

# Mountain Park Homeowners Association

## Executive Summary

### Directed Cash Flow Calculation Method

#### Client Information:

Account Number	
Version Number	2
Analysis Date	12/31/2014
Fiscal Year	1/1/2015 to 12/31/2015
Number of Units	1
Phasing	1 of 1

#### Global Parameters:

Inflation Rate	2.50 %
Annual Contribution Increase	0.00 %
Investment Rate	0.00 %
Taxes on Investments	0.00 %
Contingency	3.00 %

#### Community Profile:

#### Adequacy of Reserves as of January 1, 2015:

Anticipated Reserve Balance	\$985,844.00
Theoretically Ideal Reserve Balance	\$2,796,293.04
Percent Funded	35.26%

Recommended Funding for the 2015 Fiscal Year:	Annual	Monthly	Per Unit
			Per Month
Member Contribution	\$258,081	\$21,506.75	\$21,506.75
Interest Contribution	\$0	\$0.00	\$0.00
Total Contribution	\$258,081	\$21,506.75	\$21,506.75

**Mountain Park Homeowners Association**  
**Membership Disclosure Summary**  
Sorted by Category

Major Reserve Components	Current Cost	Assigned Reserves	Remaining Life Range	Useful Life Range
02500 Irrigation	\$92,228	\$22,900	0-29	30-45
02700 Pavements	\$660,726	\$283,452	0-39	23-51
02790 Athletic (Tennis) Surface	\$20,800	\$0	8	10
02820 Fences and Gates	\$78,038	\$22,500	0-33	15-80
02850 Prefabricated Bridge	\$250,000	\$0	60	80
02880 Play Structure	\$41,465	\$31,080	0-10	18-35
03300 Cast in Place Concrete	\$34,500	\$0	25-37	30-40
04900 Masonry Restoration	\$48,500	\$28,500	0-5	10-47
05500 Metal Fabrication	\$18,852	\$0	25-71	30-75
06100 Beams	\$0	\$0	n.a.	n.a.
06200 Finish Carpentry	\$18,547	\$1,047	0-20	1-25
06410 Custom Cabinets	\$98,000	\$15,000	0-20	7-25
06415 Countertops	\$55,546	\$0	18-23	20-25
07210 Insulation	\$0	\$0	n.a.	n.a.
07400 Roofing and Siding	\$676,220	\$6,363	1-51	25-98
08100 Metal Doors, Frames and Hardware	\$154,850	\$0	13-33	35-60
08200 Wood Doors, Frames and Hardware	\$78,000	\$36,869	3-33	40-50
08330 Coiling Doors	\$1,500	\$0	20	25
08350 Access Doors	\$3,489	\$0	19	20
08500 Windows	\$384,440	\$0	10-38	35-100
08600 Skylights	\$15,643	\$1,731	1-18	20-26
08700 Door Hardware	\$23,500	\$0	5-10	10-15
08800 Mirrors	\$30,000	\$0	20	25
09200 Metal Lath, Drywall, and Plaster	\$18,547	\$1,047	0-25	1-100
09300 Tile	\$105,707	\$30,230	0-33	35-36
09510 Acoustical Ceiling Systems	\$13,500	\$0	16-18	23
09620 Athletic Flooring	\$42,500	\$0	20	25
09640 Wood Flooring	\$83,750	\$1,003	1-40	2-45
09650 Resilient Flooring	\$36,756	\$14,156	0-51	20-55
09670 Fluid Applied Flooring	\$51,000	\$0	35	40
09680 Carpet	\$39,263	\$20,515	0-10	15-21
09840 Acoustic Wall Treatment	\$37,000	\$0	35	40

# Mountain Park Homeowners Association

## Membership Disclosure Summary

Sorted by Category

Major Reserve Components	Current Cost	Assigned Reserves	Remaining Life Range	Useful Life Range
09900 Painting & Coatings	\$143,798	\$35,746	0-17	1-50
09960 High Performance Coatings	\$27,500	\$0	11-20	16-25
10160 Toilet Partitions	\$14,250	\$0	30-33	35
10400 Monuments	\$27,203	\$0	38	40
10430 Signage	\$0	\$0	n.a.	n.a.
10450 Wall & Corner Guards	\$2,000	\$0	25	30
10500 Lockers & Benches	\$65,750	\$9,400	3-21	16-50
10520 Fire Extinguishers & Cabinets	\$4,000	\$0	5	10
10800 Toilet & Bath Accessories	\$1,047	\$1,047	0	1
11010 Maintenance Equipment	\$124,894	\$82,928	0-17	5-100
11140 Vehicles	\$162,950	\$64,589	1-8	10-14
11400 Food Service Equipment	\$25,308	\$12,386	1-9	5-26
11480 Athletic Equipment	\$54,430	\$18,440	0-16	1-21
11680 Office Equipment	\$16,729	\$3,761	0-9	1-10
11990 Misc Equipment	\$6,000	\$0	10	15
12100 Office Furniture	\$6,783	\$4,692	0-1	1-2
12500 Rental Furniture/Chairs, Tables	\$22,000	\$0	11-14	15
13051 Steam Room Equipment	\$20,000	\$0	16	21
13060 Sauna	\$36,000	\$0	16-35	21-40
13150 Pool & Spas	\$380,000	\$0	45	50
13151 Pool & Spa Equipment	\$339,934	\$5,249	0-30	5-100
13152 Pool & Spa Piping	\$312,500	\$0	25-45	30-50
13153 Pool & Spa Finishes	\$70,000	\$0	25	30
13155 Water Slide Equipment	\$127,500	\$0	10-45	15-50
14200 Elevators	\$55,000	\$0	10-21	15-26
15300 Fire Protection	\$173,250	\$9,870	3-55	50-60
15400 Plumbing	\$323,664	\$2,617	1-49	15-50
15500 HVAC Equipment & Distribution	\$240,582	\$81,874	0-34	1-81
15510 Hydronic Piping Systems	\$15,750	\$0	11	16
15540 HVAC Pumps	\$30,450	\$0	11	16
15560 Boilers & Accessories	\$120,750	\$0	18	23
15700 Heating Equipment	\$4,000	\$0	5	10

**Mountain Park Homeowners Association**  
**Membership Disclosure Summary**  
Sorted by Category

Major Reserve Components	Current Cost	Assigned Reserves	Remaining Life Range	Useful Life Range
15950 HVAC Controls	\$0	\$0	n.a.	100
16400 Electrical Service Distribution	\$78,750	\$0	13	60
16500 Lighting	\$331,638	\$102,283	0-28	1-50
16600 Emergency Systems	\$21,000	\$0	30	35
16700 Voice and Data	\$5,000	\$4,808	1	26
16720 Fire Alarm	\$90,922	\$0	10-12	15
16730 Security	\$43,700	\$0	10	15
16800 Sound & Video	\$28,500	\$0	10	15
16900 Lighting Controls	\$29,547	\$1,047	0-10	1-15
Contingency	n.a.	\$28,714	n.a.	n.a.
<b>Total</b>	<b>\$6,795,946</b>	<b>\$985,844</b>	<b>0-71</b>	<b>1-100</b>