

# Villas at Palm Valley

## Reserve Management Plan

### Type 1

## Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2020



Draft Rev1

Villas at Palm Valley  
January 1, 2020

Villas at Palm Valley  
Reserve Management Plan

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## Preparer's Report on Reserve Study Reserve Management Plan

### Type I Reserve Study With On-Site Analysis For 30-Year Projection Period Beginning January 1, 2020

Board of Directors  
Villas at Palm Valley  
Goodyear, 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 Villas at Palm Valley 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 Villas at Palm Valley upon which this reserve management plan is based was performed by Greg Libke of Facilities Advisors Arizona LLC on February 6, 2020.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Villas at Palm Valley. 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 Villas at Palm Valley 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 Villas at Palm Valley, 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 Villas at Palm Valley, 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 Villas at Palm Valley'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 Villas at Palm Valley'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  
March 19, 2020

Villas at Palm Valley  
January 1, 2020

Statement of Position

Projection period: January 1, 2020 to 2049  
 Type of Project: Villas / Single Family adjoining  
 Number of Units: 58  
 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	\$ 954,748
Future Replacement Cost of All Components	\$ 1,531,829
Projected Balance of Reserve Funds at January 1, 2020	\$ 105,829
100% Funded Amount at January 1, 2020	\$ 332,422
Percent Funded at January 1, 2020	31.84 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2020	\$ 3,907
Projected Reserve Contribution	\$ 44,694
Average Annual Reserve Contribution Per Unit	\$ 771
Monthly Reserve Contribution First Year of Projection	\$ 3,725
Average Monthly Reserve Contribution Per Unit	\$ 64
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	0.10 %

Components Excluded from This Report

Major Component	Reason Excluded
Tot Lot Playstructure – Replace	Removed from community in 2018
Tot Lot Sand – Replenish	Removed from community in 2018
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component – Never previously included in study, and Excluded per Board decision
Street Base	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget
Major Tree Trimming	Included in Operating Budget
Landscape / Plant Replacement	Included in Operating Budget

# Villas at Palm Valley

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
Electronics	0- 7	\$ 8,104
Equipment	2-22	47,525
Furniture	10	5,376
Insurance	4	5,628
Landscaping	4-10	7,202
Lighting	8-10	9,771
Painting	5- 6	98,336
Pavement	0-16	218,338
Pool	2-10	33,538
Remodel	1-13	25,494
Roof	2-28	1,020,082
Walls/Fencing	1-30	52,435
		<u>\$ 1,531,829</u>

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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

## Cash Flow - Annual

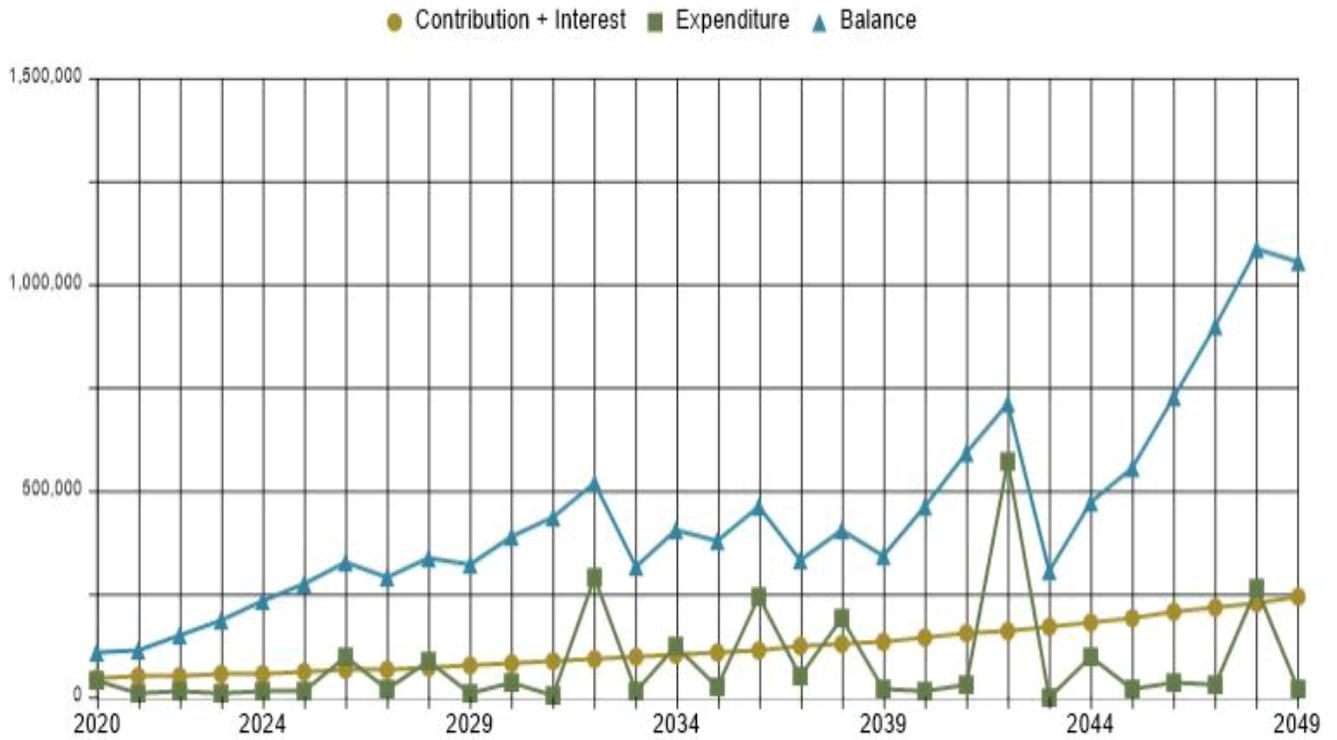
Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/20 - 12/20	\$ 105,829.09	\$ 44,694.00	\$ 90.30	\$ 39,574.14	\$ 111,039.25
01/21 - 12/21	111,039.25	47,375.64	124.81	10,403.00	148,136.70
01/22 - 12/22	148,136.70	50,218.20	160.92	12,964.20	185,551.62
01/23 - 12/23	185,551.62	53,231.28	203.56	9,069.63	229,916.83
01/24 - 12/24	229,916.83	56,425.20	247.35	11,367.64	275,221.74
01/25 - 12/25	275,221.74	59,810.64	293.98	11,766.63	323,559.73
01/26 - 12/26	323,559.73	63,399.24	260.57	98,927.23	288,292.31
01/27 - 12/27	288,292.31	67,203.24	303.29	19,555.00	336,243.84
01/28 - 12/28	336,243.84	71,235.48	290.76	84,777.49	322,992.59
01/29 - 12/29	322,992.59	75,509.52	352.02	9,263.89	389,590.24
	<u>\$ 105,829.09</u>	<u>\$ 589,102.44</u>	<u>\$ 2,327.56</u>	<u>\$ 307,668.85</u>	<u>\$ 389,590.24</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/30 - 12/30	\$ 389,590.24	\$ 80,040.12	\$ 394.70	\$ 36,628.45	\$ 433,396.61
01/31 - 12/31	433,396.61	84,842.52	473.25	2,906.89	515,805.49
01/32 - 12/32	515,805.49	89,933.16	284.62	288,288.84	317,734.43
01/33 - 12/33	317,734.43	95,329.08	354.29	11,748.26	401,669.54
01/34 - 12/34	401,669.54	101,048.88	332.31	125,242.43	377,808.30
01/35 - 12/35	377,808.30	107,111.76	407.43	25,161.17	460,166.32
01/36 - 12/36	460,166.32	113,538.48	285.56	241,553.25	332,437.11
01/37 - 12/37	332,437.11	120,350.76	344.77	50,081.28	403,051.36
01/38 - 12/38	403,051.36	127,571.88	285.66	189,182.89	341,726.01
01/39 - 12/39	341,726.01	135,226.20	391.69	18,587.16	458,756.74
	<u>\$ 389,590.24</u>	<u>\$ 1,054,992.84</u>	<u>\$ 3,554.28</u>	<u>\$ 989,380.62</u>	<u>\$ 458,756.74</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/40 - 12/40	\$ 458,756.74	\$ 143,339.76	\$ 519.92	\$ 11,197.89	\$ 591,418.53
01/41 - 12/41	591,418.53	151,940.04	638.07	30,880.89	713,115.75
01/42 - 12/42	713,115.75	161,056.56	246.17	571,401.19	303,017.29
01/43 - 12/43	303,017.29	170,719.92	388.54	0.00	474,125.75
01/44 - 12/44	474,125.75	180,963.12	470.44	98,436.31	557,123.00
01/45 - 12/45	557,123.00	191,820.84	632.95	21,251.85	728,324.94
01/46 - 12/46	728,324.94	203,330.16	798.55	33,168.37	899,285.28
01/47 - 12/47	899,285.28	215,529.96	981.09	27,543.98	1,088,252.35
01/48 - 12/48	1,088,252.35	228,461.76	951.53	262,310.90	1,055,354.74
01/49 - 12/49	1,055,354.74	242,169.48	1,160.92	16,731.62	1,281,953.52
	<u>\$ 458,756.74</u>	<u>\$ 1,889,331.60</u>	<u>\$ 6,788.18</u>	<u>\$ 1,072,923.00</u>	<u>\$ 1,281,953.52</u>

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### Cash Flow - Chart



# Villas at Palm Valley

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
Electronics	\$ 3,000				\$ 3,376			\$ 5,103	\$ 3,800	
Equipment			6,895	6,556			2,089	6,149	1,583	
Insurance					5,627					6,523
Landscaping					2,363					2,740
Lighting									5,067	
Painting						11,766	86,568			
Pavement	36,574						7,761		48,864	
Pool			2,673						12,541	
Remodel		8,240		2,513					8,867	
Roof			3,394						4,053	
Walls/Fencing		2,163					2,507	8,301		
	<u>\$ 39,574</u>	<u>\$ 10,403</u>	<u>\$ 12,964</u>	<u>\$ 9,069</u>	<u>\$ 11,367</u>	<u>\$ 11,766</u>	<u>\$ 98,927</u>	<u>\$ 19,555</u>	<u>\$ 84,777</u>	<u>\$ 9,263</u>

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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

## Expenditures - Matrix

Category	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Electronics			\$ 4,277				\$ 4,814	\$ 6,859		
Equipment			2,138	5,874		9,347	3,209	10,743	10,214	6,137
Furniture	5,375									
Insurance					7,562					8,767
Landscaping	4,838				3,176					3,682
Lighting	4,703									
Painting					109,662	15,813				
Pavement							230,159		3,404	
Pool	21,710								21,144	
Remodel				5,874					3,915	
Roof			281,872		4,840				141,991	
Walls/Fencing		2,906					3,369	32,478	8,512	
	<u>\$ 36,628</u>	<u>\$ 2,906</u>	<u>\$ 288,288</u>	<u>\$ 11,748</u>	<u>\$ 125,242</u>	<u>\$ 25,161</u>	<u>\$ 241,553</u>	<u>\$ 50,081</u>	<u>\$ 189,182</u>	<u>\$ 18,587</u>

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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

## Expenditures - Matrix

Category	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Electronics	\$ 5,418				\$ 6,098			\$ 9,218	\$ 6,863	
Equipment			10,538		3,557			3,331	2,859	
Furniture			7,664							
Insurance					10,163					11,782
Landscaping			6,897		4,268					4,948
Lighting			6,706						9,151	
Painting			138,917			21,251				
Pavement		12,091			74,347				4,575	
Pool			8,047				21,738		22,650	
Remodel		14,882							16,015	
Roof	5,779		392,628				6,901		200,193	
Walls/Fencing		3,906					4,528	14,993		
	<u>\$ 11,197</u>	<u>\$ 30,880</u>	<u>\$ 571,401</u>	<u>\$ 0</u>	<u>\$ 98,436</u>	<u>\$ 21,251</u>	<u>\$ 33,168</u>	<u>\$ 27,543</u>	<u>\$ 262,310</u>	<u>\$ 16,731</u>

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# Villas at Palm Valley

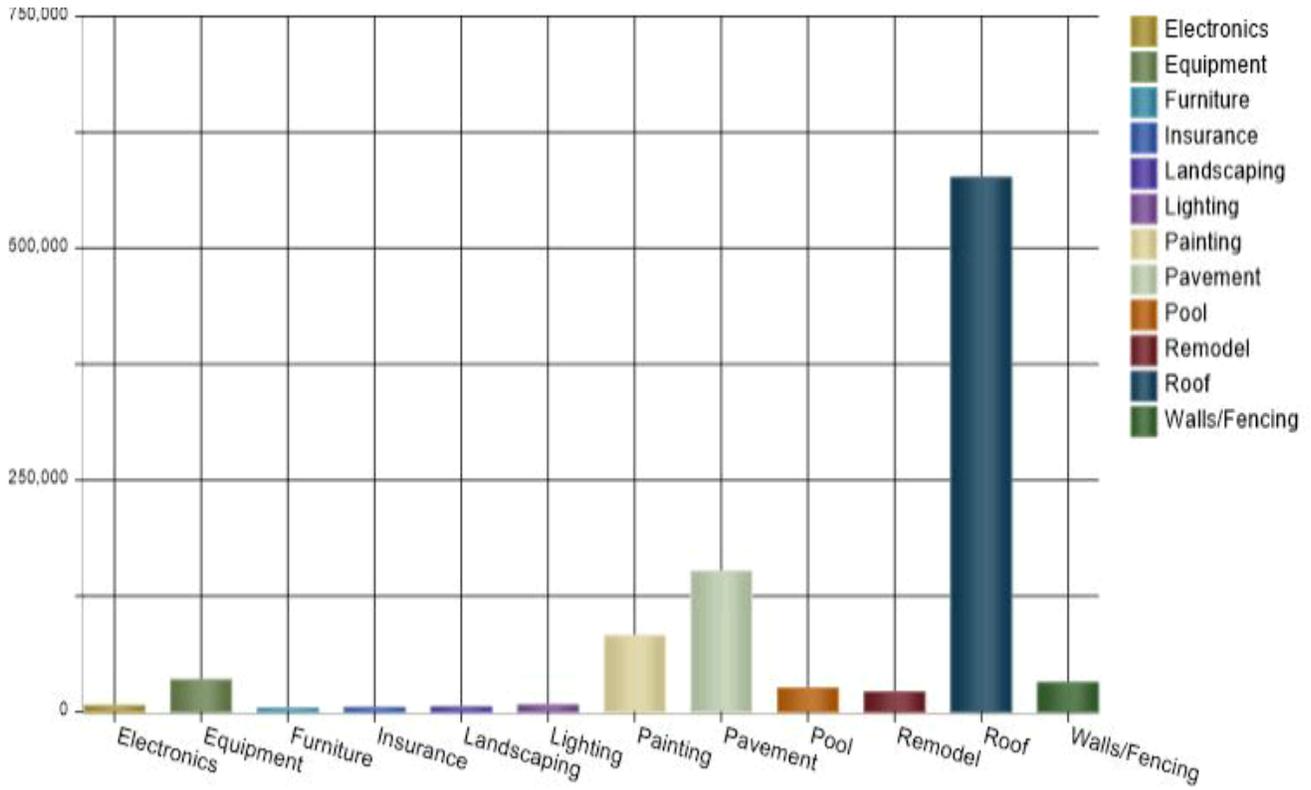
Analysis Date - January 1, 2020

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

## Component List - Summary

Category	Replace Date	Replace Life	Current Cost	Future Cost
Electronics	01/20-01/27	0:00 - 7:00	\$ 7,150.00	\$ 8,103.98
Equipment	01/22-01/42	2:00 -22:00	35,000.00	47,525.57
Furniture	01/30-01/30	10:00 -10:00	4,000.00	5,375.67
Insurance	01/24-01/24	4:00 - 4:00	5,000.00	5,627.54
Landscaping	01/24-01/30	4:00 -10:00	5,700.00	7,201.67
Lighting	01/28-01/30	8:00 -10:00	7,500.00	9,770.79
Painting	01/25-01/26	5:00 - 6:00	82,650.00	98,335.42
Pavement	01/20-01/36	0:00 -16:00	151,928.00	218,338.10
Pool	01/22-01/30	2:00 -10:00	26,055.00	33,538.79
Remodel	01/21-01/33	1:00 -13:00	21,300.00	25,494.79
Roof	01/22-01/48	2:00 -28:00	576,715.00	1,020,081.65
Walls/Fencing	01/21-01/50	1:00 -30:00	31,750.00	52,434.86
			<u>\$ 954,748.00</u>	<u>\$ 1,531,828.83</u>

### Component List - Category - Chart



Villas at Palm Valley  
January 1, 2020

## Disclosures

### Site Analysis

Villas at Palm Valley is a planned development association located in Goodyear, AZ. The Association consists of 58 units located near the corner of N. Pebble Creek Pkwy and W. Indian School Rd, encompassing approximately 8.5 acres. The units were constructed in two phases. The first in January 1, 2008 and the second in 2017-2018. The project consists of (16) resident buildings, pool area, (1) Entry/exit, (1) Exit only, and common areas. Roofs consist of flat and tile areas.

The site analysis was performed on February 6, 2020 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 31.84% as of January 1, 2020 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 105,829, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

calculated as follows:

Cash balance at January 31 <sup>st</sup> , 2020	\$ 109,553
2020 Budgeted transfer	\$ (3,724)
Total Funds available for reserves beginning balance at 1/1/2020	<u>\$ 105,829</u>

See Preparer's Report  
 See Summary of Significant Assumptions

### Significant Assumptions

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

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

# Villas at Palm Valley

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
Electronics	4:00 -10:00	0:00 - 7:00	\$ 8,104
Equipment	5:00 -25:00	2:00 -22:00	47,525
Furniture	12:00	10:00	5,376
Insurance	5:00	4:00	5,628
Landscaping	5:00 -12:00	4:00 -10:00	7,202
Lighting	12:00 -20:00	8:00 -10:00	9,771
Painting	8:00 -10:00	5:00 - 6:00	98,336
Pavement	8:00 -30:00	0:00 -16:00	218,338
Pool	8:00 -22:00	2:00 -10:00	33,538
Remodel	15:00 -25:00	1:00 -13:00	25,494
Roof	6:00 -30:00	2:00 -28:00	1,020,082
Walls/Fencing	5:00 -30:00	1:00 -30:00	52,435
			<u><u>\$ 1,531,829</u></u>

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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

## Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Access Phone - Replace								
910-000-0001	01/01/2027	\$ 4,150.00	1 Each	\$ 4,150	10:00	10:00	7:00	\$ 5,103
			1 Each	\$ 4,150				\$ 5,103
Artificial Turf - Refurbish								
920-001-0002	01/01/2021	\$ 2,000.00	3 Job	\$ 6,000	20:00	20:00	1:00	\$ 6,180
920-002-0002	01/01/2021	2,000.00	1 Job	2,000	20:00	20:00	1:00	2,060
			4 Job	\$ 8,000				\$ 8,240
Asphalt - Mill & Overlay								
910-000-0003	01/01/2036	\$ 1.49	71,714 Sq Ft	\$ 106,853	30:00	30:00	16:00	\$ 171,469
			71,714 Sq Ft	\$ 106,853				\$ 171,469
Asphalt - Repair & Reseal								
910-000-0004	01/01/2020	\$ 0.51	71,714 Sq. Ft	\$ 36,574	8:00	8:00	0:00	\$ 36,574
			71,714 Sq. Ft	\$ 36,574				\$ 36,574
Backflow Valves - Refurbish								
910-000-0005	01/01/2022	\$ 5,000.00	1 Job	\$ 5,000	15:00	15:00	2:00	\$ 5,304
			1 Job	\$ 5,000				\$ 5,304
Block Walls - Inspect and Repair								
910-000-0006	01/01/2027	\$ 6,750.00	1 Job	\$ 6,750	10:00	10:00	7:00	\$ 8,301
			1 Job	\$ 6,750				\$ 8,301
Block Walls - Repaint								
910-000-0007	01/01/2025	\$ 0.50	20,300 Sq Ft	\$ 10,150	10:00	10:00	5:00	\$ 11,766
			20,300 Sq Ft	\$ 10,150				\$ 11,766
Brick Pavers - Refurbish								
910-000-0008	01/01/2028	\$ 2,000.00	1 Job	\$ 2,000	10:00	10:00	8:00	\$ 2,533
			1 Job	\$ 2,000				\$ 2,533
Building Exterior - Repaint								
910-000-0009	01/01/2026	\$ 70,000.00	1 Job	\$ 70,000	8:00	8:00	6:00	\$ 83,583
			1 Job	\$ 70,000				\$ 83,583
Concrete - Repair & Replace								
910-000-0010	01/01/2026	\$ 6,500.00	1 Job	\$ 6,500	15:00	15:00	6:00	\$ 7,761
			1 Job	\$ 6,500				\$ 7,761
Contingency - Insurance								
910-000-0011	01/01/2024	\$ 5,000.00	1 Job	\$ 5,000	5:00	5:00	4:00	\$ 5,627
			1 Job	\$ 5,000				\$ 5,627

# Villas at Palm Valley

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
Drinking Fountain - Replace								
910-000-0012	01/01/2023	\$ 1,150.00	2 Each	\$ 2,300	15:00	15:00	3:00	\$ 2,513
			2 Each	\$ 2,300				\$ 2,513
Entry System - Replace								
910-000-0013	01/01/2020	\$ 1,500.00	2 Each	\$ 3,000	4:00	4:00	0:00	\$ 3,000
			2 Each	\$ 3,000				\$ 3,000
Fence Metal - Repaint								
910-000-0014	01/01/2021	\$ 6.00	350 LF	\$ 2,100	5:00	5:00	1:00	\$ 2,163
			350 LF	\$ 2,100				\$ 2,163
Fence Metal - Replace								
910-000-0015	01/01/2037	\$ 45.00	230 LF	\$ 10,350	30:00	30:00	17:00	\$ 17,106
			230 LF	\$ 10,350				\$ 17,106
Gate Metal Pedestrian - Replace								
920-001-0016	01/01/2037	\$ 850.00	2 Each	\$ 1,700	30:00	30:00	17:00	\$ 2,809
920-002-0016	01/01/2037	850.00	1 Each	850	30:00	30:00	17:00	1,404
			3 Each	\$ 2,550				\$ 4,214
Gate Metal Vehicle - Replace								
920-001-0017	01/01/2050	\$ 2,500.00	2 Each	\$ 5,000	30:00	30:00	30:00	\$ 12,136
920-002-0017	01/01/2038	2,500.00	2 Each	5,000	30:00	30:00	18:00	8,512
			4 Each	\$ 10,000				\$ 20,648
Gate Operators - Replace								
920-001-0018	01/01/2035	\$ 3,000.00	2 Each	\$ 6,000	15:00	15:00	15:00	\$ 9,347
920-002-0018	01/01/2023	3,000.00	2 Each	6,000	15:00	15:00	3:00	6,556
			4 Each	\$ 12,000				\$ 15,904
Irrigation Controller - Replace								
910-000-0019	01/01/2030	\$ 1,200.00	3 Each	\$ 3,600	12:00	12:00	10:00	\$ 4,838
			3 Each	\$ 3,600				\$ 4,838
Landscape Granite - Replenish								
910-000-0020	01/01/2024	\$ 70.00	30 Ton	\$ 2,100	5:00	5:00	4:00	\$ 2,363
			30 Ton	\$ 2,100				\$ 2,363
Landscape Lighting - Replace								
910-000-0021	01/01/2028	\$ 4,000.00	1 Job	\$ 4,000	20:00	20:00	8:00	\$ 5,067
			1 Job	\$ 4,000				\$ 5,067
Mailbox Cluster - Replace								
920-001-0022	01/01/2033	\$ 2,000.00	2 Each	\$ 4,000	25:00	25:00	13:00	\$ 5,874
920-002-0022	01/01/2042	2,000.00	2 Each	4,000	25:00	25:00	22:00	7,664
			4 Each	\$ 8,000				\$ 13,538

# Villas at Palm Valley

Analysis Date - January 1, 2020

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## Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Monument - Refurbish								
910-000-0023	01/01/2028	\$ 3,000.00	1 Job	\$ 3,000	20:00	20:00	8:00	\$ 3,800
			1 Job	\$ 3,000				\$ 3,800
Pergola - Replace								
910-000-0040	01/01/2033	\$ 4,000.00	1 Job	\$ 4,000	25:00	25:00	13:00	\$ 5,874
			1 Job	\$ 4,000				\$ 5,874
Pool - Resurface								
910-000-0024	01/01/2028	\$ 110.00	90 Sq Ft	\$ 9,900	10:00	10:00	8:00	\$ 12,541
			90 Sq Ft	\$ 9,900				\$ 12,541
Pool Deck - Repair & Reseal								
910-000-0025	01/01/2022	\$ 2.00	1,260 Sq Ft	\$ 2,520	8:00	8:00	2:00	\$ 2,673
			1,260 Sq Ft	\$ 2,520				\$ 2,673
Pool Deck - Resurface								
910-000-0026	01/01/2030	\$ 6.00	1,260 Sq Ft	\$ 7,560	16:00	16:00	10:00	\$ 10,160
			1,260 Sq Ft	\$ 7,560				\$ 10,160
Pool Filter - Replace								
910-000-0027	01/01/2036	\$ 2,000.00	1 Each	\$ 2,000	18:00	18:00	16:00	\$ 3,209
			1 Each	\$ 2,000				\$ 3,209
Pool Furniture - Replace								
910-000-0028	01/01/2030	\$ 4,000.00	1 Job	\$ 4,000	12:00	12:00	10:00	\$ 5,375
			1 Job	\$ 4,000				\$ 5,375
Pool Pumps - Replace								
910-000-0029	01/01/2022	\$ 1,500.00	1 Each	\$ 1,500	5:00	5:00	2:00	\$ 1,591
			1 Each	\$ 1,500				\$ 1,591
Pool Restroom - Remodel								
910-000-0030	01/01/2028	\$ 2,000.00	2 Job	\$ 4,000	20:00	20:00	8:00	\$ 5,067
			2 Job	\$ 4,000				\$ 5,067
Pool Spa - Resurface								
910-000-0031	01/01/2030	\$ 120.00	35 Each	\$ 4,200	12:00	12:00	10:00	\$ 5,644
			35 Each	\$ 4,200				\$ 5,644
Pool Spa Filter - Replace								
910-000-0032	01/01/2026	\$ 1,750.00	1 Each	\$ 1,750	18:00	18:00	6:00	\$ 2,089
			1 Each	\$ 1,750				\$ 2,089
Pool Spa Heater - Replace								
910-000-0033	01/01/2027	\$ 3,500.00	1 Each	\$ 3,500	12:00	12:00	7:00	\$ 4,304
			1 Each	\$ 3,500				\$ 4,304

# Villas at Palm Valley

Analysis Date - January 1, 2020

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## Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Pool Trim Tile - Replace								
910-000-0034	01/01/2030	\$ 15.00	125 LF	\$ 1,875	22:00	22:00	10:00	\$ 2,519
			125 LF	\$ 1,875				\$ 2,519
Pool Water Heater - Replace								
910-000-0035	01/01/2028	\$ 1,250.00	1 Each	\$ 1,250	20:00	20:00	8:00	\$ 1,583
			1 Each	\$ 1,250				\$ 1,583
Roof Flat - Repairs								
910-000-0036	01/01/2022	\$ 3,200.00	1 Job	\$ 3,200	6:00	6:00	2:00	\$ 3,394
			1 Job	\$ 3,200				\$ 3,394
Roof Flat - Reseal								
920-001-0037	01/01/2042	\$ 1.50	29,940 Sq Ft	\$ 44,910	24:00	24:00	22:00	\$ 86,052
920-002-0037	01/01/2032	1.50	32,000 Sq Ft	48,000	24:00	24:00	12:00	68,436
			61,940 Sq Ft	\$ 92,910				\$ 154,488
Roof Flat - Resurface								
920-001-0038	01/01/2032	\$ 5.00	29,940 Sq Ft	\$ 149,700	24:00	24:00	12:00	\$ 213,436
920-002-0038	01/01/2042	5.00	32,000 Sq Ft	160,000	24:00	24:00	22:00	306,576
			61,940 Sq Ft	\$ 309,700				\$ 520,012
Roof Tile Underlayment - Refurbish								
920-001-0039	01/01/2038	\$ 3.50	23,830 Sq. Ft	\$ 83,405	30:00	30:00	18:00	\$ 141,991
920-002-0039	01/01/2048	3.50	25,000 Sq. Ft	87,500	30:00	30:00	28:00	200,193
			48,830 Sq. Ft	\$ 170,905				\$ 342,185
Wall Lights - Replace								
910-000-0042	01/01/2030	\$ 3,500.00	1 Job	\$ 3,500	12:00	12:00	10:00	\$ 4,703
			1 Job	\$ 3,500				\$ 4,703
Wood Surfaces - Repaint								
910-000-0041	01/01/2026	\$ 2,500.00	1 Job	\$ 2,500	8:00	8:00	6:00	\$ 2,985
			1 Job	\$ 2,500				\$ 2,985
				\$ 954,748				\$ 1,531,828