

Old Mill Village

Supplementary Schedules Reserve Management Plan

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2017

Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

Old Mill Village
January 1, 2017

Old Mill Village
Supplementary Schedules
Reserve Management Plan
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Preparer's Report on Supplemental Information
Reserve Management Plan

Type I Reserve Study With On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2017

Board of Directors
Old Mill Village
Salt Lake City, Utah

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Old Mill Village's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other 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, PRA
May 4, 2016

Old Mill Village

Analysis Date - January 1, 2017

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

Percent Funded - Annual

Beginning Date	100 % Funded Time Value	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
01/01/2017	\$ 95,576	\$ 14,115	14.76 %	\$ 16,920	\$ 157	7,213
01/01/2018	108,901	23,979	22.01	17,343	249	8,140
01/01/2019	116,493	33,430	28.69	17,776	396	2,917
01/01/2020	129,960	48,686	37.46	18,221	580	0
01/01/2021	147,092	67,487	45.88	18,676	654	12,213
01/01/2022	152,480	74,604	48.92	19,143	738	11,144
01/01/2023	159,455	83,342	52.26	19,622	729	21,396
01/01/2024	156,461	82,297	52.59	20,112	888	4,112
01/01/2025	171,481	99,185	57.84	20,615	888	21,931
01/01/2026	168,996	98,758	58.43	21,130	573	54,459
01/01/2027	133,500	66,003	49.44	21,659	748	2,442
01/01/2028	150,837	85,968	56.99	22,200	763	21,944
01/01/2029	149,030	86,988	58.36	22,755	952	3,735
01/01/2030	166,266	106,961	64.33	23,324	1,086	10,948
01/01/2031	176,972	120,423	68.04	23,907	1,309	2,070
01/01/2032	197,490	143,570	72.69	24,505	1,538	2,763
01/01/2033	218,266	166,850	76.44	25,117	1,664	14,251
01/01/2034	228,253	179,382	78.58	25,745	1,764	17,349
01/01/2035	235,793	189,543	80.38	26,389	2,036	0
01/01/2036	261,795	217,968	83.25	27,049	2,302	2,342
01/01/2037	286,549	244,978	85.49	27,725	2,570	3,126
01/01/2038	311,633	272,147	87.32	28,418	773	218,482
01/01/2039	117,132	82,857	70.73	29,129	932	4,781
01/01/2040	137,354	108,138	78.72	29,857	1,236	0
01/01/2041	163,537	139,231	85.13	30,603	1,526	2,649
01/01/2042	188,227	168,711	89.63	31,368	1,355	51,632
01/01/2043	163,910	149,803	91.39	32,152	1,583	8,551
01/01/2044	183,741	174,988	95.23	32,956	1,858	6,738
01/01/2045	206,538	203,064	98.31	33,780	2,024	19,166
01/01/2046	217,794	219,704	100.87	34,625	1,610	80,029

Old Mill Village

Analysis Date - January 1, 2017

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

Expenditures by Year

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Year --2017							
01/01/2017	Asphalt Path - East	910-000-0020		2:00	\$ 5,305.80	\$ 0.00	5,305.80
01/01/2017	Mulch - Replenish	920-001-0014	01/01/2012	5:00	1,080.00	0.00	1,080.00
01/01/2017	Mulch - Replenish	920-002-0014	01/01/2012	5:00	828.00	0.00	828.00
					\$ 7,213.80	\$ 0.00	7,213.80
Year --2018							
01/01/2018	Asphalt Path - Seal	910-000-0005	01/01/2014	4:00	8,140.69	0.00	8,140.69
					\$ 8,140.69	\$ 0.00	8,140.69
Year --2019							
01/01/2019	Concrete	920-001-0008	01/01/2014	5:00	2,548.29	0.00	2,548.29
01/01/2019	Concrete	920-002-0008	01/01/2014	5:00	369.56	0.00	369.56
					\$ 2,917.85	\$ 0.00	2,917.85
Year --2021							
01/01/2021	Fencing - Chain Link	910-000-0021	01/01/2016	5:00	1,617.09	0.00	1,617.09
01/01/2021	Irrigation Controllers	920-001-0012	01/01/2009	12:00	1,324.58	0.00	1,324.58
01/01/2021	Irrigation Controllers	920-002-0012	01/01/2009	12:00	1,324.58	0.00	1,324.58
01/01/2021	Irrigation Controllers	920-003-0012	01/01/2009	12:00	1,324.58	0.00	1,324.58
01/01/2021	Irrigation Controllers	920-004-0012	01/01/2009	12:00	1,324.58	0.00	1,324.58
01/01/2021	Irrigation Controllers	920-005-0012	01/01/2009	12:00	3,973.73	0.00	3,973.73
01/01/2021	Irrigation Controllers	920-006-0012	01/01/2009	12:00	1,324.58	0.00	1,324.58
					\$ 12,213.72	\$ 0.00	12,213.72
Year --2022							
01/01/2022	Asphalt Path - Seal	910-000-0005	01/01/2018	4:00	8,985.80	0.00	8,985.80
01/01/2022	Mulch - Replenish	920-001-0014	01/01/2017	5:00	1,221.92	0.00	1,221.92
01/01/2022	Mulch - Replenish	920-002-0014	01/01/2017	5:00	936.81	0.00	936.81
					\$ 11,144.53	\$ 0.00	11,144.53
Year --2023							
01/01/2023	5.5' Bench	920-001-0001	01/01/2008	15:00	1,101.71	0.00	1,101.71
01/01/2023	5.5' Bench	920-002-0001	01/01/2008	15:00	3,305.13	0.00	3,305.13
01/01/2023	6.5' Benches	920-001-0002	01/01/2008	15:00	3,479.08	0.00	3,479.08
01/01/2023	6.5' Benches	920-002-0002	01/01/2008	15:00	6,958.16	0.00	6,958.16
01/01/2023	7' Picnic Table	920-001-0003	01/01/2008	15:00	1,449.62	0.00	1,449.62
01/01/2023	7' Picnic Table	920-002-0003	01/01/2008	15:00	4,348.85	0.00	4,348.85
01/01/2023	Barbecue Grill	910-000-0006	01/01/2008	15:00	753.80	0.00	753.80
					\$ 21,396.35	\$ 0.00	21,396.35
Year --2024							
01/01/2024	Concrete	920-001-0008	01/01/2019	5:00	2,883.16	0.00	2,883.16
01/01/2024	Concrete	920-002-0008	01/01/2019	5:00	418.12	0.00	418.12
01/01/2024	Concrete Curbing	920-001-0009	01/01/2014	10:00	436.84	0.00	436.84
01/01/2024	Concrete Curbing	920-002-0009	01/01/2014	10:00	374.44	0.00	374.44

Old Mill Village

Analysis Date - January 1, 2017

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

Expenditures by Year

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
					\$ 4,112.56	\$ 0.00	\$ 4,112.56
Year --2025							
01/01/2025	Play Structure	910-000-0015	01/01/2008	17:00	\$ 21,931.25	\$ 0.00	\$ 21,931.25
					\$ 21,931.25	\$ 0.00	\$ 21,931.25
Year --2026							
01/01/2026	Asphalt Path - Seal	910-000-0005	01/01/2022	4:00	9,918.64	0.00	9,918.64
01/01/2026	Fencing - Chain Link	910-000-0021	01/01/2021	5:00	1,829.58	0.00	1,829.58
01/01/2026	Mailbox Kiosks	910-000-0013	01/01/2006	20:00	37,091.23	0.00	37,091.23
01/01/2026	Swingset	910-000-0018	01/01/2009	17:00	5,619.88	0.00	5,619.88
					\$ 54,459.33	\$ 0.00	\$ 54,459.33
Year --2027							
01/01/2027	Mulch - Replenish	920-001-0014	01/01/2022	5:00	1,382.49	0.00	1,382.49
01/01/2027	Mulch - Replenish	920-002-0014	01/01/2022	5:00	1,059.91	0.00	1,059.91
					\$ 2,442.40	\$ 0.00	\$ 2,442.40
Year --2028							
01/01/2028	Basketball - Goal/Post	910-000-0007	01/01/2008	20:00	1,508.90	0.00	1,508.90
01/01/2028	Fencing - Vinyl	910-000-0011	01/01/2008	20:00	18,516.17	0.00	18,516.17
01/01/2028	Shade Pavilion - Roof	910-000-0016	01/01/2008	20:00	1,918.93	0.00	1,918.93
					\$ 21,944.00	\$ 0.00	\$ 21,944.00
Year --2029							
01/01/2029	Concrete	920-001-0008	01/01/2024	5:00	3,262.03	0.00	3,262.03
01/01/2029	Concrete	920-002-0008	01/01/2024	5:00	473.06	0.00	473.06
					\$ 3,735.09	\$ 0.00	\$ 3,735.09
Year --2030							
01/01/2030	Asphalt Path - Seal	910-000-0005	01/01/2026	4:00	10,948.33	0.00	10,948.33
					\$ 10,948.33	\$ 0.00	\$ 10,948.33
Year --2031							
01/01/2031	Fencing - Chain Link	910-000-0021	01/01/2026	5:00	2,070.01	0.00	2,070.01
					\$ 2,070.01	\$ 0.00	\$ 2,070.01
Year --2032							
01/01/2032	Mulch - Replenish	920-001-0014	01/01/2027	5:00	1,564.16	0.00	1,564.16
01/01/2032	Mulch - Replenish	920-002-0014	01/01/2027	5:00	1,199.19	0.00	1,199.19
					\$ 2,763.35	\$ 0.00	\$ 2,763.35
Year --2033							
01/01/2033	Irrigation Controllers	920-001-0012	01/01/2021	12:00	1,781.41	0.00	1,781.41
01/01/2033	Irrigation Controllers	920-002-0012	01/01/2021	12:00	1,781.41	0.00	1,781.41
01/01/2033	Irrigation Controllers	920-003-0012	01/01/2021	12:00	1,781.41	0.00	1,781.41
01/01/2033	Irrigation Controllers	920-004-0012	01/01/2021	12:00	1,781.41	0.00	1,781.41
01/01/2033	Irrigation Controllers	920-005-0012	01/01/2021	12:00	5,344.22	0.00	5,344.22

Old Mill Village

Analysis Date - January 1, 2017

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

Expenditures by Year

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
01/01/2033	Irrigation Controllers	920-006-0012	01/01/2021	12:00	\$ 1,781.41	\$ 0.00	\$ 1,781.41
					\$ 14,251.27	\$ 0.00	\$ 14,251.27
Year --2034							
01/01/2034	Asphalt Path - Seal	910-000-0005	01/01/2030	4:00	12,084.91	0.00	12,084.91
01/01/2034	Concrete	920-001-0008	01/01/2029	5:00	3,690.69	0.00	3,690.69
01/01/2034	Concrete	920-002-0008	01/01/2029	5:00	535.23	0.00	535.23
01/01/2034	Concrete Curbing	920-001-0009	01/01/2024	10:00	559.19	0.00	559.19
01/01/2034	Concrete Curbing	920-002-0009	01/01/2024	10:00	479.31	0.00	479.31
					\$ 17,349.33	\$ 0.00	\$ 17,349.33
Year --2036							
01/01/2036	Fencing - Chain Link	910-000-0021	01/01/2031	5:00	2,342.02	0.00	2,342.02
					\$ 2,342.02	\$ 0.00	\$ 2,342.02
Year --2037							
01/01/2037	Mulch - Replenish	920-001-0014	01/01/2032	5:00	1,769.71	0.00	1,769.71
01/01/2037	Mulch - Replenish	920-002-0014	01/01/2032	5:00	1,356.77	0.00	1,356.77
					\$ 3,126.48	\$ 0.00	\$ 3,126.48
Year --2038							
01/01/2038	5.5' Bench	920-001-0001	01/01/2023	15:00	1,595.60	0.00	1,595.60
01/01/2038	5.5' Bench	920-002-0001	01/01/2023	15:00	4,786.81	0.00	4,786.81
01/01/2038	6.5' Benches	920-001-0002	01/01/2023	15:00	5,038.75	0.00	5,038.75
01/01/2038	6.5' Benches	920-002-0002	01/01/2023	15:00	10,077.49	0.00	10,077.49
01/01/2038	7' Picnic Table	920-001-0003	01/01/2023	15:00	2,099.48	0.00	2,099.48
01/01/2038	7' Picnic Table	920-002-0003	01/01/2023	15:00	6,298.43	0.00	6,298.43
01/01/2038	Asphalt Path	920-001-0019	01/01/2008	30:00	79,315.31	0.00	79,315.31
01/01/2038	Asphalt Path	920-002-0019	01/01/2008	30:00	38,238.70	0.00	38,238.70
01/01/2038	Asphalt Path	920-003-0019	01/01/2008	30:00	56,600.23	0.00	56,600.23
01/01/2038	Asphalt Path - Seal	910-000-0005	01/01/2034	4:00	13,339.47	0.00	13,339.47
01/01/2038	Barbecue Grill	910-000-0006	01/01/2023	15:00	1,091.73	0.00	1,091.73
					\$ 218,482.00	\$ 0.00	\$ 218,482.00
Year --2039							
01/01/2039	Concrete	920-001-0008	01/01/2034	5:00	4,175.67	0.00	4,175.67
01/01/2039	Concrete	920-002-0008	01/01/2034	5:00	605.56	0.00	605.56
					\$ 4,781.23	\$ 0.00	\$ 4,781.23
Year --2041							
01/01/2041	Fencing - Chain Link	910-000-0021	01/01/2036	5:00	2,649.78	0.00	2,649.78
					\$ 2,649.78	\$ 0.00	\$ 2,649.78
Year --2042							
01/01/2042	Asphalt Path - Seal	910-000-0005	01/01/2038	4:00	14,724.28	0.00	14,724.28
01/01/2042	Mulch - Replenish	920-001-0014	01/01/2037	5:00	2,002.26	0.00	2,002.26
01/01/2042	Mulch - Replenish	920-002-0014	01/01/2037	5:00	1,535.07	0.00	1,535.07

Old Mill Village

Analysis Date - January 1, 2017

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

Expenditures by Year

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
01/01/2042	Play Structure	910-000-0015	01/01/2025	17:00	\$ 33,370.99	\$ 0.00	\$ 33,370.99
					\$ 51,632.60	\$ 0.00	\$ 51,632.60
Year --2043							
01/01/2043	Swingset	910-000-0018	01/01/2026	17:00	8,551.32	0.00	8,551.32
					\$ 8,551.32	\$ 0.00	\$ 8,551.32
Year --2044							
01/01/2044	Concrete	920-001-0008	01/01/2039	5:00	4,724.39	0.00	4,724.39
01/01/2044	Concrete	920-002-0008	01/01/2039	5:00	685.14	0.00	685.14
01/01/2044	Concrete Curbing	920-001-0009	01/01/2034	10:00	715.82	0.00	715.82
01/01/2044	Concrete Curbing	920-002-0009	01/01/2034	10:00	613.56	0.00	613.56
					\$ 6,738.91	\$ 0.00	\$ 6,738.91
Year --2045							
01/01/2045	Irrigation Controllers	920-001-0012	01/01/2033	12:00	2,395.79	0.00	2,395.79
01/01/2045	Irrigation Controllers	920-002-0012	01/01/2033	12:00	2,395.79	0.00	2,395.79
01/01/2045	Irrigation Controllers	920-003-0012	01/01/2033	12:00	2,395.79	0.00	2,395.79
01/01/2045	Irrigation Controllers	920-004-0012	01/01/2033	12:00	2,395.79	0.00	2,395.79
01/01/2045	Irrigation Controllers	920-005-0012	01/01/2033	12:00	7,187.38	0.00	7,187.38
01/01/2045	Irrigation Controllers	920-006-0012	01/01/2033	12:00	2,395.79	0.00	2,395.79
					\$ 19,166.33	\$ 0.00	\$ 19,166.33
Year --2046							
01/01/2046	Asphalt Path - Seal	910-000-0005	01/01/2042	4:00	16,252.85	0.00	16,252.85
01/01/2046	Fencing - Chain Link	910-000-0021	01/01/2041	5:00	2,997.99	0.00	2,997.99
01/01/2046	Mailbox Kiosks	910-000-0013	01/01/2026	20:00	60,778.30	0.00	60,778.30
					\$ 80,029.14	\$ 0.00	\$ 80,029.14

Old Mill Village

Analysis Date - January 1, 2017

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

Component List - Full Detail

5.5' Bench

Item Number	1	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15:00
Category	Grounds	Basis Cost	950.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
E Perimeter		01/01/2008	01/01/2023	6:00	15:00	1.00 \$	950.00 \$	1,101.71
North Perimet		01/01/2008	01/01/2023	6:00	15:00	3.00 \$	2,850.00 \$	3,305.13
							\$ 3,800.00 \$	4,406.84

Comments

Benches appeared in good condition. These are plastic/polymer coated steel benches that will have a typical useful life of approximately 15 years. We recommend replacing all benches at the same time in order to maintain a consistent appearance throughout the property.

Old Mill Village

Analysis Date - January 1, 2017

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

Component List - Full Detail

6.5' Benches

Item Number	2	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15:00
Category	Grounds	Basis Cost	1,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
Park-Deseret		01/01/2008	01/01/2023	6:00	15:00	3.00 \$	3,000.00 \$	3,479.08
Park-Country		01/01/2008	01/01/2023	6:00	15:00	6.00 \$	6,000.00 \$	6,958.16
							\$ 9,000.00 \$	10,437.24

Comments

Benches appeared in good condition. These are plastic/polymer coated steel benches that will have a typical useful life of approximately 15 years. We recommend replacing all benches at the same time in order to maintain a consistent appearance throughout the property.



Old Mill Village

Analysis Date - January 1, 2017

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Component List - Full Detail

7' Picnic Table

Item Number	3	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15:00
Category	Grounds	Basis Cost	1,250.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
Park-Deseret		01/01/2008	01/01/2023	6:00	15:00	1.00 \$	1,250.00 \$	1,449.62
Park-Country		01/01/2008	01/01/2023	6:00	15:00	3.00 \$	3,750.00 \$	4,348.85
							\$ 5,000.00 \$	5,798.47

Comments

Picnic tables appeared in good condition at time of observation. These are plastic/polymer coated steel picnic tables that will have a typical useful life of approximately 15 years. We recommend replacing all picnic tables at the same time in order to maintain a consistent appearance throughout the property.



Old Mill Village

Analysis Date - January 1, 2017

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

Component List - Full Detail

Asphalt Path

Item Number	19	Measurement Basis	sf
Type	Common Area	Estimated Useful Life	30:00
Category	Grounds	Basis Cost	2.35
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
Greenbelt		01/01/2008	01/01/2038	21:00	30:00	20095.00 \$	47,223.25 \$	79,315.31	
North Perimet		01/01/2008	01/01/2038	21:00	30:00	9688.00 \$	22,766.80 \$	38,238.70	
East Perimeter		01/01/2008	01/01/2038	21:00	30:00	14340.00 \$	33,699.00 \$	56,600.23	
							\$	103,689.05 \$	174,154.24

Comments

Similar to asphalt street paving, this path will eventually deteriorate and require replacement. We recommend planning to completely replace the asphalt as opposed to mill and overlay that is typical in streets. Most paths are not thick enough to be milled for resurfacing.



Old Mill Village

Analysis Date - January 1, 2017

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

Component List - Full Detail

Asphalt Path - East

Item Number	20	Measurement Basis	sf
Type	Common Area	Estimated Useful Life	2:00
Category	Grounds	Basis Cost	0.37
Tracking	Logistical	Salvage Value	\$ 0.00
Method	One Time		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
E Perimeter			01/01/2017	0:00	2:00	14340.00	\$ 5,305.80	\$ 5,305.80
							\$	\$
							5,305.80	5,305.80

Comments

At time of observation, the East perimeter asphalt path appeared in very poor condition and our initial thought was to recommend full replacement. However, at the request of the community manager and according to the association's contractor, the path will undergo major repairs only. This line item is a one-time expense as other line items in this report will include cyclical major maintenance.



Old Mill Village

Analysis Date - January 1, 2017

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

Component List - Full Detail

Asphalt Path - Seal

Item Number	5	Measurement Basis	sf
Type	Common Area	Estimated Useful Life	4:00
Category	Grounds	Basis Cost	0.18
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
Community Pa		01/01/2014	01/01/2018	1:00	4:00	44123.00 \$	7,942.14 \$	8,140.69	
							\$	7,942.14 \$	8,140.69

Comments

This line item is for seal coating and crack filling throughout the community paths. In order to maximize the life of the paths, we recommend reserving to seal coat the entire area every 3 - 4 years. Seal coat will ensure proper levels of emulsion in the asphalt. Crack fill between seal coat cycles on an annual basis using operating funds.



Old Mill Village

Analysis Date - January 1, 2017

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

Component List - Full Detail

Barbecue Grill

Item Number	6	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15:00
Category	Grounds	Basis Cost	650.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
Park-Deseret		01/01/2008	01/01/2023	6:00	15:00	1.00	\$ 650.00	\$ 753.80
							\$ 650.00	\$ 753.80

Comments

The estimated useful life of this equipment can vary based on frequency of use, however, the typical useful life of the charcoal grill is approximately 15 years with proper care.



Old Mill Village

Analysis Date - January 1, 2017

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

Component List - Full Detail

Basketball - Goal/Post

Item Number	7	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20:00
Category	Grounds	Basis Cost	1,150.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
Park-Deseret		01/01/2008	01/01/2028	11:00	20:00	1.00	\$ 1,150.00	\$ 1,508.90
							\$ 1,150.00	\$ 1,508.90

Comments

Replace the backboard and goal (rim) on an as needed basis using operating funds. Reserve to replace the support pole every 20 years to maintain appearance and safety.



Old Mill Village

Analysis Date - January 1, 2017

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

Component List - Full Detail

Concrete

Item Number	8	Measurement Basis	sf
Type	Common Area	Estimated Useful Life	5:00
Category	Grounds	Basis Cost	1.05
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
Basketball Cou		01/01/2014	01/01/2019	2:00	5:00	2310.00 \$	2,425.50 \$	2,548.29
Park-Country		01/01/2014	01/01/2019	2:00	5:00	335.00 \$	351.75 \$	369.56
							\$ 2,777.25	\$ 2,917.85

Comments

Due to freeze thaw cycles, snow removal techniques and general wear and tear, we recommend reserving an allowance to replace a percentage of the concrete every 4 -5 years in order to maintain a safe and attractive environment. Completely replacing all concrete in one cycle is unlikely based on current, observed conditions.



Old Mill Village

Analysis Date - January 1, 2017

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

Component List - Full Detail

Concrete Curbing

Item Number	9	Measurement Basis	sf
Type	Common Area	Estimated Useful Life	10:00
Category	Grounds	Basis Cost	1.05
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
Park-Deseret		01/01/2014	01/01/2024	7:00	10:00	350.00 \$	367.50 \$	436.84
Park-Country		01/01/2014	01/01/2024	7:00	10:00	300.00 \$	315.00 \$	374.44
						\$	682.50 \$	811.28

Comments

This reserve allowance is for the curbing at the perimeter of the tot-lot. It is unlikely that the entire area will fail and require replacement at the same time, therefore, we have recommended repair/replacement of approximately 10 % of the area every 10 years.

Old Mill Village

Analysis Date - January 1, 2017

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

Component List - Full Detail

Fencing - Chain Link

Item Number	21	Measurement Basis	lf
Type	Common Area	Estimated Useful Life	5:00
Category	Perimeter Fence	Basis Cost	1.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
Pond Perimete		01/01/2016	01/01/2021	4:00	5:00	1465.00	\$ 1,465.00	\$ 1,617.09
							\$ 1,465.00	\$ 1,617.09

Comments

Similar to the vinyl rail fence catalogued in this report, the chain link fence was not identified while on site. The community manager furnished photos and a condition statement. The condition of the chain link is currently good. This line item is an allowance to make major repairs every 5 years to ensure proper safety and appearance.



Old Mill Village

Analysis Date - January 1, 2017

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

Component List - Full Detail

Fencing - Vinyl

Item Number	11	Measurement Basis	lf
Type	Common Area	Estimated Useful Life	20:00
Category	Perimeter Fence	Basis Cost	28.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
Pond Perimete		01/01/2008	01/01/2028	11:00	20:00	504.00	\$ 14,112.00	\$ 18,516.17
							\$ 14,112.00	\$ 18,516.17

Comments

The only fencing included in this line item is at the perimeter of the pond, serving as both decorative and as a safety precaution surrounding the attractive nuisance. At time of observation, this fence was not identified, however, the community manager forwarded photos and spoke to the current condition. The fence appears in good condition.



Old Mill Village

Analysis Date - January 1, 2017

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

Component List - Full Detail

Irrigation Controllers

Item Number	12	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12:00
Category	Landscaping	Basis Cost	1,200.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
S Greenbelt		01/01/2009	01/01/2021	4:00	12:00	1.00 \$	1,200.00 \$	1,324.58	
Along Deseret		01/01/2009	01/01/2021	4:00	12:00	1.00 \$	1,200.00 \$	1,324.58	
Park-Deseret		01/01/2009	01/01/2021	4:00	12:00	1.00 \$	1,200.00 \$	1,324.58	
Park-Country		01/01/2009	01/01/2021	4:00	12:00	1.00 \$	1,200.00 \$	1,324.58	
Along Deseret		01/01/2009	01/01/2021	4:00	12:00	3.00 \$	3,600.00 \$	3,973.73	
North Perimet		01/01/2009	01/01/2021	4:00	12:00	1.00 \$	1,200.00 \$	1,324.58	
							\$	9,600.00 \$	10,596.63

Comments

Remaining useful life is based on typical useful life in comparison to equipment age. Expect to replace irrigation controllers every 10 - 12 years under normal conditions and with proper maintenance. It may become necessary for the association to replace these controllers with modern evapotranspiration (ET) based units. ET controllers have a cost of approximately \$3,500/each.



Old Mill Village

Analysis Date - January 1, 2017

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

Component List - Full Detail

Mailbox Kiosks

Item Number	13	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20:00
Category	Grounds	Basis Cost	1,650.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
Common Area		01/01/2006	01/01/2026	9:00	20:00	18.00	\$ 29,700.00	\$ 37,091.23
							\$ 29,700.00	\$ 37,091.23

Comments

The typical useful life of exterior mail kiosks in this climate is approximately 20 years if properly maintained. The majority of kiosks were manufactured and installed in 2006. Expect to replace kiosks within the next 8 - 9 years.



Old Mill Village

Analysis Date - January 1, 2017

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

Component List - Full Detail

Mulch - Replenish

Item Number	14	Measurement Basis	cuyd
Type	Common Area	Estimated Useful Life	5:00
Category	Grounds	Basis Cost	18.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
Park-Deseret		01/01/2012	01/01/2017	0:00	5:00	60.00 \$	1,080.00 \$	1,080.00
Park-Country		01/01/2012	01/01/2017	0:00	5:00	46.00 \$	828.00 \$	828.00
							\$ 1,908.00	\$ 1,908.00

Comments

The tot-lot mulch is extremely low and causing a significant safety concerns. We recommend completely replenishing the mulch this fiscal year. Expect to replace low areas on an annual basis using operating funds while completely replenishing every 5 years. This line item is for complete replenishment.



Old Mill Village

Analysis Date - January 1, 2017

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

Component List - Full Detail

Play Structure

Item Number	15	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	17:00
Category	Grounds	Basis Cost	18,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
Park-Country		01/01/2008	01/01/2025	8:00	17:00	1.00	\$ 18,000.00	\$ 21,931.25
							\$ 18,000.00	\$ 21,931.25

Comments

In addition to environmental factors that may lead to deterioration, levels of use also play a major factor in replacement cycles. In this environment, expect the play structure to have a typical useful life of approximately 17 years with proper maintenance and moderate levels of use.



Old Mill Village

Analysis Date - January 1, 2017

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

Component List - Full Detail

Shade Pavilion - Roof

Item Number	16	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	20:00
Category	Grounds	Basis Cost	6.50
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
Park-Country		01/01/2008	01/01/2028	11:00	20:00	225.00	\$ 1,462.50	\$ 1,918.93
							\$ 1,462.50	\$ 1,918.93

Comments

The metal roof on the pavilion is susceptible to hail, ice damage and vandalism. We recommend reserving to replace the shade pavilion roof every 20 years in order to maintain proper appearance and function.



Old Mill Village

Analysis Date - January 1, 2017

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

Component List - Full Detail

Shade Pavilion - Steel

Item Number	17	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	40:00
Category	Grounds	Basis Cost	6,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
Park-Country		01/01/2008	01/01/2048	31:00	40:00	1.00 \$	6,500.00 \$	13,975.04
						\$	6,500.00 \$	13,975.04

Comments

The shade pavilion structure is a long-life component. Expect to completely replace the pavilion every 40 years under normal conditions and with proper care.



Old Mill Village

Analysis Date - January 1, 2017

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

Component List - Full Detail

Swingset

Item Number	18	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	17:00
Category	Grounds	Basis Cost	4,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
Park-Deseret		01/01/2009	01/01/2026	9:00	17:00	1.00	\$ 4,500.00	\$ 5,619.88
							\$ 4,500.00	\$ 5,619.88

Comments

Swing sets have a typical useful life of 15 to 17 years when properly maintained. Replacement cost includes removal and replacement labor and materials. The estimated age of this equipment is 8 years, expect to replace within the next 9 years.

