

# Pace Rosewood

## Supplementary Schedules Reserve Management Plan

### Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2020



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.

Pace Rosewood  
January 1, 2020

Pace Rosewood  
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, 2020

Board of Directors  
Pace Rosewood  
Glendale, AZ

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 Pace Rosewood'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 Arizona LLC  
Greg Libke  
October 14, 2019

# Pace Rosewood

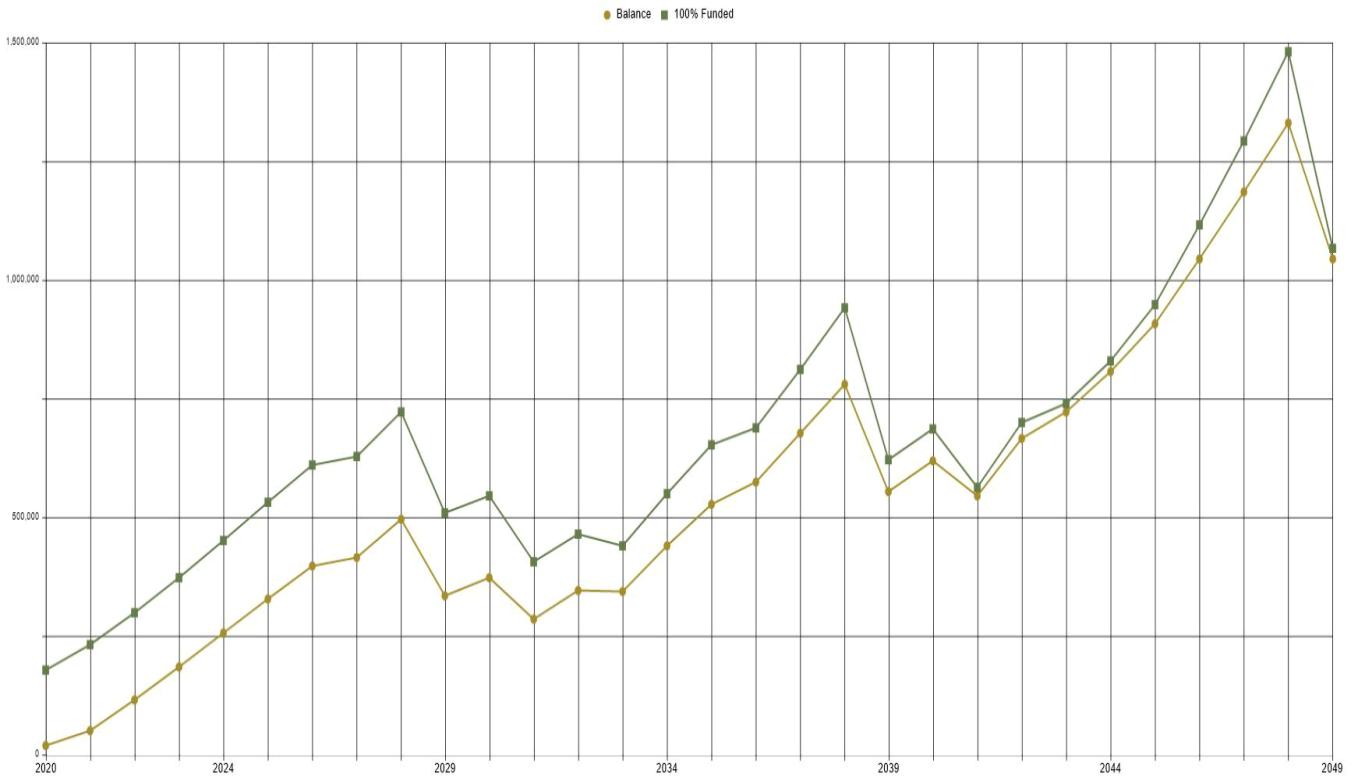
Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/20 - 12/20	\$ 19,600	\$ 64,800	0.00 %	\$ 20	\$ 33,725	\$ 50,695	21.94%	\$ 230,995
1/21 - 12/21	50,695	66,744	3.00	83	1,081	116,440	38.89	299,374
1/22 - 12/22	116,440	68,746	3.00	150	0	185,338	49.71	372,830
1/23 - 12/23	185,338	70,808	3.00	220	0	256,367	56.91	450,423
1/24 - 12/24	256,367	72,933	3.00	291	1,406	328,185	61.83	530,742
1/25 - 12/25	328,185	75,120	3.00	359	6,955	396,709	65.13	609,027
1/26 - 12/26	396,709	77,374	3.00	378	59,702	414,760	66.08	627,662
1/27 - 12/27	414,760	79,695	3.00	454	0	494,910	68.50	722,496
1/28 - 12/28	494,910	82,086	3.00	304	241,543	335,758	65.89	509,540
1/29 - 12/29	335,758	84,549	3.00	333	46,658	373,982	68.54	545,580
1/30 - 12/30	373,982	87,085	3.00	250	174,897	286,420	70.34	407,148
1/31 - 12/31	286,420	89,698	3.00	301	30,799	345,621	74.25	465,477
1/32 - 12/32	345,621	92,389	3.00	301	94,456	343,855	78.15	439,958
1/33 - 12/33	343,855	95,160	3.00	391	0	439,408	79.87	550,105
1/34 - 12/34	439,408	98,015	3.00	478	10,588	527,314	80.88	651,893
1/35 - 12/35	527,314	100,956	3.00	525	54,528	574,267	83.50	687,689
1/36 - 12/36	574,267	103,984	3.00	624	2,005	676,871	83.33	812,228
1/37 - 12/37	676,871	107,104	3.00	726	4,132	780,570	82.98	940,586
1/38 - 12/38	780,570	110,317	3.00	513	336,443	554,958	89.45	620,390
1/39 - 12/39	554,958	113,627	3.00	564	49,974	619,174	90.18	686,587
1/40 - 12/40	619,174	117,036	3.00	495	190,544	546,161	97.13	562,297
1/41 - 12/41	546,161	120,547	3.00	604	1,953	665,360	95.13	699,405
1/42 - 12/42	665,360	124,163	3.00	663	67,063	723,123	97.65	740,465
1/43 - 12/43	723,123	127,888	3.00	745	43,912	807,844	97.37	829,610
1/44 - 12/44	807,844	131,725	3.00	842	33,032	907,379	95.65	948,624
1/45 - 12/45	907,379	135,676	3.00	975	0	1,044,031	93.50	1,116,503
1/46 - 12/46	1,044,031	139,747	3.00	1,114	0	1,184,893	91.59	1,293,601
1/47 - 12/47	1,184,893	143,939	3.00	1,257	0	1,330,090	89.85	1,480,320
1/48 - 12/48	1,330,090	148,257	3.00	988	434,456	1,044,879	97.97	1,066,509
1/49 - 12/49	1,044,879	152,705	3.00	1,047	77,766	1,120,865	98.02	1,130,404

Analysis Date - January 1, 2020  
 Inflation: 3.00% Investment: 0.10% Contribution Factor: 0.00% Calc: Future  
 Percent Funded - Annual - Chart



# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2020						
Bldg Exterior						
01/01/2020	Balcony & Window - Renovation	910-000-0006		1:00	\$ 20,225.00	\$ 20,225.00
					<u>\$ 20,225.00</u>	<u>\$ 20,225.00</u>
HVAC						
01/01/2020	HVAC Units - Replace	920-001-0021	01/01/2005	15:00	\$ 3,500.00	\$ 3,500.00
					<u>\$ 3,500.00</u>	<u>\$ 3,500.00</u>
Pavement						
01/01/2020	Asphalt - Repair & Reseal	910-000-0004	01/01/2014	6:00	\$ 10,000.00	\$ 10,000.00
					<u>\$ 10,000.00</u>	<u>\$ 10,000.00</u>
Year : 2021						
Walls/Fencing						
01/01/2021	Fence Wood - Replace	910-000-0018	01/01/2001	20:00	\$ 1,050.00	\$ 1,081.50
					<u>\$ 1,050.00</u>	<u>\$ 1,081.50</u>
Year : 2024						
Landscaping						
01/01/2024	Irrigation Controller - Replace	920-001-0022	01/01/2012	12:00	\$ 1,250.00	\$ 1,406.89
					<u>\$ 1,250.00</u>	<u>\$ 1,406.89</u>
Year : 2025						
Equipment						
01/01/2025	Pool Pumps (Sm) - Replace	910-000-0033	01/01/2013	12:00	\$ 2,500.00	\$ 2,898.19
					<u>\$ 2,500.00</u>	<u>\$ 2,898.19</u>
HVAC						
01/01/2025	HVAC Units - Replace	920-002-0021	01/01/2010	15:00	\$ 3,500.00	\$ 4,057.46
					<u>\$ 3,500.00</u>	<u>\$ 4,057.46</u>
Year : 2026						
Pavement						
01/01/2026	Asphalt - Crack Fill	910-000-0001	01/01/2020	6:00	\$ 5,000.00	\$ 5,970.26
01/01/2026	Asphalt - Repair & Reseal	910-000-0004	01/01/2020	6:00	10,000.00	11,940.52
					<u>\$ 15,000.00</u>	<u>\$ 17,910.78</u>
Pool						
01/01/2026	Pool (Pebble) - Repair and Resurface	910-000-0028	01/01/2010	16:00	\$ 30,000.00	\$ 35,821.57
01/01/2026	Pool Deck - Repair/Seal	910-000-0029	01/01/2018	8:00	5,000.00	5,970.26
					<u>\$ 35,000.00</u>	<u>\$ 41,791.83</u>
Year : 2028						
Painting						
01/01/2028	Community - Repaint	910-000-0012	01/01/2018	10:00	\$ 160,125.00	\$ 202,841.56
					<u>\$ 160,125.00</u>	<u>\$ 202,841.56</u>

# Pace Rosewood

Analysis Date - January 1, 2020

Inflation: 3.00% Investment: 0.10% Contribution Factor: 0.00% Calc: Future

## Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Roof						
01/01/2028	Roof Foam - Reseal (A)	920-001-0043	01/01/2018	10:00	\$ 3,750.00	\$ 4,750.39
01/01/2028	Roof Foam - Reseal (A)	920-002-0043	01/01/2018	10:00	3,750.00	4,750.39
01/01/2028	Roof Foam - Reseal (A)	920-003-0043	01/01/2018	10:00	3,750.00	4,750.39
01/01/2028	Roof Foam - Reseal (A)	920-004-0043	01/01/2018	10:00	3,750.00	4,750.39
01/01/2028	Roof Foam - Reseal (A)	920-005-0043	01/01/2018	10:00	3,750.00	4,750.39
01/01/2028	Roof Foam - Reseal (A)	920-006-0043	01/01/2018	10:00	3,750.00	4,750.39
01/01/2028	Roof Metal - Replace (A)	920-001-0035	01/01/1998	30:00	1,342.00	1,700.01
01/01/2028	Roof Metal - Replace (A)	920-002-0035	01/01/1998	30:00	1,342.00	1,700.01
01/01/2028	Roof Metal - Replace (A)	920-003-0035	01/01/1998	30:00	1,342.00	1,700.01
01/01/2028	Roof Metal - Replace (A)	920-004-0035	01/01/1998	30:00	1,342.00	1,700.01
01/01/2028	Roof Metal - Replace (A)	920-005-0035	01/01/1998	30:00	1,342.00	1,700.01
01/01/2028	Roof Metal - Replace (A)	920-006-0035	01/01/1998	30:00	1,342.00	1,700.01
					\$ 30,552.00	\$ 38,702.40
Year : 2029						
Roof						
01/01/2029	Roof Foam - Reseal (B)	920-001-0044	01/01/2019	10:00	\$ 4,750.00	\$ 6,197.67
01/01/2029	Roof Foam - Reseal (B)	920-002-0044	01/01/2019	10:00	4,750.00	6,197.67
01/01/2029	Roof Foam - Reseal (B)	920-003-0044	01/01/2019	10:00	4,750.00	6,197.67
01/01/2029	Roof Foam - Reseal (B)	920-004-0044	01/01/2019	10:00	4,750.00	6,197.67
01/01/2029	Roof Foam - Reseal (B)	920-005-0044	01/01/2019	10:00	4,750.00	6,197.67
01/01/2029	Roof Foam - Reseal (B)	920-006-0044	01/01/2019	10:00	4,750.00	6,197.67
01/01/2029	Roof Metal - Replace (B)	920-001-0048	01/01/1999	30:00	1,210.00	1,578.78
01/01/2029	Roof Metal - Replace (B)	920-002-0048	01/01/1999	30:00	1,210.00	1,578.78
01/01/2029	Roof Metal - Replace (B)	920-003-0048	01/01/1999	30:00	1,210.00	1,578.78
01/01/2029	Roof Metal - Replace (B)	920-004-0048	01/01/1999	30:00	1,210.00	1,578.78
01/01/2029	Roof Metal - Replace (B)	920-005-0048	01/01/1999	30:00	1,210.00	1,578.78
01/01/2029	Roof Metal - Replace (B)	920-006-0048	01/01/1999	30:00	1,210.00	1,578.78
					\$ 35,760.00	\$ 46,658.70
Year : 2030						
Bldg Exterior						
01/01/2030	Gutters and Downspouts - Repair	910-000-0020	01/01/2000	30:00	\$ 2,500.00	\$ 3,359.79
					\$ 2,500.00	\$ 3,359.79
Equipment						
01/01/2030	Pool Filter - Replace	910-000-0031	01/01/2012	18:00	\$ 3,200.00	\$ 4,300.53
					\$ 3,200.00	\$ 4,300.53
Roof						
01/01/2030	Roof Foam - Reseal (C)	920-001-0045	01/01/2020	10:00	\$ 6,000.00	\$ 8,063.50
01/01/2030	Roof Foam - Reseal (C)	920-002-0045	01/01/2020	10:00	6,000.00	8,063.50
01/01/2030	Roof Foam - Reseal (C)	920-003-0045	01/01/2020	10:00	6,000.00	8,063.50
01/01/2030	Roof Foam - Reseal (C)	920-004-0045	01/01/2020	10:00	6,000.00	8,063.50
01/01/2030	Roof Foam - Reseal (C)	920-005-0045	01/01/2020	10:00	6,000.00	8,063.50

# Pace Rosewood

Analysis Date - January 1, 2020

Inflation: 3.00% Investment: 0.10% Contribution Factor: 0.00% Calc: Future

01/01/2030 Roof Foam - Reseal (C)	920-006-0045	01/01/2020	10:00	6,000.00	8,063.50
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# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
01/01/2030	Roof Foam - Reseal (C)	920-007-0045	01/01/2020	10:00	\$ 6,000.00	\$ 8,063.50
01/01/2030	Roof Foam - Reseal (C)	920-008-0045	01/01/2020	10:00	6,000.00	8,063.50
01/01/2030	Roof Foam - Reseal (C)	920-009-0045	01/01/2020	10:00	6,000.00	8,063.50
01/01/2030	Roof Foam - Reseal (C)	920-010-0045	01/01/2020	10:00	6,000.00	8,063.50
01/01/2030	Roof Foam - Reseal (C)	920-011-0045	01/01/2020	10:00	6,000.00	8,063.50
01/01/2030	Roof Foam - Reseal (C)	920-012-0045	01/01/2020	10:00	6,000.00	8,063.50
01/01/2030	Roof Foam - Reseal (C)	920-013-0045	01/01/2020	10:00	6,000.00	8,063.50
01/01/2030	Roof Foam - Reseal (C)	920-014-0045	01/01/2020	10:00	6,000.00	8,063.50
01/01/2030	Roof Foam - Reseal (C)	920-015-0045	01/01/2020	10:00	6,000.00	8,063.50
01/01/2030	Roof Foam - Reseal (C)	920-016-0045	01/01/2020	10:00	6,000.00	8,063.50
01/01/2030	Roof Foam - Reseal (C)	920-017-0045	01/01/2020	10:00	6,000.00	8,063.50
01/01/2030	Roof Metal - Replace (C)	920-001-0049	01/01/2000	30:00	1,320.00	1,773.97
01/01/2030	Roof Metal - Replace (C)	920-002-0049	01/01/2000	30:00	1,320.00	1,773.97
01/01/2030	Roof Metal - Replace (C)	920-003-0049	01/01/2000	30:00	1,320.00	1,773.97
01/01/2030	Roof Metal - Replace (C)	920-004-0049	01/01/2000	30:00	1,320.00	1,773.97
01/01/2030	Roof Metal - Replace (C)	920-005-0049	01/01/2000	30:00	1,320.00	1,773.97
01/01/2030	Roof Metal - Replace (C)	920-006-0049	01/01/2000	30:00	1,320.00	1,773.97
01/01/2030	Roof Metal - Replace (C)	920-007-0049	01/01/2000	30:00	1,320.00	1,773.97
01/01/2030	Roof Metal - Replace (C)	920-008-0049	01/01/2000	30:00	1,320.00	1,773.97
01/01/2030	Roof Metal - Replace (C)	920-009-0049	01/01/2000	30:00	1,320.00	1,773.97
01/01/2030	Roof Metal - Replace (C)	920-010-0049	01/01/2000	30:00	1,320.00	1,773.97
01/01/2030	Roof Metal - Replace (C)	920-011-0049	01/01/2000	30:00	1,320.00	1,773.97
01/01/2030	Roof Metal - Replace (C)	920-012-0049	01/01/2000	30:00	1,320.00	1,773.97
01/01/2030	Roof Metal - Replace (C)	920-013-0049	01/01/2000	30:00	1,320.00	1,773.97
01/01/2030	Roof Metal - Replace (C)	920-014-0049	01/01/2000	30:00	1,320.00	1,773.97
01/01/2030	Roof Metal - Replace (C)	920-015-0049	01/01/2000	30:00	1,320.00	1,773.97
01/01/2030	Roof Metal - Replace (C)	920-016-0049	01/01/2000	30:00	1,320.00	1,773.97
01/01/2030	Roof Metal - Replace (C)	920-017-0049	01/01/2000	30:00	1,320.00	1,773.97
					\$ 124,440.00	\$ 167,236.99
Year : 2031						
Roof						
01/01/2031	Roof Foam - Reseal (D)	920-001-0046	01/01/2019	12:00	\$ 7,250.00	\$ 10,035.70
01/01/2031	Roof Foam - Reseal (D)	920-002-0046	01/01/2019	12:00	7,250.00	10,035.70
01/01/2031	Roof Foam - Reseal (E)	910-000-0047	01/01/2019	12:00	7,750.00	10,727.81
					\$ 22,250.00	\$ 30,799.21
Year : 2032						
Landscaping						
01/01/2032	Irrigation Controller - Replace	920-002-0022	01/01/2020	12:00	\$ 1,250.00	\$ 1,782.20
					\$ 1,250.00	\$ 1,782.20
Pavement						
01/01/2032	Asphalt - Crack Fill	910-000-0001	01/01/2026	6:00	\$ 5,000.00	\$ 7,128.80
01/01/2032	Asphalt - Overlay	910-000-0003	01/01/2012	20:00	50,000.00	71,288.04
01/01/2032	Asphalt - Repair & Reseal	910-000-0004	01/01/2026	6:00	10,000.00	14,257.61

# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
					\$ 65,000.00	\$ 92,674.45
Year : 2034						
Pool						
01/01/2034	Pool Deck - Repair/Seal	910-000-0029	01/01/2026	8:00	\$ 5,000.00	\$ 7,562.95
					\$ 5,000.00	\$ 7,562.95
Walls/Fencing						
01/01/2034	Gate Metal - Replace	910-000-0019	01/01/2019	15:00	\$ 2,000.00	\$ 3,025.18
					\$ 2,000.00	\$ 3,025.18
Year : 2035						
HVAC						
01/01/2035	HVAC Units - Replace	920-001-0021	01/01/2020	15:00	\$ 3,500.00	\$ 5,452.89
					\$ 3,500.00	\$ 5,452.89
Pool						
01/01/2035	Pool Deck - Resurface	910-000-0030	01/01/2019	16:00	\$ 14,000.00	\$ 21,811.54
					\$ 14,000.00	\$ 21,811.54
Walls/Fencing						
01/01/2035	Fence Metal - Replace	910-000-0015	01/01/2005	30:00	\$ 17,500.00	\$ 27,264.43
					\$ 17,500.00	\$ 27,264.43
Year : 2036						
Landscaping						
01/01/2036	Irrigation Controller - Replace	920-001-0022	01/01/2024	12:00	\$ 1,250.00	\$ 2,005.88
					\$ 1,250.00	\$ 2,005.88
Year : 2037						
Equipment						
01/01/2037	Pool Pumps (Sm) - Replace	910-000-0033	01/01/2025	12:00	\$ 2,500.00	\$ 4,132.12
					\$ 2,500.00	\$ 4,132.12
Year : 2038						
Painting						
01/01/2038	Community - Repaint	910-000-0012	01/01/2028	10:00	\$ 160,125.00	\$ 272,602.09
					\$ 160,125.00	\$ 272,602.09
Pavement						
01/01/2038	Asphalt - Crack Fill	910-000-0001	01/01/2032	6:00	\$ 5,000.00	\$ 8,512.17
01/01/2038	Asphalt - Repair & Reseal	910-000-0004	01/01/2032	6:00	10,000.00	17,024.33
					\$ 15,000.00	\$ 25,536.50
Roof						
01/01/2038	Roof Foam - Reseal (A)	920-001-0043	01/01/2028	10:00	\$ 3,750.00	\$ 6,384.12
01/01/2038	Roof Foam - Reseal (A)	920-002-0043	01/01/2028	10:00	3,750.00	6,384.12
01/01/2038	Roof Foam - Reseal (A)	920-003-0043	01/01/2028	10:00	3,750.00	6,384.12

# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

01/01/2038	Roof Foam - Reseal (A)	920-004-0043	01/01/2028	10:00	3,750.00	6,384.12
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# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
01/01/2038	Roof Foam - Reseal (A)	920-005-0043	01/01/2028	10:00	\$ 3,750.00	\$ 6,384.12
01/01/2038	Roof Foam - Reseal (A)	920-006-0043	01/01/2028	10:00	3,750.00	6,384.12
					\$ 22,500.00	\$ 38,304.72
Year : 2039						
Roof						
01/01/2039	Roof Foam - Reseal (B)	920-001-0044	01/01/2029	10:00	\$ 4,750.00	\$ 8,329.15
01/01/2039	Roof Foam - Reseal (B)	920-002-0044	01/01/2029	10:00	4,750.00	8,329.15
01/01/2039	Roof Foam - Reseal (B)	920-003-0044	01/01/2029	10:00	4,750.00	8,329.15
01/01/2039	Roof Foam - Reseal (B)	920-004-0044	01/01/2029	10:00	4,750.00	8,329.15
01/01/2039	Roof Foam - Reseal (B)	920-005-0044	01/01/2029	10:00	4,750.00	8,329.15
01/01/2039	Roof Foam - Reseal (B)	920-006-0044	01/01/2029	10:00	4,750.00	8,329.15
					\$ 28,500.00	\$ 49,974.90
Year : 2040						
HVAC						
01/01/2040	HVAC Units - Replace	920-002-0021	01/01/2025	15:00	\$ 3,500.00	\$ 6,321.39
					\$ 3,500.00	\$ 6,321.39
Roof						
01/01/2040	Roof Foam - Reseal (C)	920-001-0045	01/01/2030	10:00	\$ 6,000.00	\$ 10,836.67
01/01/2040	Roof Foam - Reseal (C)	920-002-0045	01/01/2030	10:00	6,000.00	10,836.67
01/01/2040	Roof Foam - Reseal (C)	920-003-0045	01/01/2030	10:00	6,000.00	10,836.67
01/01/2040	Roof Foam - Reseal (C)	920-004-0045	01/01/2030	10:00	6,000.00	10,836.67
01/01/2040	Roof Foam - Reseal (C)	920-005-0045	01/01/2030	10:00	6,000.00	10,836.67
01/01/2040	Roof Foam - Reseal (C)	920-006-0045	01/01/2030	10:00	6,000.00	10,836.67
01/01/2040	Roof Foam - Reseal (C)	920-007-0045	01/01/2030	10:00	6,000.00	10,836.67
01/01/2040	Roof Foam - Reseal (C)	920-008-0045	01/01/2030	10:00	6,000.00	10,836.67
01/01/2040	Roof Foam - Reseal (C)	920-009-0045	01/01/2030	10:00	6,000.00	10,836.67
01/01/2040	Roof Foam - Reseal (C)	920-010-0045	01/01/2030	10:00	6,000.00	10,836.67
01/01/2040	Roof Foam - Reseal (C)	920-011-0045	01/01/2030	10:00	6,000.00	10,836.67
01/01/2040	Roof Foam - Reseal (C)	920-012-0045	01/01/2030	10:00	6,000.00	10,836.67
01/01/2040	Roof Foam - Reseal (C)	920-013-0045	01/01/2030	10:00	6,000.00	10,836.67
01/01/2040	Roof Foam - Reseal (C)	920-014-0045	01/01/2030	10:00	6,000.00	10,836.67
01/01/2040	Roof Foam - Reseal (C)	920-015-0045	01/01/2030	10:00	6,000.00	10,836.67
01/01/2040	Roof Foam - Reseal (C)	920-016-0045	01/01/2030	10:00	6,000.00	10,836.67
01/01/2040	Roof Foam - Reseal (C)	920-017-0045	01/01/2030	10:00	6,000.00	10,836.67
					\$ 102,000.00	\$ 184,223.39
Year : 2041						
Walls/Fencing						
01/01/2041	Fence Wood - Replace	910-000-0018	01/01/2021	20:00	\$ 1,050.00	\$ 1,953.31
					\$ 1,050.00	\$ 1,953.31

# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2042						
Pool						
01/01/2042	Pool (Pebble) - Repair and Resurface	910-000-0028	01/01/2026	16:00	\$ 30,000.00	\$ 57,483.10
01/01/2042	Pool Deck - Repair/Seal	910-000-0029	01/01/2034	8:00	5,000.00	9,580.52
					\$ 35,000.00	\$ 67,063.62
Year : 2043						
Roof						
01/01/2043	Roof Foam - Reseal (D)	920-001-0046	01/01/2031	12:00	\$ 7,250.00	\$ 14,308.50
01/01/2043	Roof Foam - Reseal (D)	920-002-0046	01/01/2031	12:00	7,250.00	14,308.50
01/01/2043	Roof Foam - Reseal (E)	910-000-0047	01/01/2031	12:00	7,750.00	15,295.30
					\$ 22,250.00	\$ 43,912.30
Year : 2044						
Landscaping						
01/01/2044	Irrigation Controller - Replace	920-002-0022	01/01/2032	12:00	\$ 1,250.00	\$ 2,540.99
					\$ 1,250.00	\$ 2,540.99
Pavement						
01/01/2044	Asphalt - Crack Fill	910-000-0001	01/01/2038	6:00	\$ 5,000.00	\$ 10,163.97
01/01/2044	Asphalt - Repair & Reseal	910-000-0004	01/01/2038	6:00	10,000.00	20,327.94
					\$ 15,000.00	\$ 30,491.91
Year : 2048						
Equipment						
01/01/2048	Pool Filter - Replace	910-000-0031	01/01/2030	18:00	\$ 3,200.00	\$ 7,321.37
					\$ 3,200.00	\$ 7,321.37
Landscaping						
01/01/2048	Irrigation Controller - Replace	920-001-0022	01/01/2036	12:00	\$ 1,250.00	\$ 2,859.91
					\$ 1,250.00	\$ 2,859.91
Painting						
01/01/2048	Community - Repaint	910-000-0012	01/01/2038	10:00	\$ 160,125.00	\$ 366,354.42
					\$ 160,125.00	\$ 366,354.42
Roof						
01/01/2048	Roof Foam - Reseal (A)	920-001-0043	01/01/2038	10:00	\$ 3,750.00	\$ 8,579.73
01/01/2048	Roof Foam - Reseal (A)	920-002-0043	01/01/2038	10:00	3,750.00	8,579.73
01/01/2048	Roof Foam - Reseal (A)	920-003-0043	01/01/2038	10:00	3,750.00	8,579.73
01/01/2048	Roof Foam - Reseal (A)	920-004-0043	01/01/2038	10:00	3,750.00	8,579.73
01/01/2048	Roof Foam - Reseal (A)	920-005-0043	01/01/2038	10:00	3,750.00	8,579.73
01/01/2048	Roof Foam - Reseal (A)	920-006-0043	01/01/2038	10:00	3,750.00	8,579.73
01/01/2048	Roof Metal - Replace (D)	920-001-0050	01/01/2018	30:00	1,408.00	3,221.40
01/01/2048	Roof Metal - Replace (D)	920-002-0050	01/01/2018	30:00	1,408.00	3,221.40
					\$ 25,316.00	\$ 57,921.18

# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2049						
Equipment						
01/01/2049	Pool Pumps (Sm) - Replace	910-000-0033	01/01/2037	12:00	\$ 2,500.00	\$ 5,891.41
					<u>\$ 2,500.00</u>	<u>\$ 5,891.41</u>
Roof						
01/01/2049	Roof Foam - Reseal (B)	920-001-0044	01/01/2039	10:00	\$ 4,750.00	\$ 11,193.69
01/01/2049	Roof Foam - Reseal (B)	920-002-0044	01/01/2039	10:00	4,750.00	11,193.69
01/01/2049	Roof Foam - Reseal (B)	920-003-0044	01/01/2039	10:00	4,750.00	11,193.69
01/01/2049	Roof Foam - Reseal (B)	920-004-0044	01/01/2039	10:00	4,750.00	11,193.69
01/01/2049	Roof Foam - Reseal (B)	920-005-0044	01/01/2039	10:00	4,750.00	11,193.69
01/01/2049	Roof Foam - Reseal (B)	920-006-0044	01/01/2039	10:00	4,750.00	11,193.69
					<u>\$ 28,500.00</u>	<u>\$ 67,162.14</u>
Walls/Fencing						
01/01/2049	Gate Metal - Replace	910-000-0019	01/01/2034	15:00	\$ 2,000.00	\$ 4,713.13
					<u>\$ 2,000.00</u>	<u>\$ 4,713.13</u>

## Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Asphalt - Crack Fill

Item Number	1	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	6 Years
Category	Pavement	Basis Cost	\$ 5,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2020	01/01/2026	6:00	6:00	1	5,000.00	5,970.26
								\$ 5,000.00	\$ 5,970.26

#### Comments



Crack fill cycled to offset the repair component.

## Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

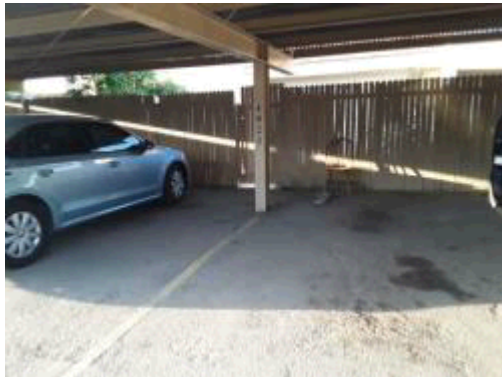
### Component List - Full Detail

#### Asphalt - Overlay

Item Number	3	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Pavement	Basis Cost	\$ 50,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2012	01/01/2032	12:00	20:00	1	50,000.00	71,288.04
								\$ 50,000.00	\$ 71,288.04

#### Comments



Funding to overlay parking spaces.



## Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Asphalt - Repair & Reseal

Item Number	4	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	6 Years
Category	Pavement	Basis Cost	\$ 10,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2014	01/01/2020	0:00	6:00	1	10,000.00	10,000.00
								\$ 10,000.00	\$ 10,000.00

#### Comments



Sealcoat recommended (1) year after previous overlay.

## Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Balcony & Window - Renovation

Item Number	6	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	1 Year
Category	Bldg Exterior	Basis Cost	\$ 20,225.00
Tracking Method	Logistical One Time		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	/ /	01/01/2020	0:00	1:00	1	20,225.00	20,225.00
								\$ 20,225.00	\$ 20,225.00

#### Comments



BCK Coatings renovation added as a one-time cost to be included. "repairs for the balconies and windows as they were not completed during construction".

## Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Community - Repaint

Item Number	12	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Painting	Basis Cost	\$ 160,125.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2018	01/01/2028	8:00	10:00	1	160,125.00	202,841.56
								\$ 160,125.00	\$ 202,841.56

#### Comments



Pride, a Division of BCK Coatings repainted entire community in 2018 to include all 31 units and; Body, Stucco, Pool Perimeter Walls and Pillars, Pool Clubhouse Building, Residence Backyard Storage Structures, Pumphouse Enclosure, Handrails, Carports, Pool fencing and gates, Downspouts, Utility Boxes, Conduits, Chimney Caps, Scuppers, Facia, Front Doors, Trim.

## Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

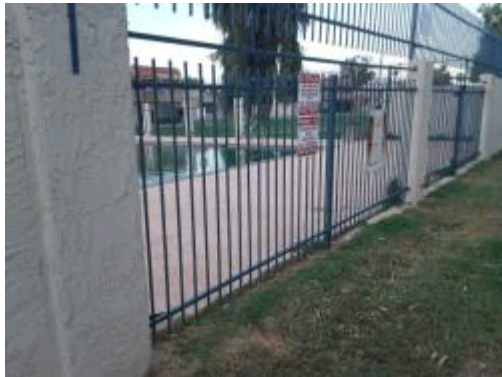
### Component List - Full Detail

#### Fence Metal - Replace

Item Number	15	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	30 Years
Category	Walls/Fencing	Basis Cost	\$ 17,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool	ALL	Fair	01/01/2005	01/01/2035	15:00	30:00	1	17,500.00	27,264.43
								\$ 17,500.00	\$ 27,264.43

#### Comments



Funding to replace pool fencing.

## Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Fence Wood - Replace

Item Number	18	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	20 Years
Category	Walls/Fencing	Basis Cost	\$ 30.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool	6'	Fair	01/01/2001	01/01/2021	1:00	20:00	35	1,050.00	1,081.50
								\$ 1,050.00	\$ 1,081.50

#### Comments



Replace wood fencing and wood gate as needed.

## Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

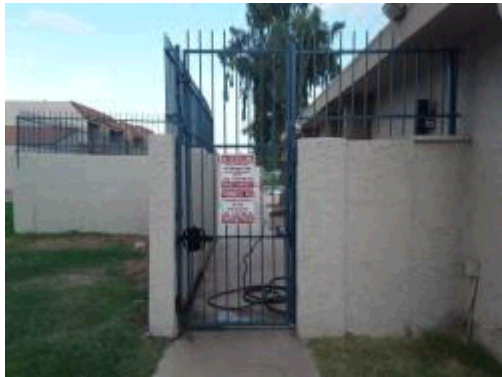
### Component List - Full Detail

#### Gate Metal - Replace

Item Number	19	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Walls/Fencing	Basis Cost	\$ 2,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool	3' x 8'	Good	01/01/2019	01/01/2034	14:00	15:00	1	2,000.00	3,025.18
								\$ 2,000.00	\$ 3,025.18

#### Comments



Pool entry gate appears functional. Replaced in 2019 by Vortex.

## Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Gutters and Downspouts - Repair

Item Number	20	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	30 Years
Category	Bldg Exterior	Basis Cost	\$ 2,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2000	01/01/2030	10:00	30:00	1	2,500.00	3,359.79
								\$ 2,500.00	\$ 3,359.79

#### Comments



Funding allocated to be used to repair or replace as needed.

## Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

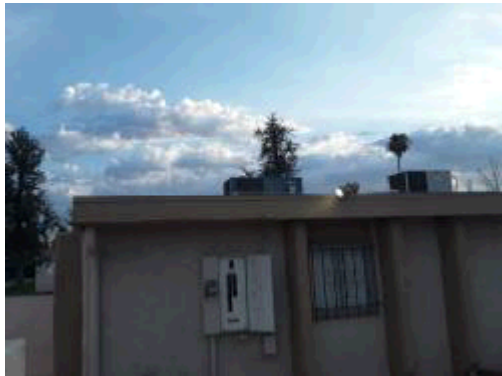
### Component List - Full Detail

#### HVAC Units - Replace

Item Number	21	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	HVAC	Basis Cost	\$ 3,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse		Fair	01/01/2005	01/01/2020	0:00	15:00	1	3,500.00	3,500.00
			01/01/2010	01/01/2025	5:00	15:00	1	3,500.00	4,057.46
								\$ 7,000.00	\$ 7,557.46

#### Comments



(2) 3-ton AC units to be replaced as needed.



## Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Irrigation Controller - Replace

Item Number	22	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Landscaping	Basis Cost	\$ 1,250.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Fair	01/01/2012	01/01/2024	4:00	12:00	1	1,250.00	1,406.89
			01/01/2020	01/01/2032	12:00	12:00	1	1,250.00	1,782.20
								\$ 2,500.00	\$ 3,189.09

#### Comments



Replace RainBird irrigation controllers as needed.

## Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Pool (Pebble) - Repair and Resurface

Item Number	28	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	16 Years
Category	Pool	Basis Cost	\$ 150.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Fair	01/01/2010	01/01/2026	6:00	16:00	200	30,000.00	35,821.57
								\$ 30,000.00	\$ 35,821.57

#### Comments



Resurface pool as required and repair areas of leaking cracks, replace suction, return valves, and pool coping.

# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Pool Deck - Repair/Seal

Item Number	29	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	8 Years
Category	Pool	Basis Cost	\$ 1.25
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Poor	01/01/2018	01/01/2026	6:00	8:00	4,000	5,000.00	5,970.26
								\$ 5,000.00	\$ 5,970.26

### Comments



Funding to repair and reseal pool deck as needed.

## Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Pool Deck - Resurface

Item Number	30	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	16 Years
Category	Pool	Basis Cost	\$ 3.50
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Fair	01/01/2019	01/01/2035	15:00	16:00	4,000	14,000.00	21,811.54
								\$ 14,000.00	\$ 21,811.54

#### Comments



Funding to resurface pool deck.

## Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Pool Filter - Replace

Item Number	31	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	18 Years
Category	Equipment	Basis Cost	\$ 1,600.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2012	01/01/2030	10:00	18:00	2	3,200.00	4,300.53
								\$ 3,200.00	\$ 4,300.53

#### Comments



Triton TR100. Replaced sand (22) bags in 2019 for \$1,347.20 by Poolwerx Union Hills. Funding to fully replace filters.

# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Pool Furniture - Replace

Item Number	32	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Furniture	Basis Cost	\$ 1,000.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2020	01/01/2050	30:00	30:00	5	5,000.00	12,136.31
								\$ 5,000.00	\$ 12,136.31

### Comments



#### Table: 4-Top Game

\$722.00 - \$890.00 exclu

Table: Game Table Long Life 4 40" (550)

Available with two finishes: St [Polyurethane](#), ultra violet (UV) pro [ceramics](#), graffiti resistance fi

Funding to purchase (5) Tables: 4-top game

## Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

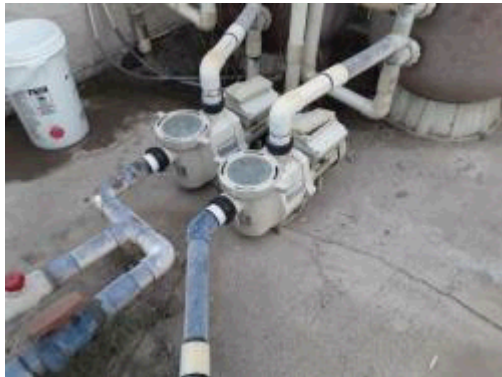
### Component List - Full Detail

#### Pool Pumps (Sm) - Replace

Item Number	33	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	12 Years
Category	Equipment	Basis Cost	\$ 2,500.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Fair	01/01/2013	01/01/2025	5:00	12:00	1	2,500.00	2,898.19
								\$ 2,500.00	\$ 2,898.19

#### Comments



Functional. No issues reported.

# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Roof Foam - Reseal (A)

Item Number	43	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Roof	Basis Cost	\$ 3,750.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
	Bldg 1		01/01/2018	01/01/2028	8:00	10:00	1	3,750.00	4,750.39
	Bldg 8		01/01/2018	01/01/2028	8:00	10:00	1	3,750.00	4,750.39
	Bldg 9		01/01/2018	01/01/2028	8:00	10:00	1	3,750.00	4,750.39
	Bldg 13		01/01/2018	01/01/2028	8:00	10:00	1	3,750.00	4,750.39
	Bldg 19		01/01/2018	01/01/2028	8:00	10:00	1	3,750.00	4,750.39
	Bldg 31		01/01/2018	01/01/2028	8:00	10:00	1	3,750.00	4,750.39
								\$ 22,500.00	\$ 28,502.34

### Comments





# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Roof Foam - Reseal (B)

Item Number	44	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Roof	Basis Cost	\$ 4,750.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
	Bldg 2		01/01/2019	01/01/2029	9:00	10:00	1	4,750.00	6,197.67
	Bldg 11		01/01/2019	01/01/2029	9:00	10:00	1	4,750.00	6,197.67
	Bldg 16		01/01/2019	01/01/2029	9:00	10:00	1	4,750.00	6,197.67
	Bldg 17		01/01/2019	01/01/2029	9:00	10:00	1	4,750.00	6,197.67
	Bldg 18		01/01/2019	01/01/2029	9:00	10:00	1	4,750.00	6,197.67
	Bldg 30		01/01/2019	01/01/2029	9:00	10:00	1	4,750.00	6,197.67
								\$ 28,500.00	\$ 37,186.02

### Comments



Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Roof Foam - Reseal (C)

Item Number	45	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Roof	Basis Cost	\$ 6,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
	Bldg 3		01/01/2020	01/01/2030	10:00	10:00	1	6,000.00	8,063.50
	Bldg 4		01/01/2020	01/01/2030	10:00	10:00	1	6,000.00	8,063.50
	Bldg 5		01/01/2020	01/01/2030	10:00	10:00	1	6,000.00	8,063.50
	Bldg 6		01/01/2020	01/01/2030	10:00	10:00	1	6,000.00	8,063.50
	Bldg 7		01/01/2020	01/01/2030	10:00	10:00	1	6,000.00	8,063.50
	Bldg 10		01/01/2020	01/01/2030	10:00	10:00	1	6,000.00	8,063.50
	Bldg 12		01/01/2020	01/01/2030	10:00	10:00	1	6,000.00	8,063.50
	Bldg 14		01/01/2020	01/01/2030	10:00	10:00	1	6,000.00	8,063.50
	Bldg 15		01/01/2020	01/01/2030	10:00	10:00	1	6,000.00	8,063.50
	Bldg 20		01/01/2020	01/01/2030	10:00	10:00	1	6,000.00	8,063.50
	Bldg 21		01/01/2020	01/01/2030	10:00	10:00	1	6,000.00	8,063.50
	Bldg 24		01/01/2020	01/01/2030	10:00	10:00	1	6,000.00	8,063.50
	Bldg 25		01/01/2020	01/01/2030	10:00	10:00	1	6,000.00	8,063.50
	Bldg 26		01/01/2020	01/01/2030	10:00	10:00	1	6,000.00	8,063.50
	Bldg 27		01/01/2020	01/01/2030	10:00	10:00	1	6,000.00	8,063.50
	Bldg 28		01/01/2020	01/01/2030	10:00	10:00	1	6,000.00	8,063.50
	Bldg 29		01/01/2020	01/01/2030	10:00	10:00	1	6,000.00	8,063.50
								\$ 102,000.00	\$ 137,079.50

Comments

# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future



# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Roof Foam - Reseal (D)

Item Number	46	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	12 Years
Category	Roof	Basis Cost	\$ 7,250.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
	Bldg 22		01/01/2019	01/01/2031	11:00	12:00	1	7,250.00	10,035.70
	Bldg 23		01/01/2019	01/01/2031	11:00	12:00	1	7,250.00	10,035.70
								\$ 14,500.00	\$ 20,071.40

### Comments



# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

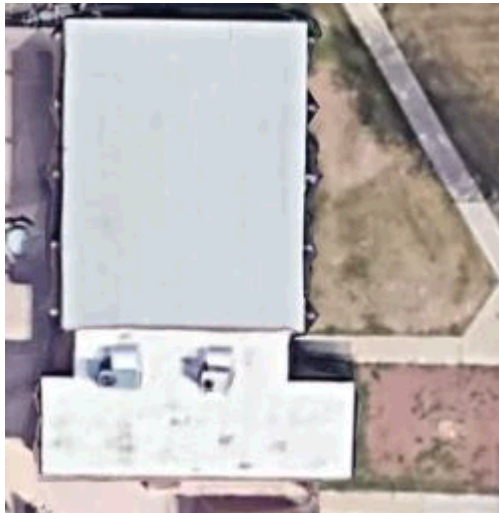
## Component List - Full Detail

### Roof Foam - Reseal (E)

Item Number	47	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	12 Years
Category	Roof	Basis Cost	\$ 7,750.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
	Clubhouse		01/01/2019	01/01/2031	11:00	12:00	1	7,750.00	10,727.81
								\$ 7,750.00	\$ 10,727.81

### Comments



## Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Roof Metal - Replace (A)

Item Number	35	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	30 Years
Category	Roof	Basis Cost	\$ 1,342.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
1	Bldg 1	Good	01/01/1998	01/01/2028	8:00	30:00	1	1,342.00	1,700.01
2	Bldg 8	Good	01/01/1998	01/01/2028	8:00	30:00	1	1,342.00	1,700.01
3	Bldg 9	Good	01/01/1998	01/01/2028	8:00	30:00	1	1,342.00	1,700.01
4	Bldg 13	Good	01/01/1998	01/01/2028	8:00	30:00	1	1,342.00	1,700.01
5	Bldg 19	Good	01/01/1998	01/01/2028	8:00	30:00	1	1,342.00	1,700.01
6	Bldg 31	Good	01/01/1998	01/01/2028	8:00	30:00	1	1,342.00	1,700.01
								\$ 8,052.00	\$ 10,200.06

#### Comments



Roofing Southwest replaced in 2018.

# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Roof Metal - Replace (B)

Item Number	48	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	30 Years
Category	Roof	Basis Cost	\$ 1,210.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
	Bldg 2		01/01/1999	01/01/2029	9:00	30:00	1	1,210.00	1,578.78
	Bldg 11		01/01/1999	01/01/2029	9:00	30:00	1	1,210.00	1,578.78
	Bldg 16		01/01/1999	01/01/2029	9:00	30:00	1	1,210.00	1,578.78
	Bldg 17		01/01/1999	01/01/2029	9:00	30:00	1	1,210.00	1,578.78
	Bldg 18		01/01/1999	01/01/2029	9:00	30:00	1	1,210.00	1,578.78
	Bldg 30		01/01/1999	01/01/2029	9:00	30:00	1	1,210.00	1,578.78
								\$ 7,260.00	\$ 9,472.68

### Comments



# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Roof Metal - Replace (C)

Item Number	49	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	30 Years
Category	Roof	Basis Cost	\$ 1,320.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
	Bldg 3		01/01/2000	01/01/2030	10:00	30:00	1	1,320.00	1,773.97
	Bldg 4		01/01/2000	01/01/2030	10:00	30:00	1	1,320.00	1,773.97
	Bldg 5		01/01/2000	01/01/2030	10:00	30:00	1	1,320.00	1,773.97
	Bldg 6		01/01/2000	01/01/2030	10:00	30:00	1	1,320.00	1,773.97
	Bldg 7		01/01/2000	01/01/2030	10:00	30:00	1	1,320.00	1,773.97
	Bldg 10		01/01/2000	01/01/2030	10:00	30:00	1	1,320.00	1,773.97
	Bldg 12		01/01/2000	01/01/2030	10:00	30:00	1	1,320.00	1,773.97
	Bldg 14		01/01/2000	01/01/2030	10:00	30:00	1	1,320.00	1,773.97
	Bldg 15		01/01/2000	01/01/2030	10:00	30:00	1	1,320.00	1,773.97
	Bldg 20		01/01/2000	01/01/2030	10:00	30:00	1	1,320.00	1,773.97
	Bldg 21		01/01/2000	01/01/2030	10:00	30:00	1	1,320.00	1,773.97
	Bldg 24		01/01/2000	01/01/2030	10:00	30:00	1	1,320.00	1,773.97
	Bldg 25		01/01/2000	01/01/2030	10:00	30:00	1	1,320.00	1,773.97
	Bldg 26		01/01/2000	01/01/2030	10:00	30:00	1	1,320.00	1,773.97
	Bldg 27		01/01/2000	01/01/2030	10:00	30:00	1	1,320.00	1,773.97
	Bldg 28		01/01/2000	01/01/2030	10:00	30:00	1	1,320.00	1,773.97
	Bldg 29		01/01/2000	01/01/2030	10:00	30:00	1	1,320.00	1,773.97
								\$ 22,440.00	\$ 30,157.49

Comments



# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future



# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Roof Metal - Replace (D)

Item Number	50	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	30 Years
Category	Roof	Basis Cost	\$ 1,408.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
	Bldg 22		01/01/2018	01/01/2048	28:00	30:00	1	1,408.00	3,221.40
	Bldg 23		01/01/2018	01/01/2048	28:00	30:00	1	1,408.00	3,221.40
								\$ 2,816.00	\$ 6,442.80

### Comments



# Pace Rosewood

## Reserve Management Plan

### Type 1

## Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2020



Pace Rosewood  
January 1, 2020

Pace Rosewood  
Reserve Management Plan

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**Chandler, AZ 85244**

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[greg@FAIreserves.com](mailto:greg@FAIreserves.com)  
[ArizonaReserveStudy.com](http://ArizonaReserveStudy.com)

## 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, 2020

Board of Directors  
Pace Rosewood  
Glendale, AZ

#### Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Pace Rosewood 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 Pace Rosewood upon which this reserve management plan is based was performed by Greg Libke of Facilities Advisors Arizona LLC on July 29, 2019.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Pace Rosewood. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2020, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2020, and related disclosures that provide important information regarding the basic financial exhibits.

#### Management's Responsibility for Reserve Study

The Governing Body of Pace Rosewood 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 Pace Rosewood, 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 Pace Rosewood, 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 Pace Rosewood'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 Pace Rosewood'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 Arizona LLC  
Greg Libke  
October 14, 2019

Pace Rosewood  
January 1, 2020

### Statement of Position

Projection period: January 1, 2020 to 2049  
 Type of Project: Townhomes  
 Number of Units: 170  
 On-Site analysis performed by: Greg Libke  
 Component analysis performed by: Greg Libke  
 Report prepared by: Greg Libke

No special assessments are considered necessary during the 30-year projection period.

Current Replacement Cost of All Components	\$ 533,193
Future Replacement Cost of All Components	\$ 708,355
Projected Balance of Reserve Funds at January 1, 2020	\$ 19,600
100% Funded Amount at January 1, 2020	\$ 178,804
Percent Funded at January 1, 2020	10.96 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2020	\$ 936
Projected Reserve Contribution	\$ 64,800
Average Annual Reserve Contribution Per Unit	\$ 381
Monthly Reserve Contribution First Year of Projection	\$ 5,400
Average Monthly Reserve Contribution Per Unit	\$ 31
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	0.10 %

#### Components Excluded from This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Unit Interiors	Homeowner Responsibility
Patios & Balconies maintenance	Homeowner Responsibility
Termite Control	Included in Operating Budget
Basketball Court/Lighting	Eliminated as amenity
Window Security Fence	Homeowner Responsibility
Utilities - Underground and in Structure	Long-lived Component – Never previously included in study, and Excluded per Board decision

Street Base	Lifetime Component
Hardscape – sidewalks and curbs	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget
Major Tree Trimming	Included in Operating Budget
Landscape / Plant Replacement	Included in Operating Budget
Carport	Included in Operating Budget
Backflow	Included in Operating Budget
Clubhouse – Remodel	Lifetime Component
Concrete	Lifetime Component
Exterior Lighting	Included in Operating Budget
Roof underlayment	Lifetime Component
Signage	Included in Operating Budget

Summary of major components is presented on next page

See Preparer's Report  
See Summary of Significant Assumptions



# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Bldg Exterior	10	\$ 3,360
Equipment	5-10	7,199
Furniture	30	12,136
HVAC	0-5	7,557
Landscaping	4-12	3,189
Painting	8	202,842
Pavement	0-12	87,258
Pool	6-15	63,604
Roof	8-28	289,850
Walls/Fencing	1-15	31,371
		<u>\$ 708,366</u>

**Pace Rosewood**  
**Analysis Date - January 1, 2020**

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

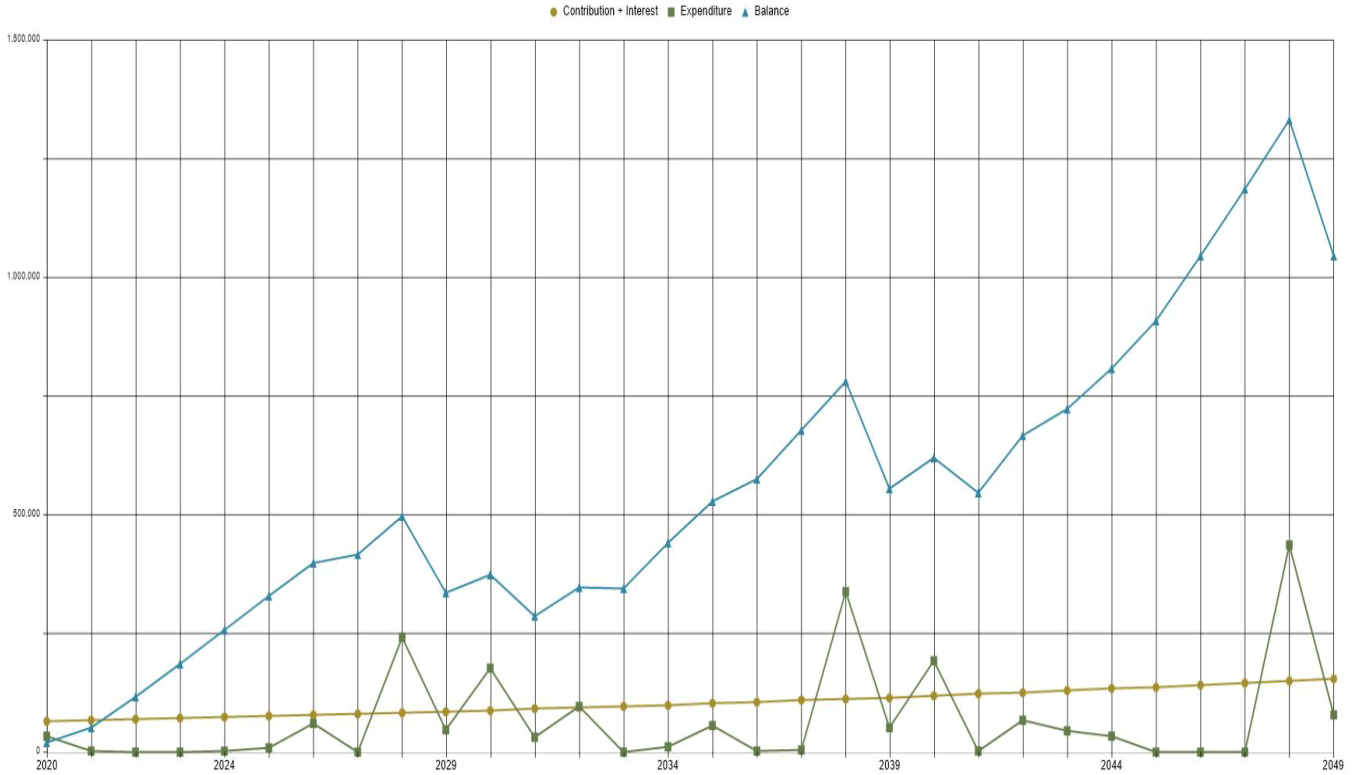
**Cash Flow - Annual**

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Begin Balance	\$ 19,600	\$ 50,695	\$ 116,440	\$ 185,338	\$ 256,367	\$ 328,185	\$ 396,709	\$ 414,760	\$ 494,910	\$ 335,758
Contribution	64,800	66,744	68,746	70,808	72,933	75,120	77,374	79,695	82,086	84,549
Average Per Unit	381	392	404	416	429	441	455	468	482	497
Percent Change	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest	20	83	150	220	291	359	378	454	304	333
Less Expenditures	33,725	1,081	0	0	1,406	6,955	59,702	0	241,543	46,658
Ending Balance	\$ 50,695	\$ 116,440	\$ 185,338	\$ 256,367	\$ 328,185	\$ 396,709	\$ 414,760	\$ 494,910	\$ 335,758	\$ 373,982

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Begin Balance	\$ 373,982	\$ 286,420	\$ 345,621	\$ 343,855	\$ 439,408	\$ 527,314	\$ 574,267	\$ 676,871	\$ 780,570	\$ 554,958
Contribution	87,085	89,698	92,389	95,160	98,015	100,956	103,984	107,104	110,317	113,627
Average Per Unit	512	527	543	559	576	593	611	630	648	668
Percent Change	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest	250	301	301	391	478	525	624	726	513	564
Less Expenditures	174,897	30,799	94,456	0	10,588	54,528	2,005	4,132	336,443	49,974
Ending Balance	\$ 286,420	\$ 345,621	\$ 343,855	\$ 439,408	\$ 527,314	\$ 574,267	\$ 676,871	\$ 780,570	\$ 554,958	\$ 619,174

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Begin Balance	\$ 619,174	\$ 546,161	\$ 665,360	\$ 723,123	\$ 807,844	\$ 907,379	\$ 1,044,031	\$ 1,184,893	\$ 1,330,090	\$ 1,044,879
Contribution	117,036	120,547	124,163	127,888	131,725	135,676	139,747	143,939	148,257	152,705
Average Per Unit	688	709	730	752	774	798	822	846	872	898
Percent Change	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest	495	604	663	745	842	975	1,114	1,257	988	1,047
Less Expenditures	190,544	1,953	67,063	43,912	33,032	0	0	0	434,456	77,766
Ending Balance	\$ 546,161	\$ 665,360	\$ 723,123	\$ 807,844	\$ 907,379	\$ 1,044,031	\$ 1,184,893	\$ 1,330,090	\$ 1,044,879	\$ 1,120,865

### Cash Flow - Chart



# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Expenditures - Matrix

Category	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Bldg Exterior	\$ 20,225									
Equipment						2,898				
HVAC	3,500					4,057				
Landscaping					1,406					
Painting									202,841	
Pavement	10,000						17,910			
Pool							41,791			
Roof									38,702	46,658
Walls/Fencing		1,081								
	<u>\$ 33,725</u>	<u>\$ 1,081</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 1,406</u>	<u>\$ 6,955</u>	<u>\$ 59,702</u>	<u>\$ 0</u>	<u>\$ 241,543</u>	<u>\$ 46,658</u>

# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Expenditures - Matrix

Category	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Bldg Exterior	\$ 3,359									
Equipment	4,300							4,132		
HVAC						5,452				
Landscaping			1,782				2,005			
Painting									272,602	
Pavement			92,674						25,536	
Pool					7,562	21,811				
Roof	167,236	30,799							38,304	49,974
Walls/Fencing					3,025	27,264				
	<u>\$ 174,897</u>	<u>\$ 30,799</u>	<u>\$ 94,456</u>	<u>\$ 0</u>	<u>\$ 10,588</u>	<u>\$ 54,528</u>	<u>\$ 2,005</u>	<u>\$ 4,132</u>	<u>\$ 336,443</u>	<u>\$ 49,974</u>

# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Expenditures - Matrix

Category	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Equipment									\$ 7,321	\$ 5,891
HVAC	6,321									
Landscaping					2,540				2,859	
Painting									366,354	
Pavement					30,491					
Pool			67,063							
Roof	184,223			43,912					57,921	67,162
Walls/Fencing		1,953								4,713
	<u>\$ 190,544</u>	<u>\$ 1,953</u>	<u>\$ 67,063</u>	<u>\$ 43,912</u>	<u>\$ 33,032</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 434,456</u>	<u>\$ 77,766</u>

# Pace Rosewood

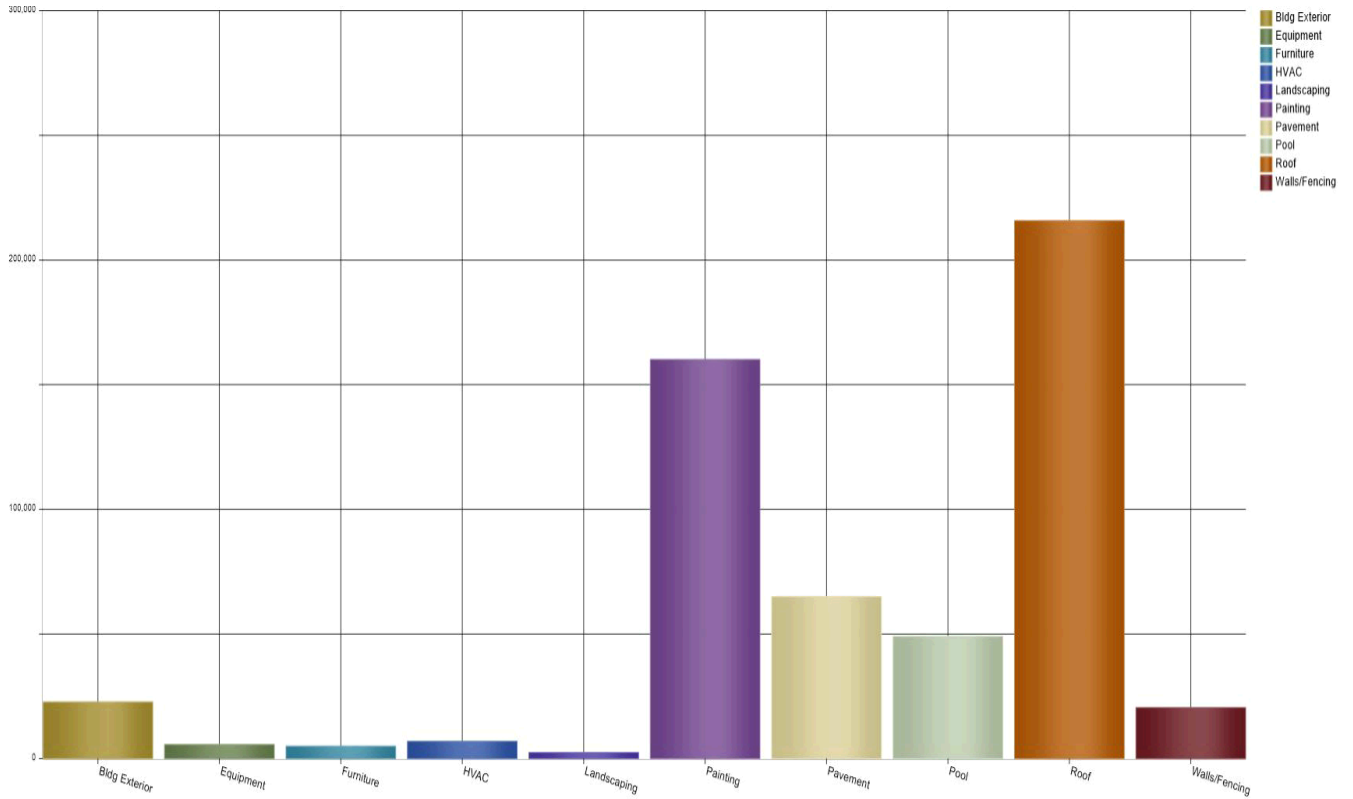
Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Component List - Summary

Category	Replace Date	Replace Life	Current Cost	Future Cost
Bldg Exterior	01/20-01/30	0:00 -10:00	\$ 22,725.00	\$ 23,584.79
Equipment	01/25-01/30	5:00 -10:00	5,700.00	7,198.72
Furniture	01/50-01/50	30:00 -30:00	5,000.00	12,136.31
HVAC	01/20-01/25	0:00 - 5:00	7,000.00	7,557.46
Landscaping	01/24-01/32	4:00 -12:00	2,500.00	3,189.09
Painting	01/28-01/28	8:00 - 8:00	160,125.00	202,841.56
Pavement	01/20-01/32	0:00 -12:00	65,000.00	87,258.30
Pool	01/26-01/35	6:00 -15:00	49,000.00	63,603.37
Roof	01/28-01/48	8:00 -28:00	215,818.00	289,840.10
Walls/Fencing	01/21-01/35	1:00 -15:00	20,550.00	31,371.11
			<u>\$ 553,418.00</u>	<u>\$ 728,580.81</u>

### Component List - Category - Chart





Pace Rosewood  
January 1, 2020

## Disclosures

### Site Analysis

Pace Rosewood is a planned development association located in Glendale, AZ. The Association consists of 170 units located at the corner of N. 49<sup>th</sup> Ave and W. Rose Ln, encompassing approximately 18.5 acres. The units were constructed as a single phase in January 1, 1973. The project consists of (31) residential buildings, Clubhouse, and pool area. Construction is wood frame with stucco exterior cladding. Roofs are tile.

The site analysis was performed on July 29, 2019 by Greg Libke of Facilities Advisors Arizona LLC. The Association manager was interviewed during 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 3.00% 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 International's 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 3.00%. 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 0.10%. 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.

Replacement reserves are funded at a level of 10.96% as of January 1, 2020 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 19,600, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

Total Funds available for reserves beginning balance \$ 19,600

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 0.10% is used in the funding plan.
- Inflation rate of 3.00% is used in the funding plan.

See Preparer's Report  
See Summary of Significant Assumptions

# Pace Rosewood

Analysis Date - January 1, 2020

Inflation:3.00% Investment:0.10% 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
Bldg Exterior	30:00	10:00	\$ 3,360
Equipment	12:00 -18:00	5:00 -10:00	7,199
Furniture	30:00	30:00	12,136
HVAC	15:00	0:00 - 5:00	7,557
Landscaping	12:00	4:00 -12:00	3,189
Painting	10:00	8:00	202,842
Pavement	6:00 -20:00	0:00 -12:00	87,258
Pool	8:00 -16:00	6:00 -15:00	63,604
Roof	10:00 -30:00	8:00 -28:00	289,850
Walls/Fencing	15:00 -30:00	1:00 -15:00	31,371
			<u>\$ 708,366</u>

# Pace Rosewood

Analysis Date - January 1, 2020

Inflation: 3.00% Investment: 0.10% Contribution Factor: 0.00% Calc: Future

## Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
<b>Asphalt - Crack Fill</b>								
910-000-0001	01/01/2026	\$ 5,000.00	1 Job	\$ 5,000	6:00	6:00	6:00	\$ 5,970
			1 Job	\$ 5,000				\$ 5,970
<b>Asphalt - Overlay</b>								
910-000-0003	01/01/2032	\$ 50,000.00	1 Job	\$ 50,000	20:00	20:00	12:00	\$ 71,288
			1 Job	\$ 50,000				\$ 71,288
<b>Asphalt - Repair &amp; Reseal</b>								
910-000-0004	01/01/2020	\$ 10,000.00	1 Job	\$ 10,000	6:00	6:00	0:00	\$ 10,000
			1 Job	\$ 10,000				\$ 10,000
<b>Balcony &amp; Window - Renovation</b>								
910-000-0006	01/01/2020	\$ 20,225.00	1 Job	\$ 20,225	1:00	1:00	0:00	\$ 20,225
			1 Job	\$ 20,225				\$ 20,225
<b>Community - Repaint</b>								
910-000-0012	01/01/2028	\$ 160,125.00	1 Job	\$ 160,125	10:00	10:00	8:00	\$ 202,841
			1 Job	\$ 160,125				\$ 202,841
<b>Fence Metal - Replace</b>								
910-000-0015	01/01/2035	\$ 17,500.00	1 LF	\$ 17,500	30:00	30:00	15:00	\$ 27,264
			1 LF	\$ 17,500				\$ 27,264
<b>Fence Wood - Replace</b>								
910-000-0018	01/01/2021	\$ 30.00	35 LF	\$ 1,050	20:00	20:00	1:00	\$ 1,081
			35 LF	\$ 1,050				\$ 1,081
<b>Gate Metal - Replace</b>								
910-000-0019	01/01/2034	\$ 2,000.00	1 Each	\$ 2,000	15:00	15:00	14:00	\$ 3,025
			1 Each	\$ 2,000				\$ 3,025
<b>Gutters and Downspouts - Repair</b>								
910-000-0020	01/01/2030	\$ 2,500.00	1 Job	\$ 2,500	30:00	30:00	10:00	\$ 3,359
			1 Job	\$ 2,500				\$ 3,359
<b>HVAC Units - Replace</b>								
920-001-0021	01/01/2020	\$ 3,500.00	1 Each	\$ 3,500	15:00	15:00	0:00	\$ 3,500
920-002-0021	01/01/2025	3,500.00	1 Each	3,500	15:00	15:00	5:00	4,057
			2 Each	\$ 7,000				\$ 7,557
<b>Irrigation Controller - Replace</b>								
920-001-0022	01/01/2024	\$ 1,250.00	1 Each	\$ 1,250	12:00	12:00	4:00	\$ 1,406
920-002-0022	01/01/2032	1,250.00	1 Each	1,250	12:00	12:00	12:00	1,782
			2 Each	\$ 2,500				\$ 3,189
<b>Pool (Pebble) - Repair and Resurface</b>								
910-000-0028	01/01/2026	\$ 150.00	200 LF	\$ 30,000	16:00	16:00	6:00	\$ 35,821
			200 LF	\$ 30,000				\$ 35,821

# Pace Rosewood

Analysis Date - January 1, 2020

Inflation: 3.00% Investment: 0.10% Contribution Factor: 0.00% Calc: Future

## Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
<b>Pool Deck - Repair/Seal</b>								
910-000-0029	01/01/2026	\$ 1.25	4,000 Sq. Ft	\$ 5,000	8:00	8:00	6:00	\$ 5,970
			4,000 Sq. Ft	\$ 5,000				\$ 5,970
<b>Pool Deck - Resurface</b>								
910-000-0030	01/01/2035	\$ 3.50	4,000 Sq Ft	\$ 14,000	16:00	16:00	15:00	\$ 21,811
			4,000 Sq Ft	\$ 14,000				\$ 21,811
<b>Pool Filter - Replace</b>								
910-000-0031	01/01/2030	\$ 1,600.00	2 Each	\$ 3,200	18:00	18:00	10:00	\$ 4,300
			2 Each	\$ 3,200				\$ 4,300
<b>Pool Furniture - Replace</b>								
910-000-0032	01/01/2050	\$ 1,000.00	5 Each	\$ 5,000	30:00	30:00	30:00	\$ 12,136
			5 Each	\$ 5,000				\$ 12,136
<b>Pool Pumps (Sm) - Replace</b>								
910-000-0033	01/01/2025	\$ 2,500.00	1 Job	\$ 2,500	12:00	12:00	5:00	\$ 2,898
			1 Job	\$ 2,500				\$ 2,898
<b>Roof Foam - Reseal (A)</b>								
920-001-0043	01/01/2028	\$ 3,750.00	1 Job	\$ 3,750	10:00	10:00	8:00	\$ 4,750
920-002-0043	01/01/2028	3,750.00	1 Job	3,750	10:00	10:00	8:00	4,750
920-003-0043	01/01/2028	3,750.00	1 Job	3,750	10:00	10:00	8:00	4,750
920-004-0043	01/01/2028	3,750.00	1 Job	3,750	10:00	10:00	8:00	4,750
920-005-0043	01/01/2028	3,750.00	1 Job	3,750	10:00	10:00	8:00	4,750
920-006-0043	01/01/2028	3,750.00	1 Job	3,750	10:00	10:00	8:00	4,750
			6 Job	\$ 22,500				\$ 28,502
<b>Roof Foam - Reseal (B)</b>								
920-001-0044	01/01/2029	\$ 4,750.00	1 Job	\$ 4,750	10:00	10:00	9:00	\$ 6,197
920-002-0044	01/01/2029	4,750.00	1 Job	4,750	10:00	10:00	9:00	6,197
920-003-0044	01/01/2029	4,750.00	1 Job	4,750	10:00	10:00	9:00	6,197
920-004-0044	01/01/2029	4,750.00	1 Job	4,750	10:00	10:00	9:00	6,197
920-005-0044	01/01/2029	4,750.00	1 Job	4,750	10:00	10:00	9:00	6,197
920-006-0044	01/01/2029	4,750.00	1 Job	4,750	10:00	10:00	9:00	6,197
			6 Job	\$ 28,500				\$ 37,186
<b>Roof Foam - Reseal (C)</b>								
920-001-0045	01/01/2030	\$ 6,000.00	1 Job	\$ 6,000	10:00	10:00	10:00	\$ 8,063
920-002-0045	01/01/2030	6,000.00	1 Job	6,000	10:00	10:00	10:00	8,063
920-003-0045	01/01/2030	6,000.00	1 Job	6,000	10:00	10:00	10:00	8,063
920-004-0045	01/01/2030	6,000.00	1 Job	6,000	10:00	10:00	10:00	8,063
920-005-0045	01/01/2030	6,000.00	1 Job	6,000	10:00	10:00	10:00	8,063
<del>920-006-0045</del>	<del>01/01/2030</del>	<del>6,000.00</del>	<del>1 Job</del>	<del>6,000</del>	<del>10:00</del>	<del>10:00</del>	<del>10:00</del>	<del>8,063</del>
<del>920-007-0045</del>	<del>01/01/2030</del>	<del>6,000.00</del>	<del>1 Job</del>	<del>6,000</del>	<del>10:00</del>	<del>10:00</del>	<del>10:00</del>	<del>8,063</del>
920-008-0045	01/01/2030	6,000.00	1 Job	6,000	10:00	10:00	10:00	8,063

# Pace Rosewood

Analysis Date - January 1, 2020

Inflation: 3.00% Investment: 0.10% Contribution Factor: 0.00% Calc: Future

## Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
920-011-0045	01/01/2030	\$ 6,000.00	1 Job	\$ 6,000	10:00	10:00	10:00	\$ 8,063
920-012-0045	01/01/2030	6,000.00	1 Job	6,000	10:00	10:00	10:00	8,063
920-013-0045	01/01/2030	6,000.00	1 Job	6,000	10:00	10:00	10:00	8,063
920-014-0045	01/01/2030	6,000.00	1 Job	6,000	10:00	10:00	10:00	8,063
920-015-0045	01/01/2030	6,000.00	1 Job	6,000	10:00	10:00	10:00	8,063
920-016-0045	01/01/2030	6,000.00	1 Job	6,000	10:00	10:00	10:00	8,063
920-017-0045	01/01/2030	6,000.00	1 Job	6,000	10:00	10:00	10:00	8,063
			17 Job	\$ 102,000				\$ 137,079
Roof Foam - Reseal (D)								
920-001-0046	01/01/2031	\$ 7,250.00	1 Job	\$ 7,250	12:00	12:00	11:00	\$ 10,035
920-002-0046	01/01/2031	7,250.00	1 Job	7,250	12:00	12:00	11:00	10,035
			2 Job	\$ 14,500				\$ 20,071
Roof Foam - Reseal (E)								
910-000-0047	01/01/2031	\$ 7,750.00	1 Job	\$ 7,750	12:00	12:00	11:00	\$ 10,727
			1 Job	\$ 7,750				\$ 10,727
Roof Metal - Replace (A)								
920-001-0035	01/01/2028	\$ 1,342.00	1 Job	\$ 1,342	30:00	30:00	8:00	\$ 1,700
920-002-0035	01/01/2028	1,342.00	1 Job	1,342	30:00	30:00	8:00	1,700
920-003-0035	01/01/2028	1,342.00	1 Job	1,342	30:00	30:00	8:00	1,700
920-004-0035	01/01/2028	1,342.00	1 Job	1,342	30:00	30:00	8:00	1,700
920-005-0035	01/01/2028	1,342.00	1 Job	1,342	30:00	30:00	8:00	1,700
920-006-0035	01/01/2028	1,342.00	1 Job	1,342	30:00	30:00	8:00	1,700
			6 Job	\$ 8,052				\$ 10,200
Roof Metal - Replace (B)								
920-001-0048	01/01/2029	\$ 1,210.00	1 Job	\$ 1,210	30:00	30:00	9:00	\$ 1,578
920-002-0048	01/01/2029	1,210.00	1 Job	1,210	30:00	30:00	9:00	1,578
920-003-0048	01/01/2029	1,210.00	1 Job	1,210	30:00	30:00	9:00	1,578
920-004-0048	01/01/2029	1,210.00	1 Job	1,210	30:00	30:00	9:00	1,578
920-005-0048	01/01/2029	1,210.00	1 Job	1,210	30:00	30:00	9:00	1,578
920-006-0048	01/01/2029	1,210.00	1 Job	1,210	30:00	30:00	9:00	1,578
			6 Job	\$ 7,260				\$ 9,472
Roof Metal - Replace (C)								
920-001-0049	01/01/2030	\$ 1,320.00	1 Job	\$ 1,320	30:00	30:00	10:00	\$ 1,773
920-002-0049	01/01/2030	1,320.00	1 Job	1,320	30:00	30:00	10:00	1,773
920-003-0049	01/01/2030	1,320.00	1 Job	1,320	30:00	30:00	10:00	1,773
920-004-0049	01/01/2030	1,320.00	1 Job	1,320	30:00	30:00	10:00	1,773
920-005-0049	01/01/2030	1,320.00	1 Job	1,320	30:00	30:00	10:00	1,773
920-006-0049	01/01/2030	1,320.00	1 Job	1,320	30:00	30:00	10:00	1,773
920-007-0049	01/01/2030	1,320.00	1 Job	1,320	30:00	30:00	10:00	1,773
920-008-0049	01/01/2030	1,320.00	1 Job	1,320	30:00	30:00	10:00	1,773
920-009-0049	01/01/2030	1,320.00	1 Job	1,320	30:00	30:00	10:00	1,773
920-010-0049	01/01/2030	1,320.00	1 Job	1,320	30:00	30:00	10:00	1,773

# Pace Rosewood

Analysis Date - January 1, 2020

Inflation: 3.00% Investment: 0.10% Contribution Factor: 0.00% Calc: Future

## Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
920-013-0049	01/01/2030	\$ 1,320.00	1 Job	\$ 1,320	30:00	30:00	10:00	\$ 1,773
920-014-0049	01/01/2030	1,320.00	1 Job	1,320	30:00	30:00	10:00	1,773
920-015-0049	01/01/2030	1,320.00	1 Job	1,320	30:00	30:00	10:00	1,773
920-016-0049	01/01/2030	1,320.00	1 Job	1,320	30:00	30:00	10:00	1,773
920-017-0049	01/01/2030	1,320.00	1 Job	1,320	30:00	30:00	10:00	1,773
			17 Job	\$ 22,440				\$ 30,157
Roof Metal - Replace (D)								
920-001-0050	01/01/2048	\$ 1,408.00	1 Job	\$ 1,408	30:00	30:00	28:00	\$ 3,221
920-002-0050	01/01/2048	1,408.00	1 Job	1,408	30:00	30:00	28:00	3,221
			2 Job	\$ 2,816				\$ 6,442
				\$ 553,418				\$ 728,580