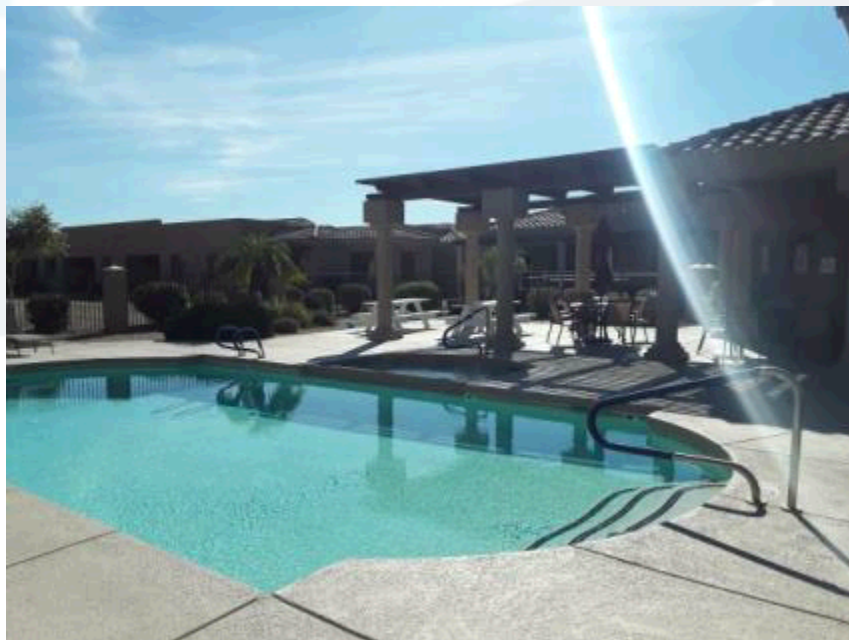


Villas at Palm Valley

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.

Villas at Palm Valley
January 1, 2020

Villas at Palm Valley
Supplementary Schedules
Reserve Management Plan
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Draft Rev1



Facilities Advisors Arizona LLC
101 N. Colorado St #1741
Chandler, AZ 85244

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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
Villas at Palm Valley
Goodyear, 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 Villas at Palm Valley'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
March 19, 2020

Draft Rev1

Villas at Palm Valley

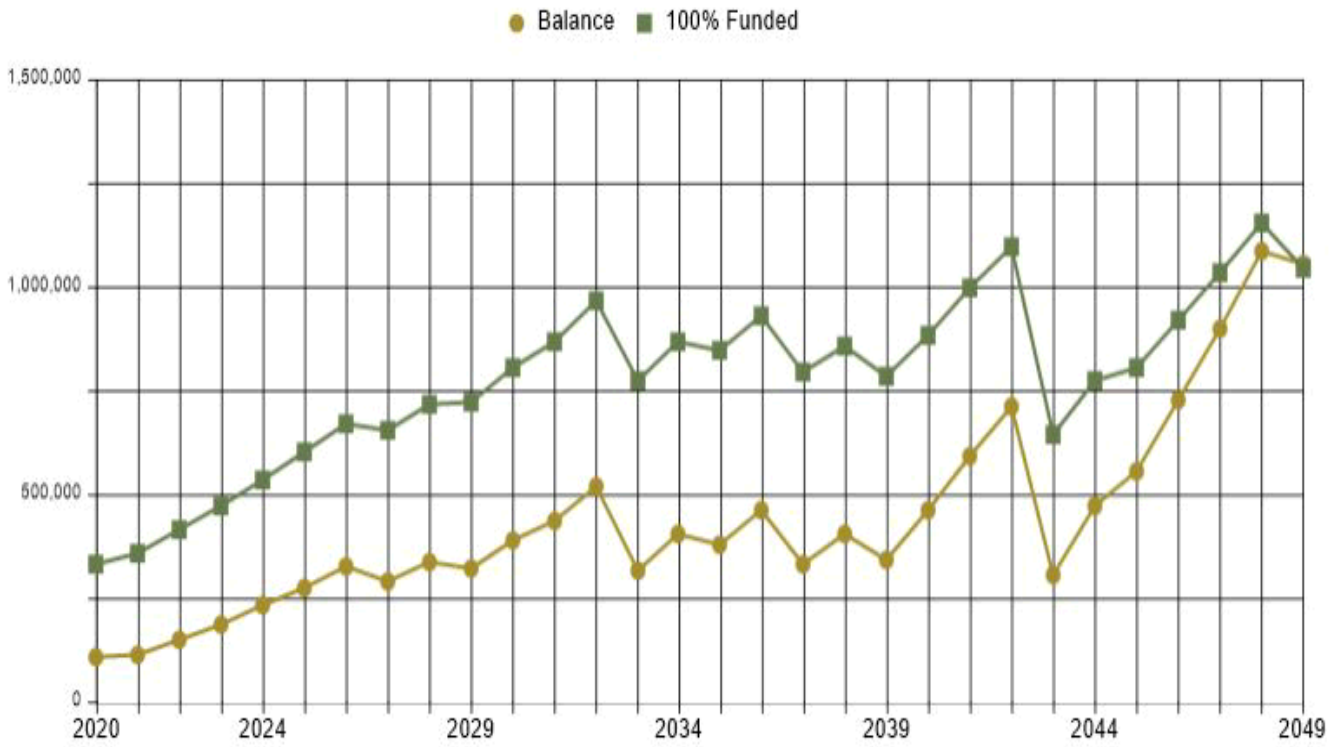
Analysis Date - January 1, 2020

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	\$ 105,829	\$ 44,694	0.00 %	\$ 90	\$ 39,574	\$ 111,039	31.17 %	\$ 356,233
1/21 - 12/21	111,039	47,375	6.00	124	10,403	148,136	35.91	412,444
1/22 - 12/22	148,136	50,218	6.00	160	12,964	185,551	39.53	469,390
1/23 - 12/23	185,551	53,231	6.00	203	9,069	229,916	43.07	533,793
1/24 - 12/24	229,916	56,425	6.00	247	11,367	275,221	45.90	599,552
1/25 - 12/25	275,221	59,810	6.00	293	11,766	323,559	48.38	668,716
1/26 - 12/26	323,559	63,399	6.00	260	98,927	288,292	44.21	652,078
1/27 - 12/27	288,292	67,203	6.00	303	19,555	336,243	46.78	718,650
1/28 - 12/28	336,243	71,235	6.00	290	84,777	322,992	44.73	722,055
1/29 - 12/29	322,992	75,509	6.00	352	9,263	389,590	48.37	805,416
1/30 - 12/30	389,590	80,040	6.00	394	36,628	433,396	50.09	865,230
1/31 - 12/31	433,396	84,842	6.00	473	2,906	515,805	53.51	963,773
1/32 - 12/32	515,805	89,933	6.00	284	288,288	317,734	41.07	773,596
1/33 - 12/33	317,734	95,329	6.00	354	11,748	401,669	46.44	864,886
1/34 - 12/34	401,669	101,048	6.00	332	125,242	377,808	44.74	844,421
1/35 - 12/35	377,808	107,111	6.00	407	25,161	460,166	49.53	928,903
1/36 - 12/36	460,166	113,538	6.00	285	241,553	332,437	41.78	795,588
1/37 - 12/37	332,437	120,350	6.00	344	50,081	403,051	46.96	858,119
1/38 - 12/38	403,051	127,571	6.00	285	189,182	341,726	43.70	781,957
1/39 - 12/39	341,726	135,226	6.00	391	18,587	458,756	52.01	882,014
1/40 - 12/40	458,756	143,339	6.00	519	11,197	591,418	59.40	995,555
1/41 - 12/41	591,418	151,940	6.00	638	30,880	713,115	65.11	1,095,187
1/42 - 12/42	713,115	161,056	6.00	246	571,401	303,017	47.04	644,120
1/43 - 12/43	303,017	170,719	6.00	388	0	474,125	61.47	771,202
1/44 - 12/44	474,125	180,963	6.00	470	98,436	557,123	69.29	803,941
1/45 - 12/45	557,123	191,820	6.00	632	21,251	728,324	79.12	920,491
1/46 - 12/46	728,324	203,330	6.00	798	33,168	899,285	87.16	1,031,693
1/47 - 12/47	899,285	215,529	6.00	981	27,543	1,088,252	94.17	1,155,557
1/48 - 12/48	1,088,252	228,461	6.00	951	262,310	1,055,354	100.99	1,044,966
1/49 - 12/49	1,055,354	242,169	6.00	1,160	16,731	1,281,953	107.45	1,174,133

Percent Funded - Annual - Chart



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Villas at Palm Valley

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						
Electronics						
01/01/2020	Entry System - Replace	910-000-0013	01/01/2016	4:00	\$ 3,000.00	\$ 3,000.00
					\$ 3,000.00	\$ 3,000.00
Pavement						
01/01/2020	Asphalt - Repair & Reseal	910-000-0004	01/01/2012	8:00	\$ 36,574.14	\$ 36,574.14
					\$ 36,574.14	\$ 36,574.14
Year : 2021						
Remodel						
01/01/2021	Artificial Turf - Refurbish	920-001-0002	01/01/2001	20:00	\$ 6,000.00	\$ 6,180.00
01/01/2021	Artificial Turf - Refurbish	920-002-0002	01/01/2001	20:00	2,000.00	2,060.00
					\$ 8,000.00	\$ 8,240.00
Walls/Fencing						
01/01/2021	Fence Metal - Repaint	910-000-0014	01/01/2016	5:00	\$ 2,100.00	\$ 2,163.00
					\$ 2,100.00	\$ 2,163.00
Year : 2022						
Equipment						
01/01/2022	Backflow Valves - Refurbish	910-000-0005	01/01/2007	15:00	\$ 5,000.00	\$ 5,304.50
01/01/2022	Pool Pumps - Replace	910-000-0029	01/01/2017	5:00	1,500.00	1,591.35
					\$ 6,500.00	\$ 6,895.85
Pool						
01/01/2022	Pool Deck - Repair & Reseal	910-000-0025	01/01/2014	8:00	\$ 2,520.00	\$ 2,673.47
					\$ 2,520.00	\$ 2,673.47
Roof						
01/01/2022	Roof Flat - Repairs	910-000-0036	01/01/2016	6:00	\$ 3,200.00	\$ 3,394.88
					\$ 3,200.00	\$ 3,394.88
Year : 2023						
Equipment						
01/01/2023	Gate Operators - Replace	920-002-0018	01/01/2008	15:00	\$ 6,000.00	\$ 6,556.36
					\$ 6,000.00	\$ 6,556.36
Remodel						
01/01/2023	Drinking Fountain - Replace	910-000-0012	01/01/2008	15:00	\$ 2,300.00	\$ 2,513.27
					\$ 2,300.00	\$ 2,513.27
Year : 2024						
Electronics						
01/01/2024	Entry System - Replace	910-000-0013	01/01/2020	4:00	\$ 3,000.00	\$ 3,376.53
					\$ 3,000.00	\$ 3,376.53

Villas at Palm Valley

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
Insurance						
01/01/2024	Contingency - Insurance	910-000-0011	01/01/2019	5:00	\$ 5,000.00	\$ 5,627.54
					\$ 5,000.00	\$ 5,627.54
Landscaping						
01/01/2024	Landscape Granite - Replenish	910-000-0020	01/01/2019	5:00	\$ 2,100.00	\$ 2,363.57
					\$ 2,100.00	\$ 2,363.57
Year : 2025						
Painting						
01/01/2025	Block Walls - Repaint	910-000-0007	01/01/2015	10:00	\$ 10,150.00	\$ 11,766.63
					\$ 10,150.00	\$ 11,766.63
Year : 2026						
Equipment						
01/01/2026	Pool Spa Filter - Replace	910-000-0032	01/01/2008	18:00	\$ 1,750.00	\$ 2,089.59
					\$ 1,750.00	\$ 2,089.59
Painting						
01/01/2026	Building Exterior - Repaint	910-000-0009	01/01/2018	8:00	\$ 70,000.00	\$ 83,583.66
01/01/2026	Wood Surfaces - Repaint	910-000-0041	01/01/2018	8:00	2,500.00	2,985.13
					\$ 72,500.00	\$ 86,568.79
Pavement						
01/01/2026	Concrete - Repair & Replace	910-000-0010	01/01/2011	15:00	\$ 6,500.00	\$ 7,761.34
					\$ 6,500.00	\$ 7,761.34
Walls/Fencing						
01/01/2026	Fence Metal - Repaint	910-000-0014	01/01/2021	5:00	\$ 2,100.00	\$ 2,507.51
					\$ 2,100.00	\$ 2,507.51
Year : 2027						
Electronics						
01/01/2027	Access Phone - Replace	910-000-0001	01/01/2017	10:00	\$ 4,150.00	\$ 5,103.98
					\$ 4,150.00	\$ 5,103.98
Equipment						
01/01/2027	Pool Pumps - Replace	910-000-0029	01/01/2022	5:00	\$ 1,500.00	\$ 1,844.81
01/01/2027	Pool Spa Heater - Replace	910-000-0033	01/01/2015	12:00	3,500.00	4,304.56
					\$ 5,000.00	\$ 6,149.37
Walls/Fencing						
01/01/2027	Block Walls - Inspect and Repair	910-000-0006	01/01/2017	10:00	\$ 6,750.00	\$ 8,301.65
					\$ 6,750.00	\$ 8,301.65
Year : 2028						
Electronics						
01/01/2028	Entry System - Replace	910-000-0013	01/01/2024	4:00	\$ 3,000.00	\$ 3,800.31

Villas at Palm Valley

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
					\$ 3,000.00	\$ 3,800.31
Equipment						
01/01/2028	Pool Water Heater - Replace	910-000-0035	01/01/2008	20:00	\$ 1,250.00	\$ 1,583.46
					\$ 1,250.00	\$ 1,583.46
Lighting						
01/01/2028	Landscape Lighting - Replace	910-000-0021	01/01/2008	20:00	\$ 4,000.00	\$ 5,067.08
					\$ 4,000.00	\$ 5,067.08
Pavement						
01/01/2028	Asphalt - Repair & Reseal	910-000-0004	01/01/2020	8:00	\$ 36,574.14	\$ 46,331.03
01/01/2028	Brick Pavers - Refurbish	910-000-0008	01/01/2018	10:00	2,000.00	2,533.54
					\$ 38,574.14	\$ 48,864.57
Pool						
01/01/2028	Pool - Resurface	910-000-0024	01/01/2018	10:00	\$ 9,900.00	\$ 12,541.02
					\$ 9,900.00	\$ 12,541.02
Remodel						
01/01/2028	Monument - Refurbish	910-000-0023	01/01/2008	20:00	\$ 3,000.00	\$ 3,800.31
01/01/2028	Pool Restroom - Remodel	910-000-0030	01/01/2008	20:00	4,000.00	5,067.08
					\$ 7,000.00	\$ 8,867.39
Roof						
01/01/2028	Roof Flat - Repairs	910-000-0036	01/01/2022	6:00	\$ 3,200.00	\$ 4,053.66
					\$ 3,200.00	\$ 4,053.66
Year : 2029						
Insurance						
01/01/2029	Contingency - Insurance	910-000-0011	01/01/2024	5:00	\$ 5,000.00	\$ 6,523.87
					\$ 5,000.00	\$ 6,523.87
Landscaping						
01/01/2029	Landscape Granite - Replenish	910-000-0020	01/01/2024	5:00	\$ 2,100.00	\$ 2,740.02
					\$ 2,100.00	\$ 2,740.02
Year : 2030						
Furniture						
01/01/2030	Pool Furniture - Replace	910-000-0028	01/01/2018	12:00	\$ 4,000.00	\$ 5,375.67
					\$ 4,000.00	\$ 5,375.67
Landscaping						
01/01/2030	Irrigation Controller - Replace	910-000-0019	01/01/2018	12:00	\$ 3,600.00	\$ 4,838.10
					\$ 3,600.00	\$ 4,838.10
Lighting						
01/01/2030	Wall Lights - Replace	910-000-0042	01/01/2018	12:00	\$ 3,500.00	\$ 4,703.71
					\$ 3,500.00	\$ 4,703.71

Villas at Palm Valley

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
Pool						
01/01/2030	Pool Deck - Repair & Reseal	910-000-0025	01/01/2022	8:00	\$ 2,520.00	\$ 3,386.67
01/01/2030	Pool Deck - Resurface	910-000-0026	01/01/2014	16:00	7,560.00	10,160.01
01/01/2030	Pool Spa - Resurface	910-000-0031	01/01/2018	12:00	4,200.00	5,644.45
01/01/2030	Pool Trim Tile - Replace	910-000-0034	01/01/2008	22:00	1,875.00	2,519.84
					<u>\$ 16,155.00</u>	<u>\$ 21,710.97</u>
Year : 2031						
Walls/Fencing						
01/01/2031	Fence Metal - Repaint	910-000-0014	01/01/2026	5:00	\$ 2,100.00	\$ 2,906.89
					<u>\$ 2,100.00</u>	<u>\$ 2,906.89</u>
Year : 2032						
Electronics						
01/01/2032	Entry System - Replace	910-000-0013	01/01/2028	4:00	\$ 3,000.00	\$ 4,277.28
					<u>\$ 3,000.00</u>	<u>\$ 4,277.28</u>
Equipment						
01/01/2032	Pool Pumps - Replace	910-000-0029	01/01/2027	5:00	\$ 1,500.00	\$ 2,138.64
					<u>\$ 1,500.00</u>	<u>\$ 2,138.64</u>
Roof						
01/01/2032	Roof Flat - Reseal	920-002-0037	01/01/2008	24:00	\$ 48,000.00	\$ 68,436.52
01/01/2032	Roof Flat - Resurface	920-001-0038	01/01/2008	24:00	149,700.00	213,436.40
					<u>\$ 197,700.00</u>	<u>\$ 281,872.92</u>
Year : 2033						
Equipment						
01/01/2033	Mailbox Cluster - Replace	920-001-0022	01/01/2008	25:00	\$ 4,000.00	\$ 5,874.13
					<u>\$ 4,000.00</u>	<u>\$ 5,874.13</u>
Remodel						
01/01/2033	Pergola - Replace	910-000-0040	01/01/2008	25:00	\$ 4,000.00	\$ 5,874.13
					<u>\$ 4,000.00</u>	<u>\$ 5,874.13</u>
Year : 2034						
Insurance						
01/01/2034	Contingency - Insurance	910-000-0011	01/01/2029	5:00	\$ 5,000.00	\$ 7,562.95
					<u>\$ 5,000.00</u>	<u>\$ 7,562.95</u>
Landscaping						
01/01/2034	Landscape Granite - Replenish	910-000-0020	01/01/2029	5:00	\$ 2,100.00	\$ 3,176.44
					<u>\$ 2,100.00</u>	<u>\$ 3,176.44</u>
Painting						
01/01/2034	Building Exterior - Repaint	910-000-0009	01/01/2026	8:00	\$ 70,000.00	\$ 105,881.28
01/01/2034	Wood Surfaces - Repaint	910-000-0041	01/01/2026	8:00	2,500.00	3,781.47
					<u>\$ 72,500.00</u>	<u>\$ 109,662.75</u>

Villas at Palm Valley

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						
01/01/2034	Roof Flat - Repairs	910-000-0036	01/01/2028	6:00	\$ 3,200.00	\$ 4,840.29
					\$ 3,200.00	\$ 4,840.29
Year : 2035						
Equipment						
01/01/2035	Gate Operators - Replace	920-001-0018	01/01/2020	15:00	\$ 6,000.00	\$ 9,347.80
					\$ 6,000.00	\$ 9,347.80
Painting						
01/01/2035	Block Walls - Repaint	910-000-0007	01/01/2025	10:00	\$ 10,150.00	\$ 15,813.37
					\$ 10,150.00	\$ 15,813.37
Year : 2036						
Electronics						
01/01/2036	Entry System - Replace	910-000-0013	01/01/2032	4:00	\$ 3,000.00	\$ 4,814.12
					\$ 3,000.00	\$ 4,814.12
Equipment						
01/01/2036	Pool Filter - Replace	910-000-0027	01/01/2018	18:00	\$ 2,000.00	\$ 3,209.41
					\$ 2,000.00	\$ 3,209.41
Pavement						
01/01/2036	Asphalt - Mill & Overlay	910-000-0003	01/01/2006	30:00	\$ 106,853.86	\$ 171,469.08
01/01/2036	Asphalt - Repair & Reseal	910-000-0004	01/01/2028	8:00	36,574.14	58,690.76
					\$ 143,428.00	\$ 230,159.84
Walls/Fencing						
01/01/2036	Fence Metal - Repaint	910-000-0014	01/01/2031	5:00	\$ 2,100.00	\$ 3,369.88
					\$ 2,100.00	\$ 3,369.88
Year : 2037						
Electronics						
01/01/2037	Access Phone - Replace	910-000-0001	01/01/2027	10:00	\$ 4,150.00	\$ 6,859.32
					\$ 4,150.00	\$ 6,859.32
Equipment						
01/01/2037	Backflow Valves - Refurbish	910-000-0005	01/01/2022	15:00	\$ 5,000.00	\$ 8,264.24
01/01/2037	Pool Pumps - Replace	910-000-0029	01/01/2032	5:00	1,500.00	2,479.27
					\$ 6,500.00	\$ 10,743.51
Walls/Fencing						
01/01/2037	Block Walls - Inspect and Repair	910-000-0006	01/01/2027	10:00	\$ 6,750.00	\$ 11,156.72
01/01/2037	Fence Metal - Replace	910-000-0015	01/01/2007	30:00	10,350.00	17,106.97
01/01/2037	Gate Metal Pedestrian - Replace	920-001-0016	01/01/2007	30:00	1,700.00	2,809.84
01/01/2037	Gate Metal Pedestrian - Replace	920-002-0016	01/01/2007	30:00	850.00	1,404.92
					\$ 19,650.00	\$ 32,478.45

Villas at Palm Valley

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 : 2038						
Equipment						
01/01/2038	Gate Operators - Replace	920-002-0018	01/01/2023	15:00	\$ 6,000.00	\$ 10,214.60
					\$ 6,000.00	\$ 10,214.60
Pavement						
01/01/2038	Brick Pavers - Refurbish	910-000-0008	01/01/2028	10:00	\$ 2,000.00	\$ 3,404.87
					\$ 2,000.00	\$ 3,404.87
Pool						
01/01/2038	Pool - Resurface	910-000-0024	01/01/2028	10:00	\$ 9,900.00	\$ 16,854.09
01/01/2038	Pool Deck - Repair & Reseal	910-000-0025	01/01/2030	8:00	2,520.00	4,290.13
					\$ 12,420.00	\$ 21,144.22
Remodel						
01/01/2038	Drinking Fountain - Replace	910-000-0012	01/01/2023	15:00	\$ 2,300.00	\$ 3,915.60
					\$ 2,300.00	\$ 3,915.60
Roof						
01/01/2038	Roof Tile Underlayment - Refurbish	920-001-0039	01/01/2008	30:00	\$ 83,405.00	\$ 141,991.43
					\$ 83,405.00	\$ 141,991.43
Walls/Fencing						
01/01/2038	Gate Metal Vehicle - Replace	920-002-0017	01/01/2008	30:00	\$ 5,000.00	\$ 8,512.17
					\$ 5,000.00	\$ 8,512.17
Year : 2039						
Equipment						
01/01/2039	Pool Spa Heater - Replace	910-000-0033	01/01/2027	12:00	\$ 3,500.00	\$ 6,137.27
					\$ 3,500.00	\$ 6,137.27
Insurance						
01/01/2039	Contingency - Insurance	910-000-0011	01/01/2034	5:00	\$ 5,000.00	\$ 8,767.53
					\$ 5,000.00	\$ 8,767.53
Landscaping						
01/01/2039	Landscape Granite - Replenish	910-000-0020	01/01/2034	5:00	\$ 2,100.00	\$ 3,682.36
					\$ 2,100.00	\$ 3,682.36
Year : 2040						
Electronics						
01/01/2040	Entry System - Replace	910-000-0013	01/01/2036	4:00	\$ 3,000.00	\$ 5,418.33
					\$ 3,000.00	\$ 5,418.33
Roof						
01/01/2040	Roof Flat - Repairs	910-000-0036	01/01/2034	6:00	\$ 3,200.00	\$ 5,779.56
					\$ 3,200.00	\$ 5,779.56

Villas at Palm Valley

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 : 2041						
Pavement						
01/01/2041	Concrete - Repair & Replace	910-000-0010	01/01/2026	15:00	\$ 6,500.00	\$ 12,091.91
					\$ 6,500.00	\$ 12,091.91
Remodel						
01/01/2041	Artificial Turf - Refurbish	920-001-0002	01/01/2021	20:00	\$ 6,000.00	\$ 11,161.77
01/01/2041	Artificial Turf - Refurbish	920-002-0002	01/01/2021	20:00	2,000.00	3,720.59
					\$ 8,000.00	\$ 14,882.36
Walls/Fencing						
01/01/2041	Fence Metal - Repaint	910-000-0014	01/01/2036	5:00	\$ 2,100.00	\$ 3,906.62
					\$ 2,100.00	\$ 3,906.62
Year : 2042						
Equipment						
01/01/2042	Mailbox Cluster - Replace	920-002-0022	01/01/2017	25:00	\$ 4,000.00	\$ 7,664.41
01/01/2042	Pool Pumps - Replace	910-000-0029	01/01/2037	5:00	1,500.00	2,874.16
					\$ 5,500.00	\$ 10,538.57
Furniture						
01/01/2042	Pool Furniture - Replace	910-000-0028	01/01/2030	12:00	\$ 4,000.00	\$ 7,664.41
					\$ 4,000.00	\$ 7,664.41
Landscaping						
01/01/2042	Irrigation Controller - Replace	910-000-0019	01/01/2030	12:00	\$ 3,600.00	\$ 6,897.97
					\$ 3,600.00	\$ 6,897.97
Lighting						
01/01/2042	Wall Lights - Replace	910-000-0042	01/01/2030	12:00	\$ 3,500.00	\$ 6,706.36
					\$ 3,500.00	\$ 6,706.36
Painting						
01/01/2042	Building Exterior - Repaint	910-000-0009	01/01/2034	8:00	\$ 70,000.00	\$ 134,127.24
01/01/2042	Wood Surfaces - Repaint	910-000-0041	01/01/2034	8:00	2,500.00	4,790.26
					\$ 72,500.00	\$ 138,917.50
Pool						
01/01/2042	Pool Spa - Resurface	910-000-0031	01/01/2030	12:00	\$ 4,200.00	\$ 8,047.63
					\$ 4,200.00	\$ 8,047.63
Roof						
01/01/2042	Roof Flat - Reseal	920-001-0037	01/01/2018	24:00	\$ 44,910.00	\$ 86,052.20
01/01/2042	Roof Flat - Resurface	920-002-0038	01/01/2018	24:00	160,000.00	306,576.55
					\$ 204,910.00	\$ 392,628.75

Draft Rev1

Villas at Palm Valley

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 : 2044						
Electronics						
01/01/2044	Entry System - Replace	910-000-0013	01/01/2040	4:00	\$ 3,000.00	\$ 6,098.38
					\$ 3,000.00	\$ 6,098.38
Equipment						
01/01/2044	Pool Spa Filter - Replace	910-000-0032	01/01/2026	18:00	\$ 1,750.00	\$ 3,557.39
					\$ 1,750.00	\$ 3,557.39
Insurance						
01/01/2044	Contingency - Insurance	910-000-0011	01/01/2039	5:00	\$ 5,000.00	\$ 10,163.97
					\$ 5,000.00	\$ 10,163.97
Landscaping						
01/01/2044	Landscape Granite - Replenish	910-000-0020	01/01/2039	5:00	\$ 2,100.00	\$ 4,268.87
					\$ 2,100.00	\$ 4,268.87
Pavement						
01/01/2044	Asphalt - Repair & Reseal	910-000-0004	01/01/2036	8:00	\$ 36,574.14	\$ 74,347.70
					\$ 36,574.14	\$ 74,347.70
Year : 2045						
Painting						
01/01/2045	Block Walls - Repaint	910-000-0007	01/01/2035	10:00	\$ 10,150.00	\$ 21,251.85
					\$ 10,150.00	\$ 21,251.85
Year : 2046						
Pool						
01/01/2046	Pool Deck - Repair & Reseal	910-000-0025	01/01/2038	8:00	\$ 2,520.00	\$ 5,434.61
01/01/2046	Pool Deck - Resurface	910-000-0026	01/01/2030	16:00	7,560.00	16,303.83
					\$ 10,080.00	\$ 21,738.44
Roof						
01/01/2046	Roof Flat - Repairs	910-000-0036	01/01/2040	6:00	\$ 3,200.00	\$ 6,901.09
					\$ 3,200.00	\$ 6,901.09
Walls/Fencing						
01/01/2046	Fence Metal - Repaint	910-000-0014	01/01/2041	5:00	\$ 2,100.00	\$ 4,528.84
					\$ 2,100.00	\$ 4,528.84
Year : 2047						
Electronics						
01/01/2047	Access Phone - Replace	910-000-0001	01/01/2037	10:00	\$ 4,150.00	\$ 9,218.35
					\$ 4,150.00	\$ 9,218.35
Equipment						
01/01/2047	Pool Pumps - Replace	910-000-0029	01/01/2042	5:00	\$ 1,500.00	\$ 3,331.93
					\$ 1,500.00	\$ 3,331.93

Villas at Palm Valley

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
Walls/Fencing						
01/01/2047	Block Walls - Inspect and Repair	910-000-0006	01/01/2037	10:00	\$ 6,750.00	\$ 14,993.70
					\$ 6,750.00	\$ 14,993.70
Year : 2048						
Electronics						
01/01/2048	Entry System - Replace	910-000-0013	01/01/2044	4:00	\$ 3,000.00	\$ 6,863.78
					\$ 3,000.00	\$ 6,863.78
Equipment						
01/01/2048	Pool Water Heater - Replace	910-000-0035	01/01/2028	20:00	\$ 1,250.00	\$ 2,859.91
					\$ 1,250.00	\$ 2,859.91
Lighting						
01/01/2048	Landscape Lighting - Replace	910-000-0021	01/01/2028	20:00	\$ 4,000.00	\$ 9,151.71
					\$ 4,000.00	\$ 9,151.71
Pavement						
01/01/2048	Brick Pavers - Refurbish	910-000-0008	01/01/2038	10:00	\$ 2,000.00	\$ 4,575.86
					\$ 2,000.00	\$ 4,575.86
Pool						
01/01/2048	Pool - Resurface	910-000-0024	01/01/2038	10:00	\$ 9,900.00	\$ 22,650.48
					\$ 9,900.00	\$ 22,650.48
Remodel						
01/01/2048	Monument - Refurbish	910-000-0023	01/01/2028	20:00	\$ 3,000.00	\$ 6,863.78
01/01/2048	Pool Restroom - Remodel	910-000-0030	01/01/2028	20:00	4,000.00	9,151.71
					\$ 7,000.00	\$ 16,015.49
Roof						
01/01/2048	Roof Tile Underlayment - Refurbish	920-002-0039	01/01/2018	30:00	\$ 87,500.00	\$ 200,193.67
					\$ 87,500.00	\$ 200,193.67
Year : 2049						
Insurance						
01/01/2049	Contingency - Insurance	910-000-0011	01/01/2044	5:00	\$ 5,000.00	\$ 11,782.83
					\$ 5,000.00	\$ 11,782.83
Landscaping						
01/01/2049	Landscape Granite - Replenish	910-000-0020	01/01/2044	5:00	\$ 2,100.00	\$ 4,948.79
					\$ 2,100.00	\$ 4,948.79

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Access Phone - Replace

Item Number	1	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Electronics	Basis Cost	\$ 4,150.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entry		Good	01/01/2017	01/01/2027	7:00	10:00	1	4,150.00	5,103.98
								\$ 4,150.00	\$ 5,103.98

Comments



Elite DIALCODELC entry phone to be replaced as needed.

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Artificial Turf - Refurbish

Item Number	2	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Remodel	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
Putting Green Area		Poor	01/01/2001	01/01/2021	1:00	20:00	3	6,000.00	6,180.00
Pool		Good	01/01/2001	01/01/2021	1:00	20:00	1	2,000.00	2,060.00
								<u>\$ 8,000.00</u>	<u>\$ 8,240.00</u>

Comments



Funding to refurbish putting green and pool areas or create new common area element as determined.

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Asphalt - Mill & Overlay

Item Number	3	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	30 Years
Category	Pavement	Basis Cost	\$ 1.49
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2006	01/01/2036	16:00	30:00	71,714	106,853.86	171,469.08
								\$ 106,853.86	\$ 171,469.08

Comments



Installed: 10/2007

Funding to eventually Mill & Overlay all community asphalt in 2037. Full cost to Mill and Overlay funded by Asphalt - Repair and Reseal AND Asphalt - Mill & Overlay components for a full \$2.00 / per sq ft at current costs.

Villas at Palm Valley

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	Sq. Ft
Type	Common Area	Estimated Useful Life	8 Years
Category	Pavement	Basis Cost	\$ 0.51
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Poor	01/01/2012	01/01/2020	0:00	8:00	71,714	36,574.14	36,574.14
								\$ 36,574.14	\$ 36,574.14

Comments



Funding to repair and fill asphalt cracks to cycle with resealing projects. See bid from Sunland Asphalt - 12/16/2019 - \$35,982.

Utility Adjustments \$1,400.00

Repair cracked/broken concrete collars around 2 water valves and 1 manhole.

3" R & R's And Wide Crack Remediation \$21,512.00

Provide Traffic Control And Barricades During Our Scope Of Work.

Make Necessary Saw cuts.

Remove Approx. 3,646 Square Feet Of Wide Cracks In Asphalt To A Depth Of 3".

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Compact Existing Base And Pave With 3" Of 1/2" MAG Asphaltic Surface Course.

This Proposal Is Based On Performing The Work In 1 Phase/Mobilization.

Crack Seal / Apply MasterSeal Sealer / Pavement Markings \$12,370.00

Provide Traffic Control And Barricades During Our Scope Of Work.

Power Clean With High Volume Air As Needed And Seal All Cracks 1/4" And Larger With Crafcro PolyFlex III Crack Sealant.

(Alligatored Areas Not Included.)

Power Clean With High Volume Air As Needed And Seal Curb Line 1/4" And Larger With Crafcro PolyFlex III Crack Sealant.

Power Sweep/clean Asphalt Surface.

Furnish And Apply Two (2) Coats Of PMM Sealer By Spray Application On Approximately 71,714 Square Feet.

SealMaster

PMM has 3-5 lbs. of Aggregate per gallon blended with 2% Polymer Modified Latex. (Adhesion Or Bonding Of Seal Coat Materials Is Not Warranted In Areas Exposed To Automotive Fluids And/or Other Spills.)

Re-Stripe To Existing Pattern: (To be completed in 1 mobilization)

Re-stripe 1 standard ADA handicap stall(s) using blue & yellow latex traffic paint.

Re-stripe 38 standard parking stall(s) using white latex traffic paint.

Re-stripe 170 In. ft. of 4" line using yellow latex traffic paint.

Paint 1 stop bar on pavement using white latex traffic paint.

Stencil 1 area with " STOP FOR GATE " using 12" characters on the asphalt using white paint.

Replace 1 blue reflector.

This proposal is based on performing the work in 2 phases/mobilizations.

Option - Additional Mobilization For Seal Coat \$700.00

Total Bid Price: \$35,982.00

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

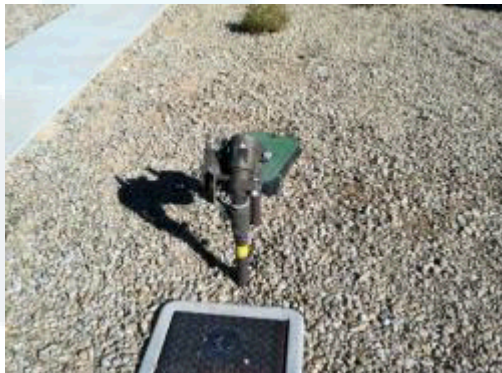
Component List - Full Detail

Backflow Valves - Refurbish

Item Number	5	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	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	01/01/2007	01/01/2022	2:00	15:00	1	5,000.00	5,304.50
								\$ 5,000.00	\$ 5,304.50

Comments



1 – 2” Febco 825 YA and 1 – 1.5” Febco 825 YA backflow devices to be repaired or replaced as needed.

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Block Walls - Inspect and Repair

Item Number	6	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Walls/Fencing	Basis Cost	\$ 6,750.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2017	01/01/2027	7:00	10:00	1	6,750.00	8,301.65
								\$ 6,750.00	\$ 8,301.65

Comments



The masonry wall in this community should last the life of the community providing it is maintained as needed. There will be a need to repair this component at some time and we are providing funding for this purpose. The need for repair may be less, or exceed the provisions we have made and can be adjusted over time. Currently there are a few areas that need to be addressed regarding stair step cracking as shown in the picture below. This type of cracking is typically a result of soil shifting which has a variety of causes. Initially these types of repairs can be minor in expenses using elastomeric caulk to patch and then a paint touch up. If the cracking persists, we recommend hiring a licensed and bonded masonry contractor to investigate the problem and propose a permanent solution for repair.

Villas at Palm Valley

Analysis Date - January 1, 2020

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

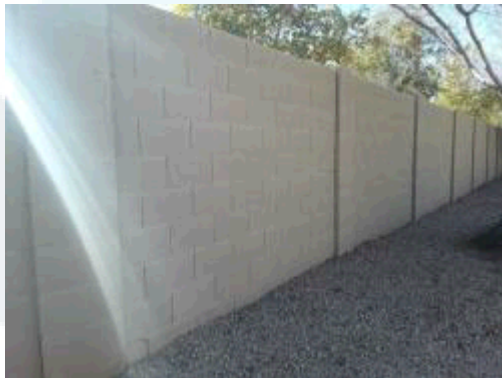
Component List - Full Detail

Block Walls - Repaint

Item Number	7	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	10 Years
Category	Painting	Basis Cost	\$ 0.50
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2015	01/01/2025	5:00	10:00	20,300	10,150.00	11,766.63
								\$ 10,150.00	\$ 11,766.63

Comments



Funding to repaint walls throughout community.

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

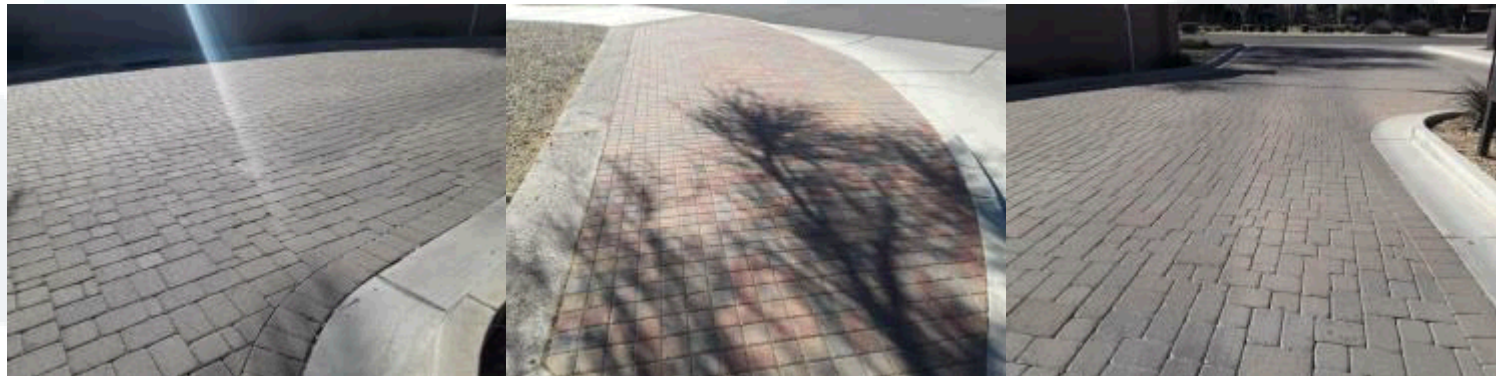
Component List - Full Detail

Brick Pavers - Refurbish

Item Number	8	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Pavement	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
Entry		Good	01/01/2018	01/01/2028	8:00	10:00	1	2,000.00	2,533.54
								\$ 2,000.00	\$ 2,533.54

Comments



repair or replace brick pavers as needed.

Funding to

Villas at Palm Valley

Analysis Date - January 1, 2020

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

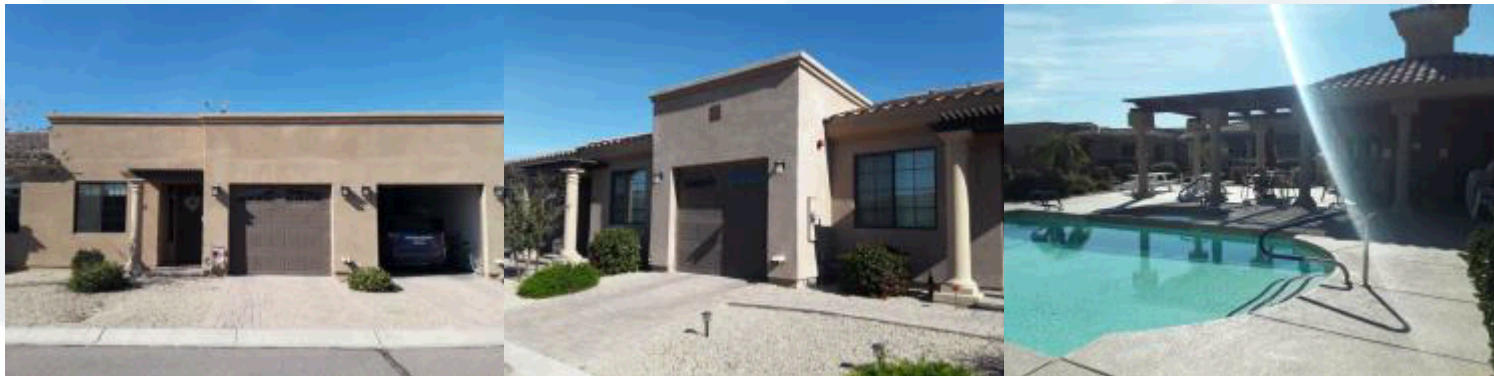
Component List - Full Detail

Building Exterior - Repaint

Item Number	9	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	8 Years
Category	Painting	Basis Cost	\$ 70,000.00
Tracking Method	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2018	01/01/2026	6:00	8:00	1	70,000.00	83,583.66
								\$ 70,000.00	\$ 83,583.66

Comments



Recently repainted Bldgs 1,2,3,10,8,16, & Pool Bldg 2019 for \$35,000. Funding to repaint all resident bldg's.

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Concrete - Repair & Replace

Item Number	10	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Pavement	Basis Cost	\$ 6,500.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2011	01/01/2026	6:00	15:00	1	6,500.00	7,761.34
								\$ 6,500.00	\$ 7,761.34

Comments



Approximately 1,540 square feet of concrete and 5,110 lineal feet of concrete curbing to be repaired or replaced as needed.

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Contingency - Insurance

Item Number	11	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Insurance	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		Good	01/01/2019	01/01/2024	4:00	5:00	1	5,000.00	5,627.54
								\$ 5,000.00	\$ 5,627.54

Comments

This component funds for \$1,000 annually as a contingency fund against price and project variability.

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Drinking Fountain - Replace

Item Number	12	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Remodel	Basis Cost	\$ 1,150.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Fair	01/01/2008	01/01/2023	3:00	15:00	2	2,300.00	2,513.27
								\$ 2,300.00	\$ 2,513.27

Comments



Elkal drinking fountains to be replaced as needed.

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Entry System - Replace

Item Number	13	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	4 Years
Category	Electronics	Basis Cost	\$ 1,500.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entry		Good	01/01/2016	01/01/2020	0:00	4:00	2	3,000.00	3,000.00
								\$ 3,000.00	\$ 3,000.00

Comments



This component is for the access of emergency services and must be operational at all times. It has a useful life of 4 years. We recommend that this be inspected at a minimum occurrence of a quarterly inspection by a licensed professional. This component opens the gates for emergency services equipped with strobe lights.

Villas at Palm Valley

Analysis Date - January 1, 2020

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

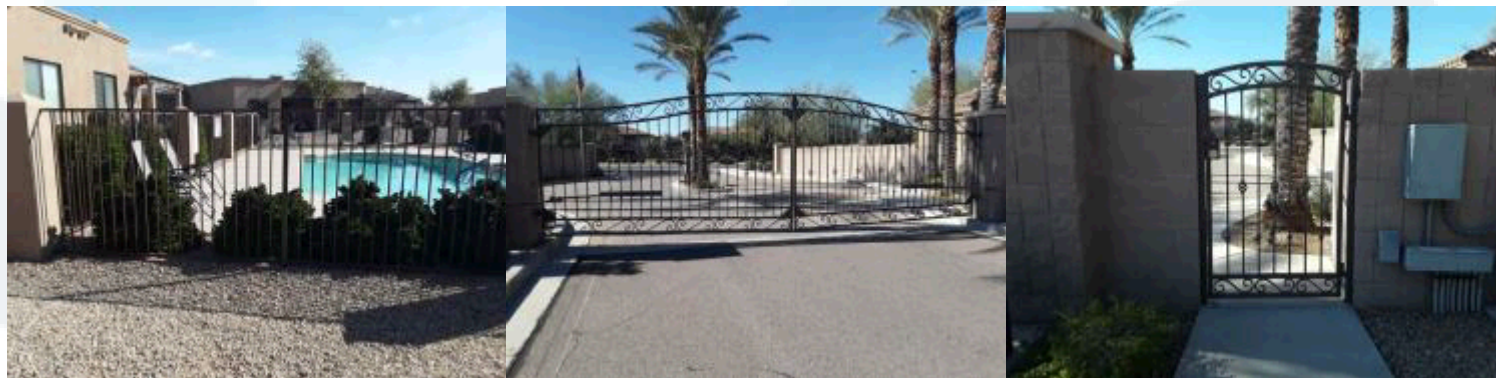
Component List - Full Detail

Fence Metal - Repaint

Item Number	14	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	5 Years
Category	Walls/Fencing	Basis Cost	\$ 6.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2016	01/01/2021	1:00	5:00	350	2,100.00	2,163.00
								\$ 2,100.00	\$ 2,163.00

Comments



repaint fencing at the pool and north and south gate areas.

Funding to

Villas at Palm Valley

Analysis Date - January 1, 2020

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

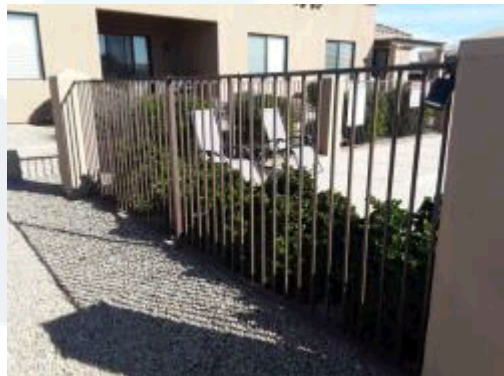
Component List - Full Detail

Fence Metal - Replace

Item Number	15	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	30 Years
Category	Walls/Fencing	Basis Cost	\$ 45.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool	5'	Good	01/01/2007	01/01/2037	17:00	30:00	230	10,350.00	17,106.97
								\$ 10,350.00	\$ 17,106.97

Comments



Funding to replace 5' tall wrought iron fencing as needed.

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

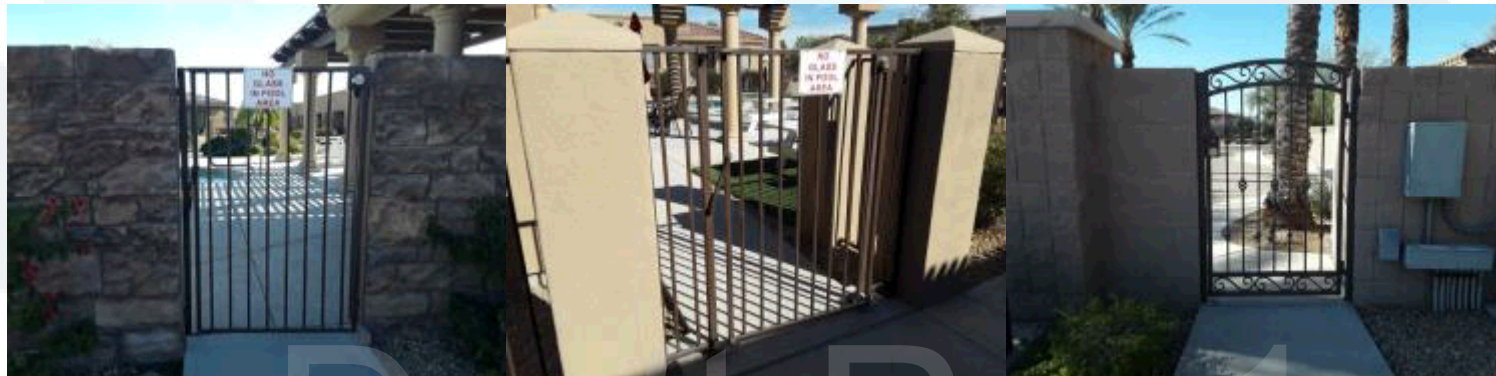
Component List - Full Detail

Gate Metal Pedestrian - Replace

Item Number	16	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Walls/Fencing	Basis Cost	\$ 850.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool	48" x 60"	Good	01/01/2007	01/01/2037	17:00	30:00	2	1,700.00	2,809.84
North Entry	48" x 60"	Good	01/01/2007	01/01/2037	17:00	30:00	1	850.00	1,404.92
								\$ 2,550.00	\$ 4,214.76

Comments



replace pedestrian gates as needed.

Funding to

Villas at Palm Valley

Analysis Date - January 1, 2020

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

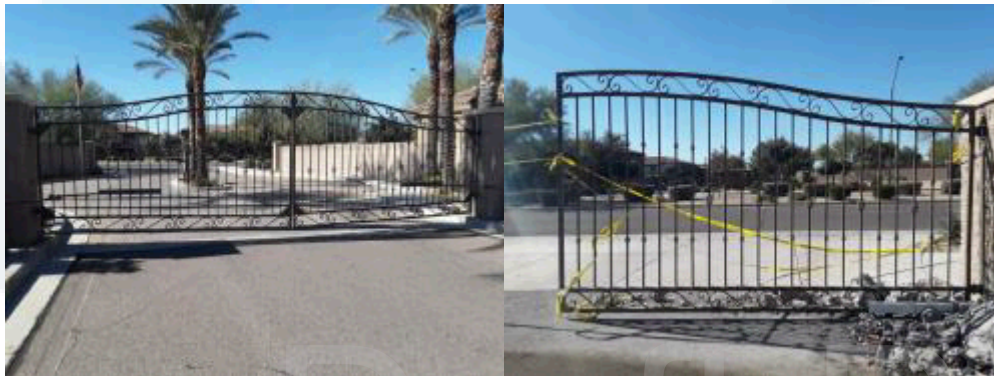
Component List - Full Detail

Gate Metal Vehicle - Replace

Item Number	17	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Walls/Fencing	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
North Entry	12'	New	01/01/2020	01/01/2050	30:00	30:00	2	5,000.00	12,136.31
South Entry	12'	Fair	01/01/2008	01/01/2038	18:00	30:00	2	5,000.00	8,512.17
								\$ 10,000.00	\$ 20,648.48

Comments



Funding to replace vehicle gates as needed.

Villas at Palm Valley

Analysis Date - January 1, 2020

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

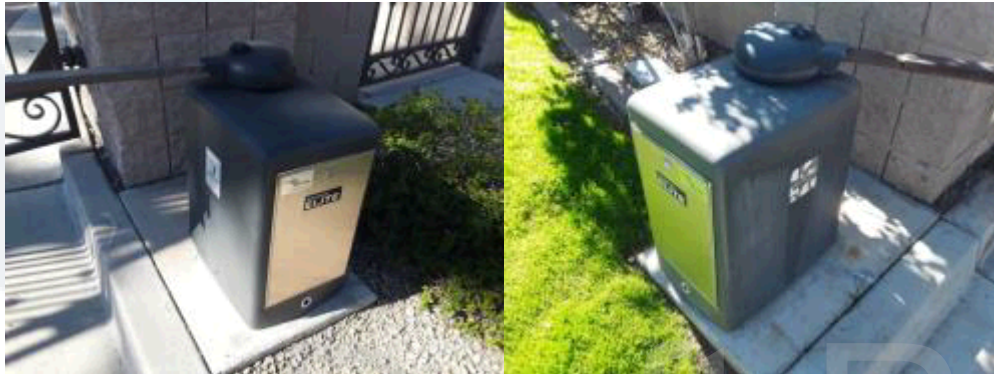
Component List - Full Detail

Gate Operators - Replace

Item Number	18	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 3,000.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
North Entry		New	01/01/2020	01/01/2035	15:00	15:00	2	6,000.00	9,347.80
South Entry		Fair	01/01/2008	01/01/2023	3:00	15:00	2	6,000.00	6,556.36
								<u>\$ 12,000.00</u>	<u>\$ 15,904.16</u>

Comments



Elite Gate Openers

North Entry - Gate operators to be replaced on insurance claim in 2020.
 South Entry - Gate operators original from 2008.

Villas at Palm Valley

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	19	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Landscaping	Basis Cost	\$ 1,200.00
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	01/01/2030	10:00	12:00	3	3,600.00	4,838.10
								\$ 3,600.00	\$ 4,838.10

Comments



Rainbird controllers to be replaced as needed.

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Landscape Granite - Replenish

Item Number	20	Measurement Basis	Ton
Type	Common Area	Estimated Useful Life	5 Years
Category	Landscaping	Basis Cost	\$ 70.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2019	01/01/2024	4:00	5:00	30	2,100.00	2,363.57
								\$ 2,100.00	\$ 2,363.57

Comments



The granite should be regularly maintained by the landscape maintenance contractor and any replenishment should be preformed prior to the scheduled pre-emergent treatment to avoid duplicate efforts and cost.

Villas at Palm Valley

Analysis Date - January 1, 2020

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

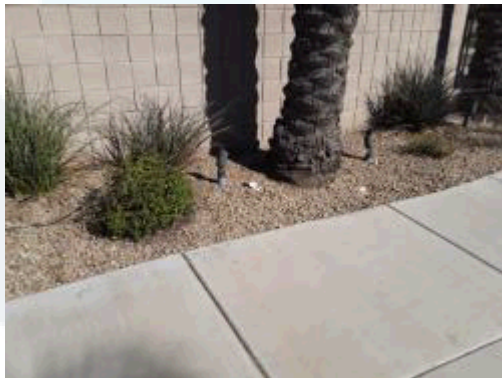
Component List - Full Detail

Landscape Lighting - Replace

Item Number	21	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Lighting	Basis Cost	\$ 4,000.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entry		Good	01/01/2008	01/01/2028	8:00	20:00	1	4,000.00	5,067.08
								\$ 4,000.00	\$ 5,067.08

Comments



Funding to replace landscape lighting throughout community as needed.

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Mailbox Cluster - Replace

Item Number	22	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Equipment	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
Community		Good	01/01/2008	01/01/2033	13:00	25:00	2	4,000.00	5,874.13
Community		Good	01/01/2017	01/01/2042	22:00	25:00	2	4,000.00	7,664.41
								<u>\$ 8,000.00</u>	<u>\$ 13,538.54</u>

Comments



16 unit 2 Parcel lockers AF Florence Vigilant 1565 to be replaced as needed.

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Monument - Refurbish

Item Number	23	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Remodel	Basis Cost	\$ 3,000.00
Tracking Method	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
North Entry		Fair	01/01/2008	01/01/2028	8:00	20:00	1	3,000.00	3,800.31
								\$ 3,000.00	\$ 3,800.31

Comments



Funding to refurbish address monument, community map, and signage throughout community as needed.

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Pergola - Replace

Item Number	40	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	25 Years
Category	Remodel	Basis Cost	\$ 4,000.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			01/01/2008	01/01/2033	13:00	25:00	1	4,000.00	5,874.13
								\$ 4,000.00	\$ 5,874.13

Comments



Pergola to be replaced as needed.

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

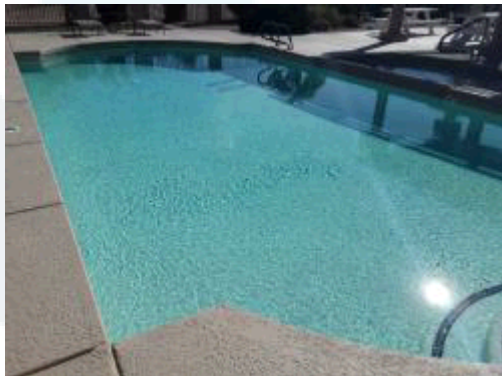
Component List - Full Detail

Pool - Resurface

Item Number	24	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool	Basis Cost	\$ 110.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2018	01/01/2028	8:00	10:00	90	9,900.00	12,541.02
								\$ 9,900.00	\$ 12,541.02

Comments



Previously resurfaced in 2018. Funding to resurface on (10) cycle or as needed.

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

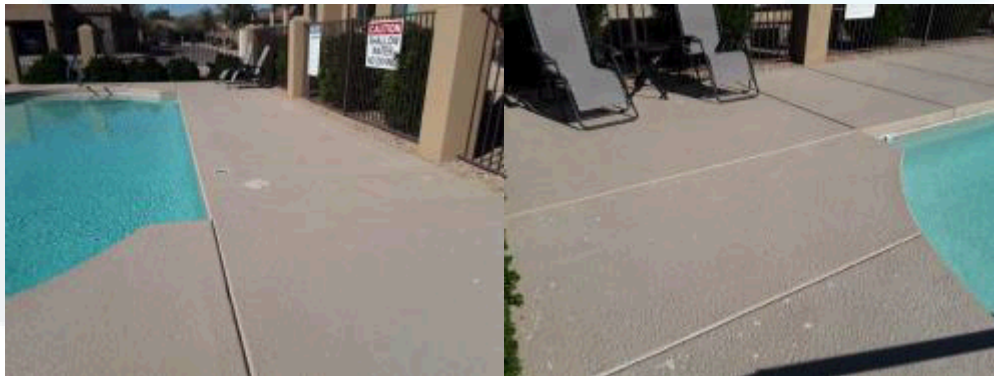
Component List - Full Detail

Pool Deck - Repair & Reseal

Item Number	25	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	8 Years
Category	Pool	Basis Cost	\$ 2.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Fair	01/01/2014	01/01/2022	2:00	8:00	1,260	2,520.00	2,673.47
								\$ 2,520.00	\$ 2,673.47

Comments



Deck previously resealed in 2017. This component will accumulate funds for repairs and resealing of the pool deck (adequine tile & coping - Desantana Stone).

Villas at Palm Valley

Analysis Date - January 1, 2020

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

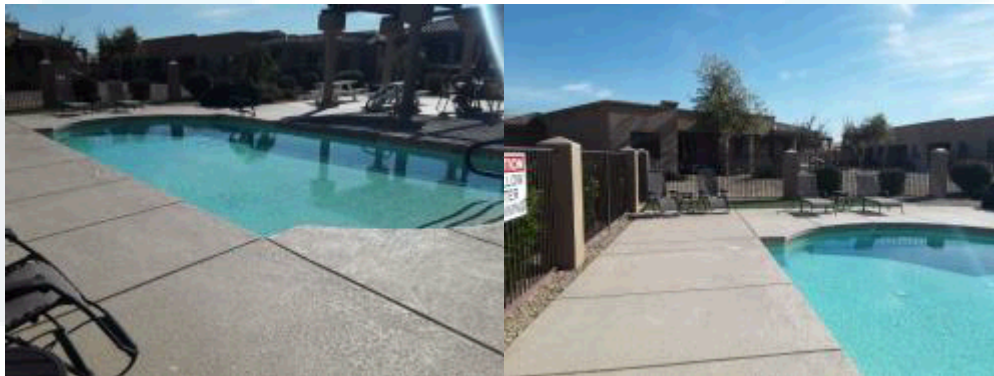
Component List - Full Detail

Pool Deck - Resurface

Item Number	26	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	16 Years
Category	Pool	Basis Cost	\$ 6.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2014	01/01/2030	10:00	16:00	1,260	7,560.00	10,160.01
								\$ 7,560.00	\$ 10,160.01

Comments



Funding to resurface pool deck to include a full grind of pool deck surface, returning to like new. Full cost to Resurface Pool Deck funded by Pool Deck - Repair & Reseal and Pool Deck - Resurface components for a full \$8.00 / per sq ft at current costs.

Villas at Palm Valley

Analysis Date - January 1, 2020

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

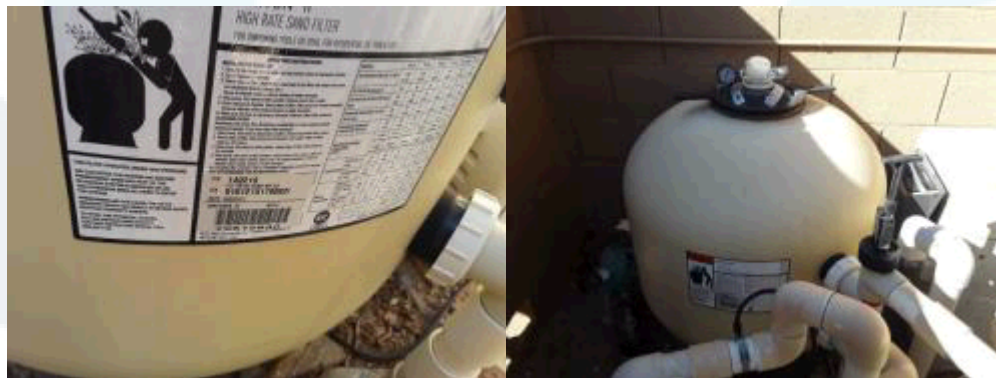
Component List - Full Detail

Pool Filter - Replace

Item Number	27	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	18 Years
Category	Equipment	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		Good	01/01/2018	01/01/2036	16:00	18:00	1	2,000.00	3,209.41
								\$ 2,000.00	\$ 3,209.41

Comments



as needed. Serial# 0101215170062I. Installed in 2018.

Pentair Triton II TR100 sand filter to be replaced

Villas at Palm Valley

Analysis Date - January 1, 2020

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

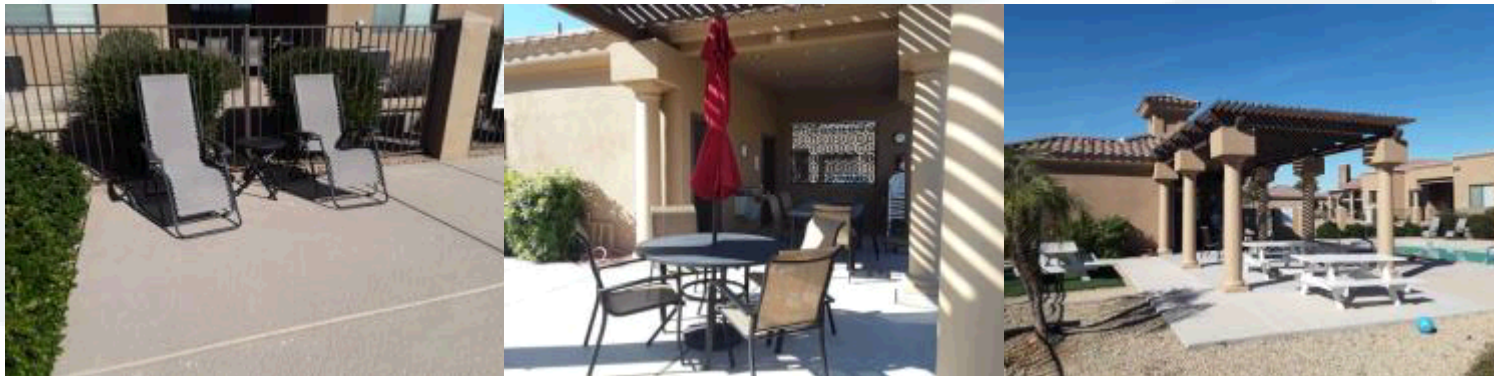
Component List - Full Detail

Pool Furniture - Replace

Item Number	28	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	12 Years
Category	Furniture	Basis Cost	\$ 4,000.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2018	01/01/2030	10:00	12:00	1	4,000.00	5,375.67
								\$ 4,000.00	\$ 5,375.67

Comments



Recently purchased pool furniture in 2018. Funding to replace pool furniture to include (6) chaise lounges, (2) dining tables, (10) dining chairs, (3) picnic tables, (3) tea tables, and (1) umbrellas.

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Pool Pumps - Replace

Item Number	29	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 Years
Category	Equipment	Basis Cost	\$ 1,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2017	01/01/2022	2:00	5:00	1	1,500.00	1,591.35
								\$ 1,500.00	\$ 1,591.35

Comments



This component will accumulate funds for the major repair/replacement of the pool and spa pumps and motors.

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

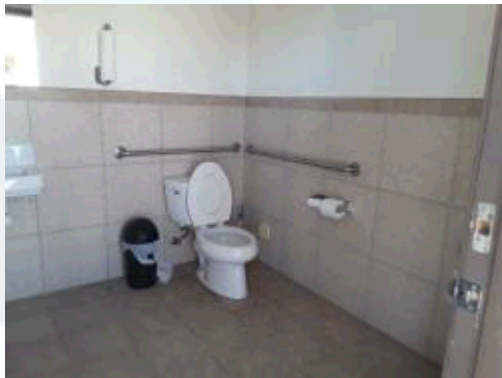
Component List - Full Detail

Pool Restroom - Remodel

Item Number	30	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Remodel	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		Good	01/01/2008	01/01/2028	8:00	20:00	2	4,000.00	5,067.08
								\$ 4,000.00	\$ 5,067.08

Comments



Funding to remodel Men's and Women's restroom to include floor tile repair or replacement, updating of fixturing as needed.

Villas at Palm Valley

Analysis Date - January 1, 2020

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

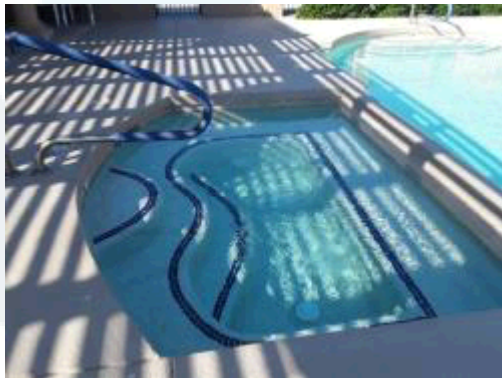
Component List - Full Detail

Pool Spa - Resurface

Item Number	31	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Pool	Basis Cost	\$ 120.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Spa		Good	01/01/2018	01/01/2030	10:00	12:00	35	4,200.00	5,644.45
								\$ 4,200.00	\$ 5,644.45

Comments



Previously resurfaced in 2018. Funding to resurface on (10) cycle or as needed.

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

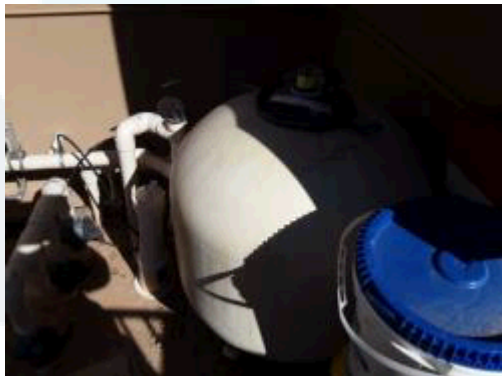
Component List - Full Detail

Pool Spa Filter - Replace

Item Number	32	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	18 Years
Category	Equipment	Basis Cost	\$ 1,750.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Spa		Good	01/01/2008	01/01/2026	6:00	18:00	1	1,750.00	2,089.59
								\$ 1,750.00	\$ 2,089.59

Comments



Pentair Triton II TR60 sand filter to be replaced as needed.

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Pool Spa Heater - Replace

Item Number	33	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Equipment	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
Pool		Fair	01/01/2015	01/01/2027	7:00	12:00	1	3,500.00	4,304.56
								\$ 3,500.00	\$ 4,304.56

Comments



Pentair Master Temp HTR 400 - 250,000 BTU heater to be replaced as needed. Model# 460805. Serial# 1119282140005Z. Installed 2015

Villas at Palm Valley

Analysis Date - January 1, 2020

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

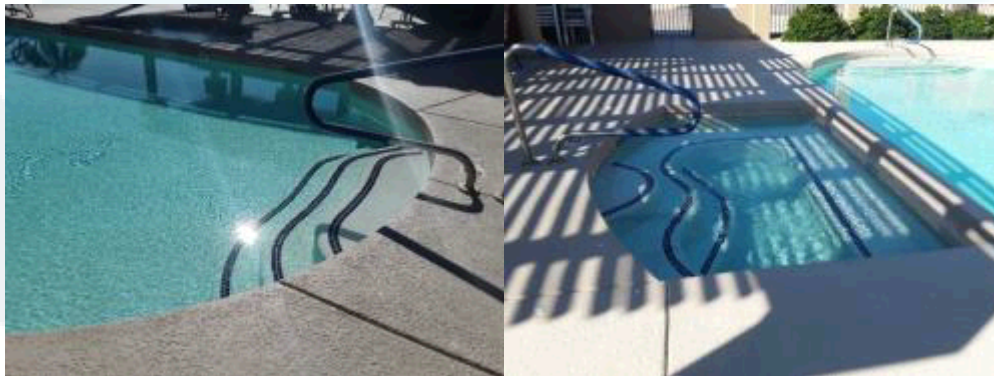
Component List - Full Detail

Pool Trim Tile - Replace

Item Number	34	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	22 Years
Category	Pool	Basis Cost	\$ 15.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2008	01/01/2030	10:00	22:00	125	1,875.00	2,519.84
								\$ 1,875.00	\$ 2,519.84

Comments



trim tile as needed.

Funding to repair or replace Pool & Spa waterline

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

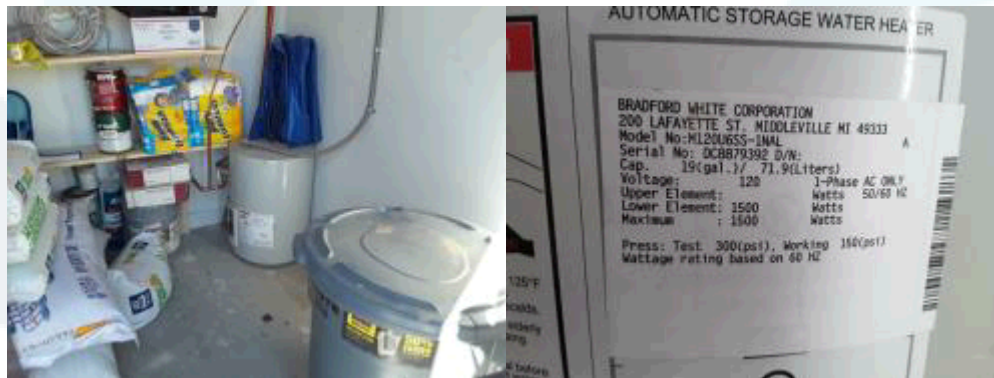
Component List - Full Detail

Pool Water Heater - Replace

Item Number	35	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	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		Good	01/01/2008	01/01/2028	8:00	20:00	1	1,250.00	1,583.46
								\$ 1,250.00	\$ 1,583.46

Comments



Funding to replace Bradford White water heater.

Model# M120U6SS-1NAL. Serial# DC8879392. 19-Gal

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Roof Flat - Repairs

Item Number	36	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	6 Years
Category	Roof	Basis Cost	\$ 3,200.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2016	01/01/2022	2:00	6:00	1	3,200.00	3,394.88
								\$ 3,200.00	\$ 3,394.88

Comments



Funding for periodic repairs to flat and tile roof areas.

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Roof Flat - Reseal

Item Number	37	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	24 Years
Category	Roof	Basis Cost	\$ 1.50
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Phase 1		Good	01/01/2018	01/01/2042	22:00	24:00	29,940	44,910.00	86,052.20
Phase 2		Good	01/01/2008	01/01/2032	12:00	24:00	32,000	48,000.00	68,436.52
								\$ 92,910.00	\$ 154,488.72

Comments



Funding to reseal the flat roofs as needed.

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Roof Flat - Resurface

Item Number	38	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	24 Years
Category	Roof	Basis Cost	\$ 5.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Phase 1		Good	01/01/2008	01/01/2032	12:00	24:00	29,940	149,700.00	213,436.40
Phase 2		Good	01/01/2018	01/01/2042	22:00	24:00	32,000	160,000.00	306,576.55
								\$ 309,700.00	\$ 520,012.95

Comments



Funding to resurface the flat roofs as needed.

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Roof Tile Underlayment - Refurbish

Item Number	39	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	30 Years
Category	Roof	Basis Cost	\$ 3.50
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Phase 1		Good	01/01/2008	01/01/2038	18:00	30:00	23,830	83,405.00	141,991.43
Phase 2		Good	01/01/2018	01/01/2048	28:00	30:00	25,000	87,500.00	200,193.67
								\$ 170,905.00	\$ 342,185.10

Comments



Funding to replace underlayment on all tile roof areas. Tile roof systems are designed to last for the life of the project. However, the integrity of the tile roof is dependent on the condition of the roof underlayment. The tile can last indefinitely but will not keep the building watertight unless the underlayment is intact.

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

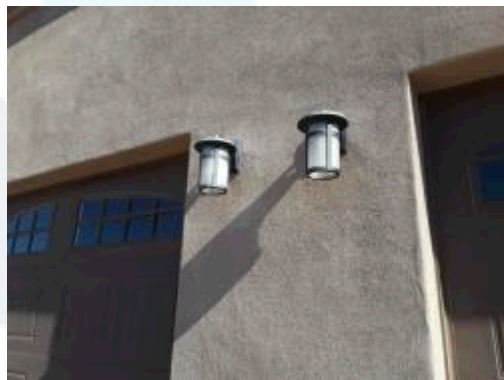
Component List - Full Detail

Wall Lights - Replace

Item Number	42	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	12 Years
Category	Lighting	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
			01/01/2018	01/01/2030	10:00	12:00	1	3,500.00	4,703.71
								\$ 3,500.00	\$ 4,703.71

Comments



Replace wall lights as needed.

Draft Rev1

Villas at Palm Valley

Analysis Date - January 1, 2020

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

Component List - Full Detail

Wood Surfaces - Repaint

Item Number	41	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	8 Years
Category	Painting	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
			01/01/2018	01/01/2026	6:00	8:00	1	2,500.00	2,985.13
								\$ 2,500.00	\$ 2,985.13

Comments



Draft Rev1