	Rem	
Component	Code	Location	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Building Exterior									
Concrete Decking - Repair	920-017-0005	Bldg. Q	01/01/2033	\$ 0.51	775 sf	\$ 395	15:00	14:00	\$ 560
Doors-3x7 Utility - Replace	920-001-0009	Bldg. A	01/01/2048	650.00	2 ea	1,300	30:00	29:00	2,682
Doors-3x7 Utility - Replace	920-002-0009	Bldg. B	01/01/2048	650.00	2 ea	1,300	30:00	29:00	2,682
Doors-3x7 Utility - Replace	920-003-0009	Bldg. C	01/01/2048	650.00	2 ea	1,300	30:00	29:00	2,682
Doors-3x7 Utility - Replace	920-004-0009	Bldg. D	01/01/2048	650.00	2 ea	1,300	30:00	29:00	2,682
Doors-3x7 Utility - Replace	920-005-0009	Bldg. E	01/01/2048	650.00	2 ea	1,300	30:00	29:00	2,682
Doors-3x7 Utility - Replace	920-006-0009	Bldg. F	01/01/2048	650.00	2 ea	1,300	30:00	29:00	2,682
Doors-3x7 Utility - Replace	920-007-0009	Bldg. G	01/01/2048	650.00	2 ea	1,300	30:00	29:00	2,682
Doors-3x7 Utility - Replace	920-008-0009	Bldg. H	01/01/2048	650.00	2 ea	1,300	30:00	29:00	2,682
Doors-3x7 Utility - Replace	920-009-0009	Bldg. I	01/01/2048	650.00	2 ea	1,300	30:00	29:00	2,682
Doors-3x7 Utility - Replace	920-010-0009	Bldg. J	01/01/2048	650.00	2 ea	1,300	30:00	29:00	2,682
Doors-3x7 Utility - Replace	920-011-0009	Bldg. K	01/01/2048	650.00	2 ea	1,300	30:00	29:00	2,682
Doors-3x7 Utility - Replace	920-012-0009	Bldg. L	01/01/2048	650.00	2 ea	1,300	30:00	29:00	2,682
Doors-3x7 Utility - Replace	920-013-0009	Bldg. M	01/01/2048	650.00	2 ea	1,300	30:00	29:00	2,682
Doors-3x7 Utility - Replace	920-014-0009	Bldg. N	01/01/2048	650.00	2 ea	1,300	30:00	29:00	2,682
Doors-3x7 Utility - Replace	920-015-0009	Bldg. O	01/01/2048	650.00	2 ea	1,300	30:00	29:00	2,682
Doors-3x7 Utility - Replace	920-016-0009	Bldg. P	01/01/2048	650.00	2 ea	1,300	30:00	29:00	2,682
Doors-3x7 Utility - Replace	920-017-0009	Bldg. Q	01/01/2048	650.00	2 ea	1,300	30:00	29:00	2,682
Exterior Doors - Replace	910-000-0011	Clubhouse	01/01/2043	1,300.00	4 ea	5,200	25:00	24:00	9,469
Exterior Utility Doors - Replace	910-000-0012	Clubhouse	01/01/2043	650.00	2 ea	1,300	25:00	24:00	2,367
Lighting-Standard - Replace	920-001-0022	Bldg. A	01/01/2038	125.00	11 ea	1,375	20:00	19:00	2,209
Lighting-Standard - Replace	920-002-0022	Bldg. B	01/01/2038	125.00	11 ea	1,375	20:00	19:00	2,209
Lighting-Standard - Replace	920-003-0022	Bldg. C	01/01/2038	125.00	11 ea	1,375	20:00	19:00	2,209
Lighting-Standard - Replace	920-004-0022	Bldg. D	01/01/2038	125.00	11 ea	1,375	20:00	19:00	2,209
Lighting-Standard - Replace	920-005-0022	Bldg. E	01/01/2038	125.00	11 ea	1,375	20:00	19:00	2,209
Lighting-Standard - Replace	920-006-0022	Bldg. F	01/01/2038	125.00	11 ea	1,375	20:00	19:00	2,209
Lighting-Standard - Replace	920-007-0022	Bldg. G	01/01/2038	125.00	11 ea	1,375	20:00	19:00	2,209
Lighting-Standard - Replace	920-008-0022	Bldg. H	01/01/2038	125.00	11 ea	1,375	20:00	19:00	2,209
Lighting-Standard - Replace	920-009-0022	Bldg. I	01/01/2038	125.00	11 ea	1,375	20:00	19:00	2,209
Lighting-Standard - Replace	920-010-0022	Bldg. J	01/01/2038	125.00	11 ea	1,375	20:00	19:00	2,209
Lighting-Standard - Replace	920-011-0022	Bldg. K	01/01/2038	125.00	11 ea	1,375	20:00	19:00	2,209
Lighting-Standard - Replace	920-012-0022	Bldg. L	01/01/2038	125.00	11 ea	1,375	20:00	19:00	2,209
Lighting-Standard - Replace	920-013-0022	Bldg. M	01/01/2038	125.00	11 ea	1,375	20:00	19:00	2,209

Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Components			Replace				Adj	Rem	
Component	Code	Location	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Building Exterior									
Lighting-Standard - Replace	920-014-0022	Bldg. N	01/01/2038	\$ 125.00	11 ea	\$ 1,375	20:00	19:00	\$ 2,209
Lighting-Standard - Replace	920-015-0022	Bldg. O	01/01/2038	125.00	11 ea	1,375	20:00	19:00	2,209
Lighting-Standard - Replace	920-016-0022	Bldg. P	01/01/2038	125.00	11 ea	1,375	20:00	19:00	2,209
Lighting-Standard - Replace	920-017-0022	Bldg. Q	01/01/2038	125.00	11 ea	1,375	20:00	19:00	2,209
Lighting-Wall Mount - Replace	920-001-0023	Bldg. A	01/01/2038	275.00	10 ea	2,750	20:00	19:00	4,419
Lighting-Wall Mount - Replace	920-002-0023	Bldg. B	01/01/2038	275.00	10 ea	2,750	20:00	19:00	4,419
Lighting-Wall Mount - Replace	920-003-0023	Bldg. C	01/01/2038	275.00	10 ea	2,750	20:00	19:00	4,419
Lighting-Wall Mount - Replace	920-004-0023	Bldg. D	01/01/2038	275.00	10 ea	2,750	20:00	19:00	4,419
Lighting-Wall Mount - Replace	920-005-0023	Bldg. E	01/01/2038	275.00	10 ea	2,750	20:00	19:00	4,419
Lighting-Wall Mount - Replace	920-006-0023	Bldg. F	01/01/2038	275.00	10 ea	2,750	20:00	19:00	4,419
Lighting-Wall Mount - Replace	920-007-0023	Bldg. G	01/01/2038	275.00	10 ea	2,750	20:00	19:00	4,419
Lighting-Wall Mount - Replace	920-008-0023	Bldg. H	01/01/2038	275.00	10 ea	2,750	20:00	19:00	4,419
Lighting-Wall Mount - Replace	920-009-0023	Bldg. I	01/01/2038	275.00	10 ea	2,750	20:00	19:00	4,419
Lighting-Wall Mount - Replace	920-010-0023	Bldg. J	01/01/2038	275.00	10 ea	2,750	20:00	19:00	4,419
Lighting-Wall Mount - Replace	920-011-0023	Bldg. K	01/01/2038	275.00	10 ea	2,750	20:00	19:00	4,419
Lighting-Wall Mount - Replace	920-012-0023	Bldg. L	01/01/2038	275.00	10 ea	2,750	20:00	19:00	4,419
Lighting-Wall Mount - Replace	920-013-0023	Bldg. M	01/01/2038	275.00	10 ea	2,750	20:00	19:00	4,419
Lighting-Wall Mount - Replace	920-014-0023	Bldg. N	01/01/2038	275.00	10 ea	2,750	20:00	19:00	4,419
Lighting-Wall Mount - Replace	920-015-0023	Bldg. O	01/01/2038	275.00	10 ea	2,750	20:00	19:00	4,419
Lighting-Wall Mount - Replace	920-016-0023	Bldg. P	01/01/2038	275.00	10 ea	2,750	20:00	19:00	4,419
Lighting-Wall Mount - Replace	920-017-0023	Bldg. Q	01/01/2038	275.00	10 ea	2,750	20:00	19:00	4,419
Lighting-Wall Mount - Replace	920-018-0023	Clubhouse	01/01/2034	275.00	5 ea	1,375	20:00	15:00	1,999
Paint-Clubhouse Exterior	910-000-0025	Clubhouse	01/01/2025	2,200.00	1 Job	2,200	7:00	6:00	2,555
Paint-Exterior Surfaces	920-001-0027	Bldg. A	01/01/2025	11,000.00	1 Job	11,000	7:00	6:00	12,778
Paint-Exterior Surfaces	920-002-0027	Bldg. B	01/01/2025	11,000.00	1 Job	11,000	7:00	6:00	12,778
Paint-Exterior Surfaces	920-003-0027	Bldg. C	01/01/2025	11,000.00	1 Job	11,000	7:00	6:00	12,778
Paint-Exterior Surfaces	920-004-0027	Bldg. D	01/01/2025	11,000.00	1 Job	11,000	7:00	6:00	12,778
Paint-Exterior Surfaces	920-005-0027	Bldg. E	01/01/2025	11,000.00	1 Job	11,000	7:00	6:00	12,778
Paint-Exterior Surfaces	920-006-0027	Bldg. F	01/01/2025	11,000.00	1 Job	11,000	7:00	6:00	12,778
Paint-Exterior Surfaces	920-007-0027	Bldg. G	01/01/2025	11,000.00	1 Job	11,000	7:00	6:00	12,778
Paint-Exterior Surfaces	920-008-0027	Bldg. H	01/01/2025	11,000.00	1 Job	11,000	7:00	6:00	12,778
Paint-Exterior Surfaces	920-009-0027	Bldg. I	01/01/2025	11,000.00	1 Job	11,000	7:00	6:00	12,778
Paint-Exterior Surfaces	920-010-0027	Bldg. J	01/01/2025	11,000.00	1 Job	11,000	7:00	6:00	12,778

Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Components			Replace				Adj	Rem	
Component	Code	Location	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Building Exterior									
Paint-Exterior Surfaces	920-011-0027	Bldg. K	01/01/2025	\$ 11,000.00	1 Job	\$ 11,000	7:00	6:00	\$ 12,778
Paint-Exterior Surfaces	920-012-0027	Bldg. L	01/01/2025	11,000.00	1 Job	11,000	7:00	6:00	12,778
Paint-Exterior Surfaces	920-013-0027	Bldg. M	01/01/2025	11,000.00	1 Job	11,000	7:00	6:00	12,778
Paint-Exterior Surfaces	920-014-0027	Bldg. N	01/01/2025	11,000.00	1 Job	11,000	7:00	6:00	12,778
Paint-Exterior Surfaces	920-015-0027	Bldg. O	01/01/2025	11,000.00	1 Job	11,000	7:00	6:00	12,778
Paint-Exterior Surfaces	920-016-0027	Bldg. P	01/01/2025	11,000.00	1 Job	11,000	7:00	6:00	12,778
Paint-Exterior Surfaces	920-017-0027	Bldg. Q	01/01/2025	11,000.00	1 Job	11,000	7:00	6:00	12,778
Paint-Stucco	920-001-0028	Bldg. A	01/01/2032	1,100.00	1 Job	1,100	14:00	13:00	1,521
Paint-Stucco	920-002-0028	Bldg. B	01/01/2032	1,100.00	1 Job	1,100	14:00	13:00	1,521
Paint-Stucco	920-003-0028	Bldg. C	01/01/2032	1,100.00	1 Job	1,100	14:00	13:00	1,521
Paint-Stucco	920-004-0028	Bldg. D	01/01/2032	1,100.00	1 Job	1,100	14:00	13:00	1,521
Paint-Stucco	920-005-0028	Bldg. E	01/01/2032	1,100.00	1 Job	1,100	14:00	13:00	1,521
Paint-Stucco	920-006-0028	Bldg. F	01/01/2032	1,100.00	1 Job	1,100	14:00	13:00	1,521
Paint-Stucco	920-007-0028	Bldg. G	01/01/2032	1,100.00	1 Job	1,100	14:00	13:00	1,521
Paint-Stucco	920-008-0028	Bldg. H	01/01/2032	1,100.00	1 Job	1,100	14:00	13:00	1,521
Paint-Stucco	920-009-0028	Bldg. I	01/01/2032	1,100.00	1 Job	1,100	14:00	13:00	1,521
Paint-Stucco	920-010-0028	Bldg. J	01/01/2032	1,100.00	1 Job	1,100	14:00	13:00	1,521
Paint-Stucco	920-011-0028	Bldg. K	01/01/2032	1,100.00	1 Job	1,100	14:00	13:00	1,521
Paint-Stucco	920-012-0028	Bldg. L	01/01/2032	1,100.00	1 Job	1,100	14:00	13:00	1,521
Paint-Stucco	920-013-0028	Bldg. M	01/01/2032	1,100.00	1 Job	1,100	14:00	13:00	1,521
Paint-Stucco	920-014-0028	Bldg. N	01/01/2032	1,100.00	1 Job	1,100	14:00	13:00	1,521
Paint-Stucco	920-015-0028	Bldg. O	01/01/2032	1,100.00	1 Job	1,100	14:00	13:00	1,521
Paint-Stucco	920-016-0028	Bldg. P	01/01/2032	1,100.00	1 Job	1,100	14:00	13:00	1,521
Paint-Stucco	920-017-0028	Bldg. Q	01/01/2032	1,100.00	1 Job	1,100	14:00	13:00	1,521
Roof-Comp Shingle - Replace	920-001-0039	Bldg. A	01/01/2040	450.00	97 square	43,650	22:00	21:00	73,748
Roof-Comp Shingle - Replace	920-002-0039	Bldg. B	01/01/2040	450.00	97 square	43,650	22:00	21:00	73,748
Roof-Comp Shingle - Replace	920-003-0039	Bldg. C	01/01/2040	450.00	97 square	43,650	22:00	21:00	73,748
Roof-Comp Shingle - Replace	920-004-0039	Bldg. D	01/01/2040	450.00	97 square	43,650	22:00	21:00	73,748
Roof-Comp Shingle - Replace	920-005-0039	Bldg. E	01/01/2040	450.00	97 square	43,650	22:00	21:00	73,748
Roof-Comp Shingle - Replace	920-006-0039	Bldg. F	01/01/2040	450.00	97 square	43,650	22:00	21:00	73,748
Roof-Comp Shingle - Replace	920-007-0039	Bldg. G	01/01/2040	450.00	97 square	43,650	22:00	21:00	73,748
Roof-Comp Shingle - Replace	920-008-0039	Bldg. H	01/01/2040	450.00	97 square	43,650	22:00	21:00	73,748
Roof-Comp Shingle - Replace	920-009-0039	Bldg. I	01/01/2040	450.00	97 square	43,650	22:00	21:00	73,748

Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Components			Replace				Adj	Rem	
Component	Code	Location	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Building Exterior									
Roof-Comp Shingle - Replace	920-010-0039	Bldg. J	01/01/2040	\$ 450.00	97 square	\$ 43,650	22:00	21:00	\$ 73,748
Roof-Comp Shingle - Replace	920-011-0039	Bldg. K	01/01/2040	450.00	97 square	43,650	22:00	21:00	73,748
Roof-Comp Shingle - Replace	920-012-0039	Bldg. L	01/01/2040	450.00	97 square	43,650	22:00	21:00	73,748
Roof-Comp Shingle - Replace	920-013-0039	Bldg. M	01/01/2040	450.00	97 square	43,650	22:00	21:00	73,748
Roof-Comp Shingle - Replace	920-014-0039	Bldg. N	01/01/2040	450.00	97 square	43,650	22:00	21:00	73,748
Roof-Comp Shingle - Replace	920-015-0039	Bldg. O	01/01/2040	450.00	97 square	43,650	22:00	21:00	73,748
Roof-Comp Shingle - Replace	920-016-0039	Bldg. P	01/01/2040	450.00	97 square	43,650	22:00	21:00	73,748
Roof-Comp Shingle - Replace	920-017-0039	Bldg. Q	01/01/2040	450.00	97 square	43,650	22:00	21:00	73,748
Roof-Comp Shingle - Replace	920-018-0039	Clubhouse	01/01/2040	450.00	24 square	10,800	22:00	21:00	18,246
Roof-Gutter/Downspout - Replace	920-001-0040	Bldg. A	01/01/2040	6.50	1,002 lf	6,513	22:00	21:00	11,003
Roof-Gutter/Downspout - Replace	920-002-0040	Bldg. B	01/01/2040	6.50	1,002 lf	6,513	22:00	21:00	11,003
Roof-Gutter/Downspout - Replace	920-003-0040	Bldg. C	01/01/2040	6.50	1,002 lf	6,513	22:00	21:00	11,003
Roof-Gutter/Downspout - Replace	920-004-0040	Bldg. D	01/01/2040	6.50	1,002 lf	6,513	22:00	21:00	11,003
Roof-Gutter/Downspout - Replace	920-005-0040	Bldg. E	01/01/2040	6.50	1,002 lf	6,513	22:00	21:00	11,003
Roof-Gutter/Downspout - Replace	920-006-0040	Bldg. F	01/01/2040	6.50	1,002 lf	6,513	22:00	21:00	11,003
Roof-Gutter/Downspout - Replace	920-007-0040	Bldg. G	01/01/2040	6.50	1,002 lf	6,513	22:00	21:00	11,003
Roof-Gutter/Downspout - Replace	920-008-0040	Bldg. H	01/01/2040	6.50	1,202 lf	7,813	22:00	21:00	13,200
Roof-Gutter/Downspout - Replace	920-009-0040	Bldg. I	01/01/2040	6.50	1,002 lf	6,513	22:00	21:00	11,003
Roof-Gutter/Downspout - Replace	920-010-0040	Bldg. J	01/01/2040	6.50	1,002 lf	6,513	22:00	21:00	11,003
Roof-Gutter/Downspout - Replace	920-011-0040	Bldg. K	01/01/2040	6.50	1,002 lf	6,513	22:00	21:00	11,003
Roof-Gutter/Downspout - Replace	920-012-0040	Bldg. L	01/01/2040	6.50	1,002 lf	6,513	22:00	21:00	11,003
Roof-Gutter/Downspout - Replace	920-013-0040	Bldg. M	01/01/2040	6.50	1,202 lf	7,813	22:00	21:00	13,200
Roof-Gutter/Downspout - Replace	920-014-0040	Bldg. N	01/01/2040	6.50	1,202 lf	7,813	22:00	21:00	13,200
Roof-Gutter/Downspout - Replace	920-015-0040	Bldg. O	01/01/2040	6.50	1,202 lf	7,813	22:00	21:00	13,200
Roof-Gutter/Downspout - Replace	920-016-0040	Bldg. P	01/01/2040	6.50	1,202 lf	7,813	22:00	21:00	13,200
Roof-Gutter/Downspout - Replace	920-017-0040	Bldg. Q	01/01/2040	6.50	1,002 lf	6,513	22:00	21:00	11,003
Roof-Gutter/Downspout - Replace	920-018-0040	Clubhouse	01/01/2040	6.50	185 lf	1,202	22:00	21:00	2,031
Siding/Trim - Major Repairs	920-001-0041	Bldg. A	01/01/2032	3,500.00	1 Job	3,500	14:00	13:00	4,842
Siding/Trim - Major Repairs	920-002-0041	Bldg. B	01/01/2032	3,500.00	1 Job	3,500	14:00	13:00	4,842
Siding/Trim - Major Repairs	920-003-0041	Bldg. C	01/01/2032	3,500.00	1 Job	3,500	14:00	13:00	4,842
Siding/Trim - Major Repairs	920-004-0041	Bldg. D	01/01/2032	3,500.00	1 Job	3,500	14:00	13:00	4,842
Siding/Trim - Major Repairs	920-005-0041	Bldg. E	01/01/2032	3,500.00	1 Job	3,500	14:00	13:00	4,842
Siding/Trim - Major Repairs	920-006-0041	Bldg. F	01/01/2032	3,500.00	1 Job	3,500	14:00	13:00	4,842

Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Components			Replace				Adj	Rem	
Component	Code	Location	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Building Exterior									
Siding/Trim - Major Repairs	920-007-0041	Bldg. G	01/01/2032	\$ 3,500.00	1 Job	\$ 3,500	14:00	13:00	\$ 4,842
Siding/Trim - Major Repairs	920-008-0041	Bldg. H	01/01/2032	3,500.00	1 Job	3,500	14:00	13:00	4,842
Siding/Trim - Major Repairs	920-009-0041	Bldg. I	01/01/2032	3,500.00	1 Job	3,500	14:00	13:00	4,842
Siding/Trim - Major Repairs	920-010-0041	Bldg. J	01/01/2032	3,500.00	1 Job	3,500	14:00	13:00	4,842
Siding/Trim - Major Repairs	920-011-0041	Bldg. K	01/01/2032	3,500.00	1 Job	3,500	14:00	13:00	4,842
Siding/Trim - Major Repairs	920-012-0041	Bldg. L	01/01/2032	3,500.00	1 Job	3,500	14:00	13:00	4,842
Siding/Trim - Major Repairs	920-013-0041	Bldg. M	01/01/2032	3,500.00	1 Job	3,500	14:00	13:00	4,842
Siding/Trim - Major Repairs	920-014-0041	Bldg. N	01/01/2032	3,500.00	1 Job	3,500	14:00	13:00	4,842
Siding/Trim - Major Repairs	920-015-0041	Bldg. O	01/01/2032	3,500.00	1 Job	3,500	14:00	13:00	4,842
Siding/Trim - Major Repairs	920-016-0041	Bldg. P	01/01/2032	3,500.00	1 Job	3,500	14:00	13:00	4,842
Siding/Trim - Major Repairs	920-017-0041	Bldg. Q	01/01/2032	3,500.00	1 Job	3,500	14:00	13:00	4,842
Stair Rail - Replace	920-001-0042	Bldg. A	01/01/2048	50.00	206 lf	10,300	30:00	29:00	21,250
Stair Rail - Replace	920-002-0042	Bldg. B	01/01/2048	50.00	206 lf	10,300	30:00	29:00	21,250
Stair Rail - Replace	920-003-0042	Bldg. C	01/01/2048	50.00	206 lf	10,300	30:00	29:00	21,250
Stair Rail - Replace	920-004-0042	Bldg. D	01/01/2048	50.00	206 lf	10,300	30:00	29:00	21,250
Stair Rail - Replace	920-005-0042	Bldg. E	01/01/2048	50.00	206 lf	10,300	30:00	29:00	21,250
Stair Rail - Replace	920-006-0042	Bldg. F	01/01/2048	50.00	206 lf	10,300	30:00	29:00	21,250
Stair Rail - Replace	920-007-0042	Bldg. G	01/01/2048	50.00	206 lf	10,300	30:00	29:00	21,250
Stair Rail - Replace	920-008-0042	Bldg. H	01/01/2048	50.00	248 lf	12,400	30:00	29:00	25,583
Stair Rail - Replace	920-009-0042	Bldg. I	01/01/2048	50.00	206 lf	10,300	30:00	29:00	21,250
Stair Rail - Replace	920-010-0042	Bldg. J	01/01/2048	50.00	206 lf	10,300	30:00	29:00	21,250
Stair Rail - Replace	920-011-0042	Bldg. K	01/01/2048	50.00	206 lf	10,300	30:00	29:00	21,250
Stair Rail - Replace	920-012-0042	Bldg. L	01/01/2048	50.00	206 lf	10,300	30:00	29:00	21,250
Stair Rail - Replace	920-013-0042	Bldg. M	01/01/2048	50.00	248 lf	12,400	30:00	29:00	25,583
Stair Rail - Replace	920-014-0042	Bldg. N	01/01/2048	50.00	248 lf	12,400	30:00	29:00	25,583
Stair Rail - Replace	920-015-0042	Bldg. O	01/01/2048	50.00	248 lf	12,400	30:00	29:00	25,583
Stair Rail - Replace	920-016-0042	Bldg. P	01/01/2048	50.00	248 lf	12,400	30:00	29:00	25,583
Stair Rail - Replace	920-017-0042	Bldg. Q	01/01/2048	50.00	206 lf	10,300	30:00	29:00	21,250
Stone Veneer - Major Repairs	920-001-0043	Bldg. A	01/01/2038	1,500.00	1 Job	1,500	20:00	19:00	2,410
Stone Veneer - Major Repairs	920-002-0043	Bldg. B	01/01/2038	1,500.00	1 Job	1,500	20:00	19:00	2,410
Stone Veneer - Major Repairs	920-003-0043	Bldg. C	01/01/2038	1,500.00	1 Job	1,500	20:00	19:00	2,410
Stone Veneer - Major Repairs	920-004-0043	Bldg. D	01/01/2038	1,500.00	1 Job	1,500	20:00	19:00	2,410
Stone Veneer - Major Repairs	920-005-0043	Bldg. E	01/01/2038	1,500.00	1 Job	1,500	20:00	19:00	2,410

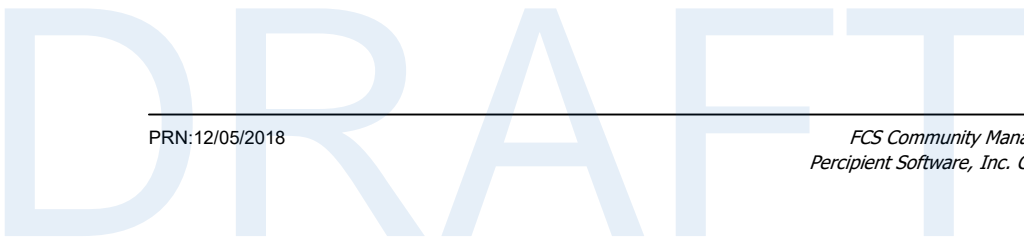
Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Components			Replace				Adj	Rem	
Component	Code	Location	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Building Exterior									
Stone Veneer - Major Repairs	920-006-0043	Bldg. F	01/01/2038	\$ 1,500.00	1 Job	\$ 1,500	20:00	19:00	\$ 2,410
Stone Veneer - Major Repairs	920-007-0043	Bldg. G	01/01/2038	1,500.00	1 Job	1,500	20:00	19:00	2,410
Stone Veneer - Major Repairs	920-008-0043	Bldg. H	01/01/2038	1,500.00	1 Job	1,500	20:00	19:00	2,410
Stone Veneer - Major Repairs	920-009-0043	Bldg. I	01/01/2038	1,500.00	1 Job	1,500	20:00	19:00	2,410
Stone Veneer - Major Repairs	920-010-0043	Bldg. J	01/01/2038	1,500.00	1 Job	1,500	20:00	19:00	2,410
Stone Veneer - Major Repairs	920-011-0043	Bldg. K	01/01/2038	1,500.00	1 Job	1,500	20:00	19:00	2,410
Stone Veneer - Major Repairs	920-012-0043	Bldg. L	01/01/2038	1,500.00	1 Job	1,500	20:00	19:00	2,410
Stone Veneer - Major Repairs	920-013-0043	Bldg. M	01/01/2038	1,500.00	1 Job	1,500	20:00	19:00	2,410
Stone Veneer - Major Repairs	920-014-0043	Bldg. N	01/01/2038	1,500.00	1 Job	1,500	20:00	19:00	2,410
Stone Veneer - Major Repairs	920-015-0043	Bldg. O	01/01/2038	1,500.00	1 Job	1,500	20:00	19:00	2,410
Stone Veneer - Major Repairs	920-016-0043	Bldg. P	01/01/2038	1,500.00	1 Job	1,500	20:00	19:00	2,410
Stone Veneer - Major Repairs	920-017-0043	Bldg. Q	01/01/2038	1,500.00	1 Job	1,500	20:00	19:00	2,410
Stucco - Major Repairs	920-001-0044	Bldg. A	01/01/2025	900.00	1 Job	900	7:00	6:00	1,045
Stucco - Major Repairs	920-002-0044	Bldg. B	01/01/2025	900.00	1 Job	900	7:00	6:00	1,045
Stucco - Major Repairs	920-003-0044	Bldg. C	01/01/2025	900.00	1 Job	900	7:00	6:00	1,045
Stucco - Major Repairs	920-004-0044	Bldg. D	01/01/2025	900.00	1 Job	900	7:00	6:00	1,045
Stucco - Major Repairs	920-005-0044	Bldg. E	01/01/2025	900.00	1 Job	900	7:00	6:00	1,045
Stucco - Major Repairs	920-006-0044	Bldg. F	01/01/2025	900.00	1 Job	900	7:00	6:00	1,045
Stucco - Major Repairs	920-007-0044	Bldg. G	01/01/2025	900.00	1 Job	900	7:00	6:00	1,045
Stucco - Major Repairs	920-008-0044	Bldg. H	01/01/2025	900.00	1 Job	900	7:00	6:00	1,045
Stucco - Major Repairs	920-009-0044	Bldg. I	01/01/2025	900.00	1 Job	900	7:00	6:00	1,045
Stucco - Major Repairs	920-010-0044	Bldg. J	01/01/2025	900.00	1 Job	900	7:00	6:00	1,045
Stucco - Major Repairs	920-011-0044	Bldg. K	01/01/2025	900.00	1 Job	900	7:00	6:00	1,045
Stucco - Major Repairs	920-012-0044	Bldg. L	01/01/2025	900.00	1 Job	900	7:00	6:00	1,045
Stucco - Major Repairs	920-013-0044	Bldg. M	01/01/2025	900.00	1 Job	900	7:00	6:00	1,045
Stucco - Major Repairs	920-014-0044	Bldg. N	01/01/2025	900.00	1 Job	900	7:00	6:00	1,045
Stucco - Major Repairs	920-015-0044	Bldg. O	01/01/2025	900.00	1 Job	900	7:00	6:00	1,045
Stucco - Major Repairs	920-016-0044	Bldg. P	01/01/2025	900.00	1 Job	900	7:00	6:00	1,045
Stucco - Major Repairs	920-017-0044	Bldg. Q	01/01/2025	900.00	1 Job	900	7:00	6:00	1,045
Windows - Replace	910-000-0046	Clubhouse	01/01/2048	750.00	14 ea	10,500	30:00	29:00	21,663
						\$ 1,626,872			\$ 2,743,130



Horizon Heights COA

Analysis Date - January 1, 2019

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Component List - Detail

Components			Replace				Adj	Rem	
Component	Code	Location	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Building Interior									
Ceiling Fans - Replace	910-000-0004	Clubhouse	01/01/2038	\$ 350.00	2 ea	\$ 700	20:00	19:00	\$ 1,125
Drinking Fountains - Replace	910-000-0010	Clubhouse	01/01/2048	1,500.00	2 ea	3,000	30:00	29:00	6,189
Flooring - Replace	910-000-0014	Clubhouse	01/01/2038	12.00	620 sf	7,440	20:00	19:00	11,957
Furnishings - Replace	910-000-0015	Clubhouse	01/01/2026	2,500.00	1 Lot	2,500	8:00	7:00	2,977
HVAC System - Replace	910-000-0016	Clubhouse	01/01/2038	5,500.00	1 Job	5,500	20:00	19:00	8,839
Interior Doors - Replace	910-000-0017	Clubhouse	01/01/2043	600.00	3 ea	1,800	25:00	24:00	3,277
Lighting - Update	920-001-0021	Clubhouse	01/01/2048	175.00	22 ea	3,850	30:00	29:00	7,943
Lighting - Update	920-002-0021	Clubhouse	01/01/2034	175.00	8 ea	1,400	30:00	15:00	2,036
Paint-Clubhouse Interior	910-000-0026	Clubhouse	01/01/2028	0.75	1,592 sf	1,194	10:00	9:00	1,494
Remodel-Kitchenette	910-000-0037	Clubhouse	01/01/2038	8,000.00	1 Job	8,000	20:00	19:00	12,857
Remodel-Restrooms	910-000-0038	Clubhouse	01/01/2038	16,000.00	2 Job	32,000	20:00	19:00	51,431
Water Heater - Replace	910-000-0045	Clubhouse	01/01/2033	2,200.00	1 ea	2,200	15:00	14:00	3,120
						\$ 69,584			\$ 113,251
Building Systems									
Fire Panel - Replace	920-001-0013	Bldg. A	01/01/2043	\$ 3,500.00	1 ea	\$ 3,500	25:00	24:00	\$ 6,373
Fire Panel - Replace	920-002-0013	Bldg. B	01/01/2043	3,500.00	1 ea	3,500	25:00	24:00	6,373
Fire Panel - Replace	920-003-0013	Bldg. C	01/01/2043	3,500.00	1 ea	3,500	25:00	24:00	6,373
Fire Panel - Replace	920-004-0013	Bldg. D	01/01/2043	3,500.00	1 ea	3,500	25:00	24:00	6,373
Fire Panel - Replace	920-005-0013	Bldg. E	01/01/2043	3,500.00	1 ea	3,500	25:00	24:00	6,373
Fire Panel - Replace	920-006-0013	Bldg. F	01/01/2043	3,500.00	1 ea	3,500	25:00	24:00	6,373
Fire Panel - Replace	920-007-0013	Bldg. G	01/01/2043	3,500.00	1 ea	3,500	25:00	24:00	6,373
Fire Panel - Replace	920-008-0013	Bldg. H	01/01/2043	3,500.00	1 ea	3,500	25:00	24:00	6,373
Fire Panel - Replace	920-009-0013	Bldg. I	01/01/2043	3,500.00	1 ea	3,500	25:00	24:00	6,373
Fire Panel - Replace	920-010-0013	Bldg. J	01/01/2043	3,500.00	1 ea	3,500	25:00	24:00	6,373
Fire Panel - Replace	920-011-0013	Bldg. K	01/01/2043	3,500.00	1 ea	3,500	25:00	24:00	6,373
Fire Panel - Replace	920-012-0013	Bldg. L	01/01/2043	3,500.00	1 ea	3,500	25:00	24:00	6,373
Fire Panel - Replace	920-013-0013	Bldg. M	01/01/2043	3,500.00	1 ea	3,500	25:00	24:00	6,373
Fire Panel - Replace	920-014-0013	Bldg. N	01/01/2043	3,500.00	1 ea	3,500	25:00	24:00	6,373
Fire Panel - Replace	920-015-0013	Bldg. O	01/01/2043	3,500.00	1 ea	3,500	25:00	24:00	6,373
Fire Panel - Replace	920-016-0013	Bldg. P	01/01/2043	3,500.00	1 ea	3,500	25:00	24:00	6,373
Fire Panel - Replace	920-017-0013	Bldg. Q	01/01/2043	3,500.00	1 ea	3,500	25:00	24:00	6,373
						\$ 59,500			\$ 108,348

Horizon Heights COA

Analysis Date - January 1, 2019

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Component List - Detail

Components			Replace				Adj	Rem	
Component	Code	Location	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Grounds									
Asphalt - Overlay	910-000-0001	Streets/Parking	01/01/2043	\$ 1.35	42,976 sf	\$ 58,017	25:00	24:00	\$ 105,649
Asphalt - Surface Treatment	910-000-0002	Streets/Parking	01/01/2023	0.35	42,976 sf	15,041	5:00	4:00	16,621
Concrete-Curb/Pan	910-000-0007	Streets	01/01/2023	0.44	6,868 sf	3,021	5:00	4:00	3,339
Concrete-Driveways	910-000-0006	Unit Drives	01/01/2023	0.44	35,190 sf	15,483	5:00	4:00	17,110
Concrete-Sidewalks - Repair	910-000-0008	Common Area	01/01/2023	0.40	17,618 sf	7,047	5:00	4:00	7,787
Mail Equipment - Replace	910-000-0024	Brink/Tortola	01/01/2038	1,775.00	19 ea	33,725	20:00	19:00	54,203
Pool-Fencing - Replace	910-000-0032	Pool Perim.	01/01/2048	65.00	190 lf	12,350	30:00	29:00	25,480
						\$ 144,686			\$ 230,191
Landscaping									
Irrigation Controllers - Replace	910-000-0018	Common Area	01/01/2030	\$ 1,200.00	6 ea	\$ 7,200	12:00	11:00	\$ 9,476
Irrigation System - Major Repairs	910-000-0019	Common Area	01/01/2024	6,500.00	1 Job	6,500	6:00	5:00	7,364
Landscaping - Partial Replace	910-000-0020	Common Area	01/01/2024	6,500.00	1 Job	6,500	6:00	5:00	7,364
						\$ 20,200			\$ 24,205
Recreation									
Pool - Resurface	910-000-0029	Pool	01/01/2030	\$ 7.75	1,237 sf	\$ 9,586	12:00	11:00	\$ 12,617
Pool-Coping/Tile - Replace	910-000-0030	Pool	01/01/2030	22.00	122 lf	2,684	12:00	11:00	3,532
Pool-Cover - Replace	910-000-0031	Pool Area	01/01/2033	2.25	820 sf	1,845	15:00	14:00	2,617
Pool-Filter - Replace	910-000-0033	Pool Mech.	01/01/2038	1,800.00	1 ea	1,800	20:00	19:00	2,893
Pool-Heater - Replace	910-000-0034	Pool Mech.	01/01/2030	4,250.00	1 ea	4,250	12:00	11:00	5,593
Pool-Misc. Equipment - Replace	910-000-0035	Pool Mech.	01/01/2025	1,500.00	1 Job	1,500	7:00	6:00	1,742
Pool-Pumps - Replace	910-000-0036	Pool Mech.	01/01/2023	750.00	2 ea	1,500	5:00	4:00	1,657
						\$ 23,165			\$ 30,654
						\$ 1,944,009			\$ 3,249,781

