

Park Premiere Townhouse Association

Supplementary Schedules Reserve Management Plan

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2019



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.

Park Premiere Townhouse Association
January 1, 2019

Park Premiere Townhouse Association
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, 2019

Board of Directors
Park Premiere Townhouse Association
Tempe, 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 Park Premiere Townhouse Association'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
April 8, 2019

Park Premiere Townhouse Association

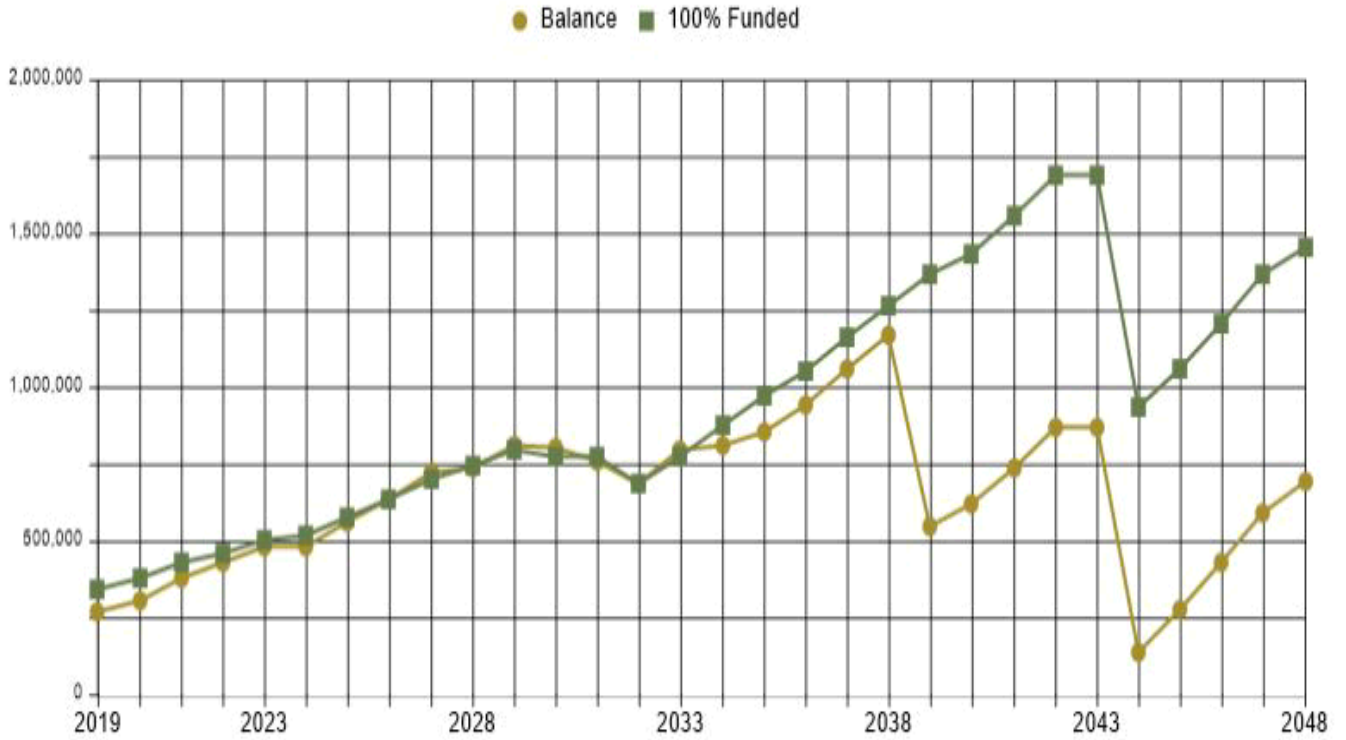
Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% 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
1/19 - 12/19	\$ 264,802	\$ 72,000	0.00 %	\$ 533	\$ 35,550	\$ 301,786	80.00 %	\$ 377,196
1/20 - 12/20	301,786	74,160	3.00	675	1,442	375,179	87.30	429,716
1/21 - 12/21	375,179	76,384	3.00	778	25,620	426,722	92.49	461,321
1/22 - 12/22	426,722	78,676	3.00	889	22,537	483,750	96.87	499,348
1/23 - 12/23	483,750	81,036	3.00	891	82,543	483,134	93.43	517,064
1/24 - 12/24	483,134	83,467	3.00	1,031	9,899	557,734	97.15	574,053
1/25 - 12/25	557,734	85,971	3.00	1,184	9,552	635,337	100.40	632,750
1/26 - 12/26	635,337	88,550	3.00	1,353	3,812	721,429	102.66	702,696
1/27 - 12/27	721,429	91,207	3.00	1,391	74,859	739,169	99.09	745,949
1/28 - 12/28	739,169	93,943	3.00	1,519	28,509	806,122	101.03	797,903
1/29 - 12/29	806,122	96,762	3.00	1,507	105,699	798,693	102.86	776,476
1/30 - 12/30	798,693	99,664	3.00	1,428	141,037	758,749	98.34	771,487
1/31 - 12/31	758,749	102,654	3.00	1,283	176,031	686,656	100.69	681,950
1/32 - 12/32	686,656	105,734	3.00	1,476	2,202	791,664	102.13	775,117
1/33 - 12/33	791,664	108,906	3.00	1,517	92,000	810,087	92.51	875,596
1/34 - 12/34	810,087	112,173	3.00	1,596	71,852	852,004	87.46	974,090
1/35 - 12/35	852,004	115,538	3.00	1,767	28,242	941,067	89.58	1,050,481
1/36 - 12/36	941,067	119,005	3.00	1,991	5,722	1,056,342	91.03	1,160,325
1/37 - 12/37	1,056,342	122,575	3.00	2,211	13,619	1,167,509	92.27	1,265,318
1/38 - 12/38	1,167,509	126,252	3.00	1,030	747,011	547,781	40.07	1,366,991
1/39 - 12/39	547,781	130,040	3.00	1,108	61,570	617,359	43.08	1,432,859
1/40 - 12/40	617,359	133,941	3.00	1,340	15,068	737,573	47.41	1,555,574
1/41 - 12/41	737,573	137,959	3.00	1,595	9,676	867,452	51.37	1,688,515
1/42 - 12/42	867,452	142,098	3.00	1,598	146,266	864,882	51.18	1,689,705
1/43 - 12/43	864,882	146,361	3.00	192	878,695	132,740	14.24	931,760
1/44 - 12/44	132,740	150,752	3.00	394	11,678	272,208	25.70	1,058,859
1/45 - 12/45	272,208	155,274	3.00	700	0	428,183	35.47	1,207,108
1/46 - 12/46	428,183	159,932	3.00	1,017	0	589,133	43.21	1,363,299
1/47 - 12/47	589,133	164,730	3.00	1,220	64,439	690,645	47.52	1,453,079
1/48 - 12/48	690,645	169,672	3.00	1,164	202,221	659,260	46.09	1,399,408

Analysis Date - January 1, 2019
Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future
Percent Funded - Annual - Chart



Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2019						
Painting						
01/01/2019	Block Walls - Repaint	920-001-0008	01/01/2011	8:00	\$ 4,200.00	\$ 4,200.00
					<u>\$ 4,200.00</u>	<u>\$ 4,200.00</u>
Pavement						
01/01/2019	Asphalt - Crack Fill	910-000-0002	01/01/2013	6:00	\$ 8,000.00	\$ 8,000.00
01/01/2019	Asphalt - Sealcoat - 2019	910-000-0004		6:00	20,800.00	20,800.00
					<u>\$ 28,800.00</u>	<u>\$ 28,800.00</u>
Walls/Fencing						
01/01/2019	Block Walls - Inspect/Repair	920-001-0007	01/01/2015	4:00	\$ 2,550.00	\$ 2,550.00
					<u>\$ 2,550.00</u>	<u>\$ 2,550.00</u>
Year : 2020						
Equipment						
01/01/2020	Pool Filter - Replace	910-000-0028	01/01/2005	15:00	\$ 1,400.00	\$ 1,442.00
					<u>\$ 1,400.00</u>	<u>\$ 1,442.00</u>
Year : 2021						
Re-creation						
01/01/2021	Building Foundations - Repair	920-001-0011	01/01/1991	30:00	\$ 2,625.00	\$ 2,784.86
01/01/2021	Building Foundations - Repair	920-002-0011	01/01/1991	30:00	2,625.00	2,784.86
01/01/2021	Building Foundations - Repair	920-003-0011	01/01/1991	30:00	2,625.00	2,784.86
01/01/2021	Building Foundations - Repair	920-004-0011	01/01/1991	30:00	3,300.00	3,500.97
01/01/2021	Building Foundations - Repair	920-005-0011	01/01/1991	30:00	2,625.00	2,784.86
01/01/2021	Building Foundations - Repair	920-006-0011	01/01/1991	30:00	2,625.00	2,784.86
01/01/2021	Building Foundations - Repair	920-007-0011	01/01/1991	30:00	2,625.00	2,784.86
01/01/2021	Building Foundations - Repair	920-008-0011	01/01/1991	30:00	2,850.00	3,023.57
01/01/2021	Building Foundations - Repair	920-009-0011	01/01/1991	30:00	2,250.00	2,387.03
					<u>\$ 24,150.00</u>	<u>\$ 25,620.73</u>
Year : 2022						
Re-creation						
01/01/2022	Building Foundations - Repair	920-010-0011	01/01/1992	30:00	\$ 2,625.00	\$ 2,868.41
01/01/2022	Building Foundations - Repair	920-011-0011	01/01/1992	30:00	3,300.00	3,606.00
01/01/2022	Building Foundations - Repair	920-012-0011	01/01/1992	30:00	2,850.00	3,114.27
01/01/2022	Building Foundations - Repair	920-013-0011	01/01/1992	30:00	2,850.00	3,114.27
01/01/2022	Building Foundations - Repair	920-014-0011	01/01/1992	30:00	2,850.00	3,114.27
01/01/2022	Building Foundations - Repair	920-015-0011	01/01/1992	30:00	2,850.00	3,114.27
01/01/2022	Building Foundations - Repair	920-016-0011	01/01/1992	30:00	3,300.00	3,606.00
					<u>\$ 20,625.00</u>	<u>\$ 22,537.49</u>
Year : 2023						
Landscaping						
01/01/2023	Irrigation Controllers - Replace	920-001-0017	01/01/2011	12:00	\$ 1,200.00	\$ 1,350.61
01/01/2023	Irrigation Controllers - Replace	920-002-0017	01/01/2011	12:00	1,200.00	1,350.61

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
01/01/2023	Irrigation Controllers - Replace	920-003-0017	01/01/2011	12:00	\$ 1,200.00	\$ 1,350.61
01/01/2023	Irrigation Controllers - Replace	920-004-0017	01/01/2011	12:00	1,200.00	1,350.61
					\$ 4,800.00	\$ 5,402.44
Painting						
01/01/2023	Block Walls - Repaint	920-002-0008	01/01/2015	8:00	\$ 3,150.00	\$ 3,545.35
					\$ 3,150.00	\$ 3,545.35
Pavement						
01/01/2023	Asphalt - Sealcoat - 2023	910-000-0038		4:00	\$ 37,000.00	\$ 37,000.00
					\$ 37,000.00	\$ 37,000.00
Re-creation						
01/01/2023	Building Foundations - Repair	920-017-0011	01/01/1993	30:00	\$ 3,300.00	\$ 3,714.18
01/01/2023	Building Foundations - Repair	920-018-0011	01/01/1993	30:00	3,300.00	3,714.18
01/01/2023	Building Foundations - Repair	920-019-0011	01/01/1993	30:00	2,850.00	3,207.70
01/01/2023	Building Foundations - Repair	920-020-0011	01/01/1993	30:00	2,625.00	2,954.46
01/01/2023	Building Foundations - Repair	920-021-0011	01/01/1993	30:00	2,850.00	3,207.70
01/01/2023	Building Foundations - Repair	920-022-0011	01/01/1993	30:00	3,300.00	3,714.18
01/01/2023	Building Foundations - Repair	920-023-0011	01/01/1993	30:00	2,625.00	2,954.46
01/01/2023	Pool Deck - Repair/Seal	910-000-0026	01/01/2015	8:00	4,465.00	5,025.40
					\$ 25,315.00	\$ 28,492.26
Walls/Fencing						
01/01/2023	Block Walls - Inspect/Repair	920-001-0007	01/01/2019	4:00	\$ 2,550.00	\$ 2,870.05
01/01/2023	Block Walls - Inspect/Repair	920-002-0007	01/01/2019	4:00	4,650.00	5,233.62
					\$ 7,200.00	\$ 8,103.67
Year : 2024						
Floor Coverings						
01/01/2024	Tile Floor - Replace	910-000-0035	01/01/1999	25:00	\$ 2,000.00	\$ 2,318.55
					\$ 2,000.00	\$ 2,318.55
Landscaping						
01/01/2024	Irrigation System - Refurbish	910-000-0018	01/01/2014	10:00	\$ 2,500.00	\$ 2,898.19
					\$ 2,500.00	\$ 2,898.19
Painting						
01/01/2024	Fence Metal - Repaint	910-000-0013	01/01/2018	6:00	\$ 3,462.00	\$ 4,013.41
					\$ 3,462.00	\$ 4,013.41
Pavement						
01/01/2024	Brick Pavers - Repair/Replace	920-001-0009	01/01/2014	10:00	\$ 175.00	\$ 202.87
01/01/2024	Brick Pavers - Repair/Replace	920-002-0009	01/01/2014	10:00	402.50	466.61
					\$ 577.50	\$ 669.48

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

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Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2025						
Pavement						
01/01/2025	Asphalt - Crack Fill	910-000-0002	01/01/2019	6:00	\$ 8,000.00	\$ 9,552.42
					\$ 8,000.00	\$ 9,552.42
Year : 2026						
Furniture						
01/01/2026	Pool Furniture - Replace	910-000-0029	01/01/2011	15:00	\$ 2,100.00	\$ 2,582.74
					\$ 2,100.00	\$ 2,582.74
Re-creation						
01/01/2026	Pool Underwater Lights - Replace	910-000-0031	01/01/2011	15:00	\$ 1,000.00	\$ 1,229.87
					\$ 1,000.00	\$ 1,229.87
Year : 2027						
Lighting						
01/01/2027	Light Poles (Standard) - Replace	910-000-0020	01/01/2002	25:00	\$ 3,750.00	\$ 4,750.39
					\$ 3,750.00	\$ 4,750.39
Painting						
01/01/2027	Block Walls - Repaint	920-001-0008	01/01/2019	8:00	\$ 4,200.00	\$ 5,320.43
					\$ 4,200.00	\$ 5,320.43
Pavement						
01/01/2027	Asphalt - Sealcoat - 2027	910-000-0039		8:00	\$ 43,000.00	\$ 43,000.00
					\$ 43,000.00	\$ 43,000.00
Re-creation						
01/01/2027	Bathhouse - Remodel	910-000-0006	01/01/1997	30:00	\$ 2,500.00	\$ 3,166.93
01/01/2027	Carport - Repair and Repaint	910-000-0037	01/01/2015	12:00	7,500.00	9,500.78
					\$ 10,000.00	\$ 12,667.71
Walls/Fencing						
01/01/2027	Block Walls - Inspect/Repair	920-001-0007	01/01/2023	4:00	\$ 2,550.00	\$ 3,230.26
01/01/2027	Block Walls - Inspect/Repair	920-002-0007	01/01/2023	4:00	4,650.00	5,890.48
					\$ 7,200.00	\$ 9,120.74
Year : 2028						
Equipment						
01/01/2028	Pool Pumps & Motor - Replace	910-000-0030	01/01/2018	10:00	\$ 2,250.00	\$ 2,935.74
					\$ 2,250.00	\$ 2,935.74
Re-creation						
01/01/2028	Pool (Pebble Tech) - Resurface	910-000-0025	01/01/2013	15:00	\$ 17,500.00	\$ 22,833.53
01/01/2028	Pool Waterline Tile - Replace	910-000-0032	01/01/2008	20:00	2,100.00	2,740.02
					\$ 19,600.00	\$ 25,573.55

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2029						
Equipment						
01/01/2029	Backflow Valves - Repair	920-001-0005	01/01/2014	15:00	\$ 1,250.00	\$ 1,679.90
01/01/2029	Backflow Valves - Repair	920-002-0005	01/01/2014	15:00	1,250.00	1,679.90
					\$ 2,500.00	\$ 3,359.80
Lighting						
01/01/2029	Light Timers - Replace	910-000-0021	01/01/2009	20:00	\$ 1,000.00	\$ 1,343.92
					\$ 1,000.00	\$ 1,343.92
Security						
01/01/2029	Security Cameras - Replace	910-000-0034	01/01/2017	12:00	\$ 1,950.00	\$ 2,620.64
					\$ 1,950.00	\$ 2,620.64
Siding						
01/01/2029	Building Exterior Siding - Replace	920-001-0010	01/01/1999	30:00	\$ 7,950.00	\$ 10,684.14
01/01/2029	Building Exterior Siding - Replace	920-002-0010	01/01/1999	30:00	7,950.00	10,684.14
01/01/2029	Building Exterior Siding - Replace	920-003-0010	01/01/1999	30:00	7,950.00	10,684.14
01/01/2029	Building Exterior Siding - Replace	920-004-0010	01/01/1999	30:00	10,500.00	14,111.12
01/01/2029	Building Exterior Siding - Replace	920-005-0010	01/01/1999	30:00	7,950.00	10,684.14
01/01/2029	Building Exterior Siding - Replace	920-006-0010	01/01/1999	30:00	7,950.00	10,684.14
01/01/2029	Building Exterior Siding - Replace	920-007-0010	01/01/1999	30:00	7,950.00	10,684.14
01/01/2029	Building Exterior Siding - Replace	920-008-0010	01/01/1999	30:00	8,700.00	11,692.07
01/01/2029	Building Exterior Siding - Replace	920-009-0010	01/01/1999	30:00	6,300.00	8,466.67
					\$ 73,200.00	\$ 98,374.70
Year : 2030						
Painting						
01/01/2030	Fence Metal - Repaint	910-000-0013	01/01/2024	6:00	\$ 3,462.00	\$ 4,792.22
					\$ 3,462.00	\$ 4,792.22
Pavement						
01/01/2030	Asphalt - Sealcoat - 2030	910-000-0040		11:00	\$ 48,000.00	\$ 48,000.00
					\$ 48,000.00	\$ 48,000.00
Siding						
01/01/2030	Building Exterior Siding - Replace	920-010-0010	01/01/2000	30:00	\$ 7,950.00	\$ 11,004.66
01/01/2030	Building Exterior Siding - Replace	920-011-0010	01/01/2000	30:00	10,500.00	14,534.46
01/01/2030	Building Exterior Siding - Replace	920-012-0010	01/01/2000	30:00	8,700.00	12,042.83
01/01/2030	Building Exterior Siding - Replace	920-013-0010	01/01/2000	30:00	8,700.00	12,042.83
01/01/2030	Building Exterior Siding - Replace	920-014-0010	01/01/2000	30:00	8,700.00	12,042.83
01/01/2030	Building Exterior Siding - Replace	920-015-0010	01/01/2000	30:00	8,700.00	12,042.83
01/01/2030	Building Exterior Siding - Replace	920-016-0010	01/01/2000	30:00	10,500.00	14,534.46
					\$ 63,750.00	\$ 88,244.90

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2031						
Painting						
01/01/2031	Block Walls - Repaint	920-002-0008	01/01/2023	8:00	\$ 3,150.00	\$ 4,491.15
					\$ 3,150.00	\$ 4,491.15
Pavement						
01/01/2031	Asphalt - Crack Fill	910-000-0002	01/01/2025	6:00	\$ 8,000.00	\$ 11,406.09
					\$ 8,000.00	\$ 11,406.09
Re-creation						
01/01/2031	Mailbox Clusters - Refurbish	920-001-0022	01/01/2007	24:00	\$ 2,400.00	\$ 3,421.83
01/01/2031	Mailbox Clusters - Refurbish	920-002-0022	01/01/2007	24:00	12,000.00	17,109.13
01/01/2031	Mailbox Clusters - Refurbish	920-003-0022	01/01/2007	24:00	14,400.00	20,530.96
01/01/2031	Pool Deck - Repair/Seal	910-000-0026	01/01/2023	8:00	4,465.00	6,366.02
01/01/2031	Pool Deck - Resurface	910-000-0027	01/01/2015	16:00	7,050.00	10,051.61
					\$ 40,315.00	\$ 57,479.55
Siding						
01/01/2031	Building Exterior Siding - Replace	920-017-0010	01/01/2001	30:00	\$ 10,500.00	\$ 14,970.49
01/01/2031	Building Exterior Siding - Replace	920-018-0010	01/01/2001	30:00	10,500.00	14,970.49
01/01/2031	Building Exterior Siding - Replace	920-019-0010	01/01/2001	30:00	8,700.00	12,404.12
01/01/2031	Building Exterior Siding - Replace	920-020-0010	01/01/2001	30:00	7,950.00	11,334.80
01/01/2031	Building Exterior Siding - Replace	920-021-0010	01/01/2001	30:00	8,700.00	12,404.12
01/01/2031	Building Exterior Siding - Replace	920-022-0010	01/01/2001	30:00	10,500.00	14,970.49
01/01/2031	Building Exterior Siding - Replace	920-023-0010	01/01/2001	30:00	7,950.00	11,334.80
					\$ 64,800.00	\$ 92,389.31
Walls/Fencing						
01/01/2031	Block Walls - Inspect/Repair	920-001-0007	01/01/2027	4:00	\$ 2,550.00	\$ 3,635.69
01/01/2031	Block Walls - Inspect/Repair	920-002-0007	01/01/2027	4:00	4,650.00	6,629.79
					\$ 7,200.00	\$ 10,265.48
Year : 2032						
Re-creation						
01/01/2032	Pet Waste Stations - Replace	910-000-0024	01/01/2017	15:00	\$ 1,500.00	\$ 2,202.80
					\$ 1,500.00	\$ 2,202.80
Year : 2033						
Pavement						
01/01/2033	Asphalt - Slurry Seal - 2033	910-000-0041		14:00	\$ 92,000.00	\$ 92,000.00
					\$ 92,000.00	\$ 92,000.00
Year : 2034						
Landscaping						
01/01/2034	Irrigation System - Refurbish	910-000-0018	01/01/2024	10:00	\$ 2,500.00	\$ 3,894.92
					\$ 2,500.00	\$ 3,894.92

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Pavement						
01/01/2034	Asphalt - Sealcoat - A - 2034	910-000-0042		15:00	\$ 30,000.00	\$ 30,000.00
01/01/2034	Asphalt - Sealcoat - B - 2034	910-000-0043		15:00	35,500.00	35,500.00
01/01/2034	Brick Pavers - Repair/Replace	920-001-0009	01/01/2024	10:00	175.00	272.64
01/01/2034	Brick Pavers - Repair/Replace	920-002-0009	01/01/2024	10:00	402.50	627.08
					\$ 66,077.50	\$ 66,399.72
Re-creation						
01/01/2034	Message Boards - Replace	910-000-0023	01/01/2014	20:00	\$ 1,000.00	\$ 1,557.97
					\$ 1,000.00	\$ 1,557.97
Year : 2035						
Equipment						
01/01/2035	Pool Filter - Replace	910-000-0028	01/01/2020	15:00	\$ 1,400.00	\$ 2,246.59
					\$ 1,400.00	\$ 2,246.59
Landscaping						
01/01/2035	Irrigation Controllers - Replace	920-001-0017	01/01/2023	12:00	\$ 1,200.00	\$ 1,925.65
01/01/2035	Irrigation Controllers - Replace	920-002-0017	01/01/2023	12:00	1,200.00	1,925.65
01/01/2035	Irrigation Controllers - Replace	920-003-0017	01/01/2023	12:00	1,200.00	1,925.65
01/01/2035	Irrigation Controllers - Replace	920-004-0017	01/01/2023	12:00	1,200.00	1,925.65
					\$ 4,800.00	\$ 7,702.60
Painting						
01/01/2035	Block Walls - Repaint	920-001-0008	01/01/2027	8:00	\$ 4,200.00	\$ 6,739.77
					\$ 4,200.00	\$ 6,739.77
Walls/Fencing						
01/01/2035	Block Walls - Inspect/Repair	920-001-0007	01/01/2031	4:00	\$ 2,550.00	\$ 4,092.00
01/01/2035	Block Walls - Inspect/Repair	920-002-0007	01/01/2031	4:00	4,650.00	7,461.88
					\$ 7,200.00	\$ 11,553.88
Year : 2036						
Painting						
01/01/2036	Fence Metal - Repaint	910-000-0013	01/01/2030	6:00	\$ 3,462.00	\$ 5,722.16
					\$ 3,462.00	\$ 5,722.16
Year : 2037						
Pavement						
01/01/2037	Asphalt - Crack Fill	910-000-0002	01/01/2031	6:00	\$ 8,000.00	\$ 13,619.46
					\$ 8,000.00	\$ 13,619.46
Year : 2038						
Equipment						
01/01/2038	Pool Pumps & Motor - Replace	910-000-0030	01/01/2028	10:00	\$ 2,250.00	\$ 3,945.39
					\$ 2,250.00	\$ 3,945.39

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Pavement						
01/01/2038	Asphalt - Remove & Replace	910-000-0003		24:00	\$ 411,760.00	\$ 722,023.65
					\$ 411,760.00	\$ 722,023.65
Re-creation						
01/01/2038	Water Meter - Replace	910-000-0036	01/01/2018	20:00	\$ 12,000.00	\$ 21,042.07
					\$ 12,000.00	\$ 21,042.07
Year : 2039						
Lighting						
01/01/2039	Exterior Wall Lights - Replace	910-000-0012	01/01/2014	25:00	\$ 11,775.00	\$ 21,266.96
					\$ 11,775.00	\$ 21,266.96
Painting						
01/01/2039	Block Walls - Repaint	920-002-0008	01/01/2031	8:00	\$ 3,150.00	\$ 5,689.25
					\$ 3,150.00	\$ 5,689.25
Re-creation						
01/01/2039	Carport - Repair and Repaint	910-000-0037	01/01/2027	12:00	\$ 7,500.00	\$ 13,545.83
01/01/2039	Pool Deck - Repair/Seal	910-000-0026	01/01/2031	8:00	4,465.00	8,064.29
					\$ 11,965.00	\$ 21,610.12
Walls/Fencing						
01/01/2039	Block Walls - Inspect/Repair	920-001-0007	01/01/2035	4:00	\$ 2,550.00	\$ 4,605.58
01/01/2039	Block Walls - Inspect/Repair	920-002-0007	01/01/2035	4:00	4,650.00	8,398.42
					\$ 7,200.00	\$ 13,004.00
Year : 2040						
Re-creation						
01/01/2040	Artificial Turf - Replace	910-000-0001	01/01/2015	25:00	\$ 8,100.00	\$ 15,068.39
					\$ 8,100.00	\$ 15,068.39
Year : 2041						
Furniture						
01/01/2041	Pool Furniture - Replace	910-000-0029	01/01/2026	15:00	\$ 2,100.00	\$ 4,023.82
					\$ 2,100.00	\$ 4,023.82
Re-creation						
01/01/2041	Pool Underwater Lights - Replace	910-000-0031	01/01/2026	15:00	\$ 1,000.00	\$ 1,916.10
					\$ 1,000.00	\$ 1,916.10
Security						
01/01/2041	Security Cameras - Replace	910-000-0034	01/01/2029	12:00	\$ 1,950.00	\$ 3,736.40
					\$ 1,950.00	\$ 3,736.40
Year : 2042						
Painting						
01/01/2042	Fence Metal - Repaint	910-000-0013	01/01/2036	6:00	\$ 3,462.00	\$ 6,832.56

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
					\$ 4,462.00	\$ 6,832.56
Walls/Fencing						
01/01/2042	Gates Composite - Replace	910-000-0016	01/01/2017	25:00	\$ 70,650.00	\$ 139,433.89
					\$ 70,650.00	\$ 139,433.89
Year : 2043						
Painting						
01/01/2043	Block Walls - Repaint	920-001-0008	01/01/2035	8:00	\$ 4,200.00	\$ 8,537.74
					\$ 4,200.00	\$ 8,537.74
Pavement						
01/01/2043	Asphalt - Crack Fill	910-000-0002	01/01/2037	6:00	\$ 8,000.00	\$ 16,262.35
					\$ 8,000.00	\$ 16,262.35
Re-creation						
01/01/2043	Pool (Pebble Tech) - Resurface	910-000-0025	01/01/2028	15:00	\$ 17,500.00	\$ 35,573.90
					\$ 17,500.00	\$ 35,573.90
Roof						
01/01/2043	Roof Shingles - Replace	920-001-0033	01/01/2013	30:00	\$ 13,650.00	\$ 27,747.64
01/01/2043	Roof Shingles - Replace	920-002-0033	01/01/2013	30:00	13,650.00	27,747.64
01/01/2043	Roof Shingles - Replace	920-003-0033	01/01/2013	30:00	13,650.00	27,747.64
01/01/2043	Roof Shingles - Replace	920-004-0033	01/01/2013	30:00	19,950.00	40,554.24
01/01/2043	Roof Shingles - Replace	920-005-0033	01/01/2013	30:00	13,650.00	27,747.64
01/01/2043	Roof Shingles - Replace	920-006-0033	01/01/2013	30:00	13,650.00	27,747.64
01/01/2043	Roof Shingles - Replace	920-007-0033	01/01/2013	30:00	13,650.00	27,747.64
01/01/2043	Roof Shingles - Replace	920-008-0033	01/01/2013	30:00	16,800.00	34,150.94
01/01/2043	Roof Shingles - Replace	920-009-0033	01/01/2013	30:00	12,600.00	25,613.21
01/01/2043	Roof Shingles - Replace	920-010-0033	01/01/2013	30:00	13,650.00	27,747.64
01/01/2043	Roof Shingles - Replace	920-011-0033	01/01/2013	30:00	19,950.00	40,554.24
01/01/2043	Roof Shingles - Replace	920-012-0033	01/01/2013	30:00	16,800.00	34,150.94
01/01/2043	Roof Shingles - Replace	920-013-0033	01/01/2013	30:00	16,800.00	34,150.94
01/01/2043	Roof Shingles - Replace	920-014-0033	01/01/2013	30:00	16,800.00	34,150.94
01/01/2043	Roof Shingles - Replace	920-015-0033	01/01/2013	30:00	16,800.00	34,150.94
01/01/2043	Roof Shingles - Replace	920-016-0033	01/01/2013	30:00	19,950.00	40,554.24
01/01/2043	Roof Shingles - Replace	920-017-0033	01/01/2013	30:00	19,950.00	40,554.24
01/01/2043	Roof Shingles - Replace	920-018-0033	01/01/2013	30:00	19,950.00	40,554.24
01/01/2043	Roof Shingles - Replace	920-019-0033	01/01/2013	30:00	16,800.00	34,150.94
01/01/2043	Roof Shingles - Replace	920-020-0033	01/01/2013	30:00	13,650.00	27,747.64
01/01/2043	Roof Shingles - Replace	920-021-0033	01/01/2013	30:00	16,800.00	34,150.94
01/01/2043	Roof Shingles - Replace	920-022-0033	01/01/2013	30:00	19,950.00	40,554.24
01/01/2043	Roof Shingles - Replace	920-023-0033	01/01/2013	30:00	13,650.00	27,747.64
01/01/2043	Roof Shingles - Replace	920-024-0033	01/01/2013	30:00	3,500.00	7,114.78
					\$ 376,250.00	\$ 764,838.77
Walls/Fencing						
01/01/2043	Block Walls - Inspect/Repair	920-001-0007	01/01/2039	4:00	\$ 2,550.00	\$ 5,183.62

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
01/01/2043	Block Walls - Inspect/Repair	920-002-0007	01/01/2039	4:00	\$ 4,650.00	\$ 9,452.49
01/01/2043	Fence Metal - Replace	910-000-0014	01/01/2013	30:00	18,560.00	37,728.66
01/01/2043	Gates Metal - Replace	910-000-0015	01/01/2013	30:00	550.00	1,118.04
					\$ 26,310.00	\$ 53,482.81
Year : 2044						
Equipment						
01/01/2044	Backflow Valves - Repair	920-001-0005	01/01/2029	15:00	\$ 1,250.00	\$ 2,617.22
01/01/2044	Backflow Valves - Repair	920-002-0005	01/01/2029	15:00	1,250.00	2,617.22
					\$ 2,500.00	\$ 5,234.44
Landscaping						
01/01/2044	Irrigation System - Refurbish	910-000-0018	01/01/2034	10:00	\$ 2,500.00	\$ 5,234.44
					\$ 2,500.00	\$ 5,234.44
Pavement						
01/01/2044	Brick Pavers - Repair/Replace	920-001-0009	01/01/2034	10:00	\$ 175.00	\$ 366.41
01/01/2044	Brick Pavers - Repair/Replace	920-002-0009	01/01/2034	10:00	402.50	842.75
					\$ 577.50	\$ 1,209.16
Year : 2047						
Landscaping						
01/01/2047	Irrigation Controllers - Replace	920-001-0017	01/01/2035	12:00	\$ 1,200.00	\$ 2,745.51
01/01/2047	Irrigation Controllers - Replace	920-002-0017	01/01/2035	12:00	1,200.00	2,745.51
01/01/2047	Irrigation Controllers - Replace	920-003-0017	01/01/2035	12:00	1,200.00	2,745.51
01/01/2047	Irrigation Controllers - Replace	920-004-0017	01/01/2035	12:00	1,200.00	2,745.51
					\$ 4,800.00	\$ 10,982.04
Painting						
01/01/2047	Block Walls - Repaint	920-002-0008	01/01/2039	8:00	\$ 3,150.00	\$ 7,206.97
					\$ 3,150.00	\$ 7,206.97
Re-creation						
01/01/2047	Pet Waste Stations - Replace	910-000-0024	01/01/2032	15:00	\$ 1,500.00	\$ 3,431.89
01/01/2047	Pool Deck - Repair/Seal	910-000-0026	01/01/2039	8:00	4,465.00	10,215.60
01/01/2047	Pool Deck - Resurface	910-000-0027	01/01/2031	16:00	7,050.00	16,129.89
					\$ 13,015.00	\$ 29,777.38
Walls/Fencing						
01/01/2047	Block Walls - Inspect/Repair	920-001-0007	01/01/2043	4:00	\$ 2,550.00	\$ 5,834.22
01/01/2047	Block Walls - Inspect/Repair	920-002-0007	01/01/2043	4:00	4,650.00	10,638.86
					\$ 7,200.00	\$ 16,473.08
Year : 2048						
Equipment						
01/01/2048	Pool Pumps & Motor - Replace	910-000-0030	01/01/2038	10:00	\$ 2,250.00	\$ 5,302.27
					\$ 2,250.00	\$ 5,302.27

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Lighting						
01/01/2048	Light Poles (Solar) - Replace	910-000-0019	01/01/2018	30:00	\$ 78,000.00	\$ 183,812.11
					\$ 78,000.00	\$ 183,812.11
Painting						
01/01/2048	Fence Metal - Repaint	910-000-0013	01/01/2042	6:00	\$ 3,462.00	\$ 8,158.43
					\$ 3,462.00	\$ 8,158.43
Re-creation						
01/01/2048	Pool Waterline Tile - Replace	910-000-0032	01/01/2028	20:00	\$ 2,100.00	\$ 4,948.79
					\$ 2,100.00	\$ 4,948.79

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

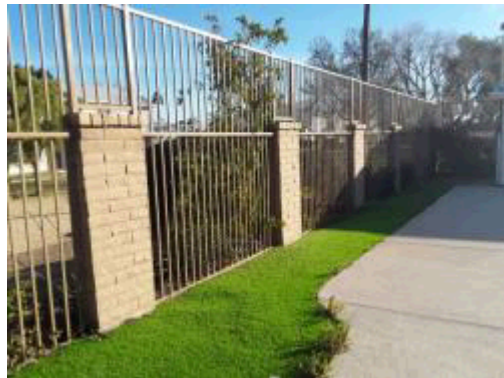
Component List - Full Detail

Artificial Turf - Replace

Item Number	1	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	25 Years
Category	Re-creation	Basis Cost	\$ 9.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2015	01/01/2040	21:00	25:00	900	8,100.00	15,068.39
								\$ 8,100.00	\$ 15,068.39

Comments



New in 2015. Funding to fully replace.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt - Crack Fill

Item Number	2	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	6 Years
Category	Pavement	Basis Cost	\$ 0.05
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Poor	01/01/2013	01/01/2019	0:00	6:00	160,000	8,000.00	8,000.00
								\$ 8,000.00	\$ 8,000.00

Comments



Recommended to prevent premature deterioration due to water penetration.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt - Remove & Replace

Item Number	3	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	24 Years
Category	Pavement	Basis Cost	\$ 411,760.00
Tracking Method	Logistical One Time		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	/ /	01/01/2038	19:00	24:00	1	411,760.00	722,023.65
								\$ 411,760.00	\$ 722,023.65

Comments



Qty = 170,454 sq ft

Replaced in 2013 by ACE Asphalt.

Resealed with (2) coats in 2015.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

ACE ASPHALT

March 25, 2019

Vision Community Mgm

Regarding PARK PREMIERE TOWNHOMES ASSN

History: All paved 1.5" with 1/2" asphalt in 2013 170,454 sq ft

Sealcoated 2 coats in 2015

Developing a 20 Year Maintenance Program

2019	Sealcoat (2 coats) & striping (no crackseal-too fine)	\$20,800
2023	Sealcoat (2 coats, crackseal) stripe (no patching)	\$37,000
2027	Sealct 2cts, crackseal, some patching, stripe	\$43,000
2030	Sealcoat 2 cts, crackseal, patch, stripe	\$48,000
2033	***SLURRY ALL 1/4", some patching, stripe	\$92,000
2034	Sealcoat 2 cts., , stripe	\$30,000
2034	Sealcoat 2 cts., stripe	\$35,500
2038	** REMOVE & REPLACE ALL 3"s, stripe \$722,000 or Slurry 1'4" again	

This is based upon my 25 years of asphalt experience with Ace Asphalt

Sincerely,

Steve Tallakson M 602 697-1648

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt - Sealcoat - 2019

Item Number	4	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	6 Years
Category	Pavement	Basis Cost	\$ 20,800.00
Tracking Method	Logistical One Time		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	/ /	01/01/2019	0:00	6:00	1	20,800.00	20,800.00
								\$ 20,800.00	\$ 20,800.00

Comments



Sealcoat without Crackseal

Resealed in 2015 by ACE Asphalt.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt - Sealcoat - 2023

Item Number	38	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	0 Year
Category	Pavement	Basis Cost	\$ 37,000.00
Tracking Method	Logistical One Time		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			/ /	01/01/2023	4:00	4:00	1	37,000.00	37,000.00
								\$ 37,000.00	\$ 37,000.00

Comments

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt - Sealcoat - 2027

Item Number	39	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	0 Year
Category	Pavement	Basis Cost	\$ 43,000.00
Tracking Method	Logistical One Time		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			/ /	01/01/2027	8:00	8:00	1	43,000.00	43,000.00
								\$ 43,000.00	\$ 43,000.00

Comments

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt - Sealcoat - 2030

Item Number	40	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	0 Year
Category	Pavement	Basis Cost	\$ 48,000.00
Tracking Method	Logistical One Time		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			/ /	01/01/2030	11:00	11:00	1	48,000.00	48,000.00
								\$ 48,000.00	\$ 48,000.00

Comments

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt - Sealcoat - A - 2034

Item Number	42	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	0 Year
Category	Pavement	Basis Cost	\$ 30,000.00
Tracking Method	Logistical One Time		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			/ /	01/01/2034	15:00	15:00	1	30,000.00	30,000.00
								\$ 30,000.00	\$ 30,000.00

Comments

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt - Sealcoat - B - 2034

Item Number	43	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	0 Year
Category	Pavement	Basis Cost	\$ 35,500.00
Tracking Method	Logistical One Time		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			/ /	01/01/2034	15:00	15:00	1	35,500.00	35,500.00
								\$ 35,500.00	\$ 35,500.00

Comments

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt - Slurry Seal - 2033

Item Number	41	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	0 Year
Category	Pavement	Basis Cost	\$ 92,000.00
Tracking Method	Logistical One Time		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			/ /	01/01/2033	14:00	14:00	1	92,000.00	92,000.00
								\$ 92,000.00	\$ 92,000.00

Comments

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Backflow Valves - Repair

Item Number	5	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 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
Ellis & Kenneth	6"	Fair	01/01/2014	01/01/2029	10:00	15:00	1	1,250.00	1,679.90
Terrace & Freemo	6"	Fair	01/01/2014	01/01/2029	10:00	15:00	1	1,250.00	1,679.90
								\$ 2,500.00	\$ 3,359.80

Comments



Allowance to periodically repair or replace as needed.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

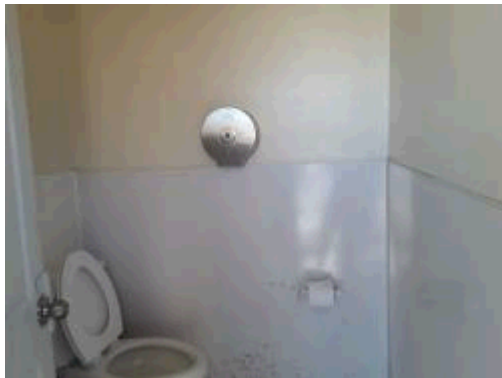
Component List - Full Detail

Bathroom - Remodel

Item Number	6	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	30 Years
Category	Re-creation	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	01/01/1997	01/01/2027	8:00	30:00	1	2,500.00	3,166.93
								\$ 2,500.00	\$ 3,166.93

Comments



Remodel allowance to include new fixtures, tile, and walls and ceiling restoration.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Block Walls - Inspect/Repair

Item Number	7	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	4 Years
Category	Walls/Fencing	Basis Cost	\$ 3.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Adjacent to Kenne		Poor	01/01/2015	01/01/2019	0:00	4:00	850	2,550.00	2,550.00
Perimeter/Units/B		Fair	01/01/2019	01/01/2023	4:00	4:00	1,550	4,650.00	5,233.62
								\$ 7,200.00	\$ 7,783.62

Comments



Regular inspection and repair of block walls ensure longer life.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Block Walls - Repaint

Item Number	8	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	8 Years
Category	Painting	Basis Cost	\$ 0.60
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Adjacent to Kenne		Poor	01/01/2011	01/01/2019	0:00	8:00	7,000	4,200.00	4,200.00
Perimeter/Backflo		Fair	01/01/2015	01/01/2023	4:00	8:00	5,250	3,150.00	3,545.35
								\$ 7,350.00	\$ 7,745.35

Comments



Regular painting of block walls help mitigate water intrusion and premature deterioration.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Brick Pavers - Repair/Replace

Item Number	9	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	10 Years
Category	Pavement	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	01/01/2014	01/01/2024	5:00	10:00	50	175.00	202.87
Ellis & Kenneth		Fair	01/01/2014	01/01/2024	5:00	10:00	115	402.50	466.61
								\$ 577.50	\$ 669.48

Comments



Allowance to repair and replace as needed.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Building Exterior Siding - Replace

Item Number	10	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	30 Years
Category	Siding	Basis Cost	\$ 1.50
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
1-6		Fair	01/01/1999	01/01/2029	10:00	30:00	5,300	7,950.00	10,684.14
7-12		Fair	01/01/1999	01/01/2029	10:00	30:00	5,300	7,950.00	10,684.14
13-18		Fair	01/01/1999	01/01/2029	10:00	30:00	5,300	7,950.00	10,684.14
19-26		Fair	01/01/1999	01/01/2029	10:00	30:00	7,000	10,500.00	14,111.12
27-32		Fair	01/01/1999	01/01/2029	10:00	30:00	5,300	7,950.00	10,684.14
33-38		Fair	01/01/1999	01/01/2029	10:00	30:00	5,300	7,950.00	10,684.14
39-44		Fair	01/01/1999	01/01/2029	10:00	30:00	5,300	7,950.00	10,684.14
45-51		Fair	01/01/1999	01/01/2029	10:00	30:00	5,800	8,700.00	11,692.07
52-56		Fair	01/01/1999	01/01/2029	10:00	30:00	4,200	6,300.00	8,466.67
57-62		Fair	01/01/2000	01/01/2030	11:00	30:00	5,300	7,950.00	11,004.66
63-70		Fair	01/01/2000	01/01/2030	11:00	30:00	7,000	10,500.00	14,534.46
71-77		Fair	01/01/2000	01/01/2030	11:00	30:00	5,800	8,700.00	12,042.83
78-84		Fair	01/01/2000	01/01/2030	11:00	30:00	5,800	8,700.00	12,042.83
85-91		Fair	01/01/2000	01/01/2030	11:00	30:00	5,800	8,700.00	12,042.83
92-98		Fair	01/01/2000	01/01/2030	11:00	30:00	5,800	8,700.00	12,042.83
99-106		Fair	01/01/2000	01/01/2030	11:00	30:00	7,000	10,500.00	14,534.46
107-114		Fair	01/01/2001	01/01/2031	12:00	30:00	7,000	10,500.00	14,970.49
115-122		Fair	01/01/2001	01/01/2031	12:00	30:00	7,000	10,500.00	14,970.49
123-129		Fair	01/01/2001	01/01/2031	12:00	30:00	5,800	8,700.00	12,404.12
130-135		Fair	01/01/2001	01/01/2031	12:00	30:00	5,300	7,950.00	11,334.80
136-142		Fair	01/01/2001	01/01/2031	12:00	30:00	5,800	8,700.00	12,404.12
143-150		Fair	01/01/2001	01/01/2031	12:00	30:00	7,000	10,500.00	14,970.49
151-157		Fair	01/01/2001	01/01/2031	12:00	30:00	5,300	7,950.00	11,334.80

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
								\$ 201,750.00	\$ 279,008.91

Comments



Future replacement of siding as requested.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Building Foundations - Repair

Item Number	11	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	30 Years
Category	Re-creation	Basis Cost	\$ 7.50
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
1-6		Fair	01/01/1991	01/01/2021	2:00	30:00	350	2,625.00	2,784.86
7-12		Fair	01/01/1991	01/01/2021	2:00	30:00	350	2,625.00	2,784.86
13-18		Fair	01/01/1991	01/01/2021	2:00	30:00	350	2,625.00	2,784.86
19-26		Fair	01/01/1991	01/01/2021	2:00	30:00	440	3,300.00	3,500.97
27-32		Fair	01/01/1991	01/01/2021	2:00	30:00	350	2,625.00	2,784.86
33-38		Fair	01/01/1991	01/01/2021	2:00	30:00	350	2,625.00	2,784.86
39-44		Fair	01/01/1991	01/01/2021	2:00	30:00	350	2,625.00	2,784.86
45-51		Fair	01/01/1991	01/01/2021	2:00	30:00	380	2,850.00	3,023.57
52-56		Fair	01/01/1991	01/01/2021	2:00	30:00	300	2,250.00	2,387.03
57-62		Fair	01/01/1992	01/01/2022	3:00	30:00	350	2,625.00	2,868.41
63-70		Fair	01/01/1992	01/01/2022	3:00	30:00	440	3,300.00	3,606.00
71-77		Fair	01/01/1992	01/01/2022	3:00	30:00	380	2,850.00	3,114.27
78-84		Fair	01/01/1992	01/01/2022	3:00	30:00	380	2,850.00	3,114.27
85-91		Fair	01/01/1992	01/01/2022	3:00	30:00	380	2,850.00	3,114.27
92-98		Fair	01/01/1992	01/01/2022	3:00	30:00	380	2,850.00	3,114.27
99-106		Fair	01/01/1992	01/01/2022	3:00	30:00	440	3,300.00	3,606.00
107-114		Fair	01/01/1993	01/01/2023	4:00	30:00	440	3,300.00	3,714.18
115-122		Fair	01/01/1993	01/01/2023	4:00	30:00	440	3,300.00	3,714.18
123-129		Fair	01/01/1993	01/01/2023	4:00	30:00	380	2,850.00	3,207.70
130-135		Fair	01/01/1993	01/01/2023	4:00	30:00	350	2,625.00	2,954.46
136-142		Fair	01/01/1993	01/01/2023	4:00	30:00	380	2,850.00	3,207.70
143-150		Fair	01/01/1993	01/01/2023	4:00	30:00	440	3,300.00	3,714.18
151-157		Fair	01/01/1993	01/01/2023	4:00	30:00	350	2,625.00	2,954.46

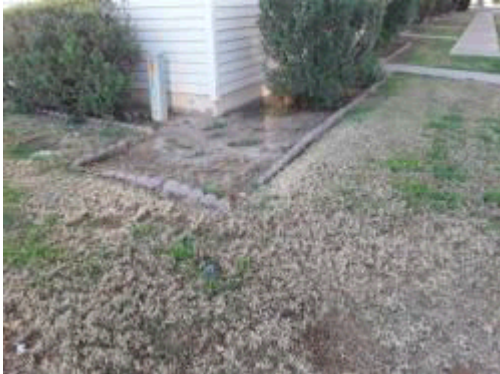
Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
								\$ 65,625.00	\$ 71,625.08

Comments



Future repair of unit building foundation as requested.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Carport - Repair and Repaint

Item Number	37	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	12 Years
Category	Re-creation	Basis Cost	\$ 7,500.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
			01/01/2015	01/01/2027	8:00	12:00	1	7,500.00	9,500.78
								\$ 7,500.00	\$ 9,500.78

Comments



Allocation to repair and repaint the carports as needed.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

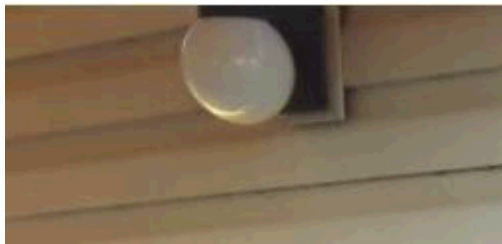
Component List - Full Detail

Exterior Wall Lights - Replace

Item Number	12	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Lighting	Basis Cost	\$ 75.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2014	01/01/2039	20:00	25:00	157	11,775.00	21,266.96
								\$ 11,775.00	\$ 21,266.96

Comments



Allowance to replace as needed.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

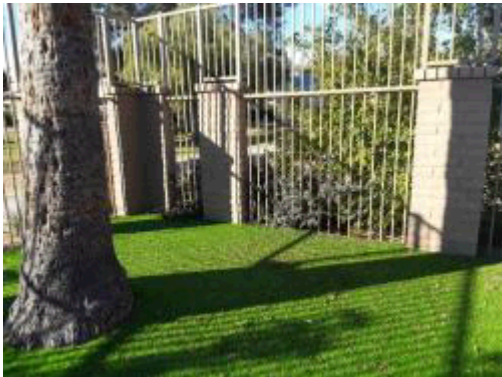
Component List - Full Detail

Fence Metal - Repaint

Item Number	13	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	6 Years
Category	Painting	Basis Cost	\$ 3,462.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool	All	Good	01/01/2018	01/01/2024	5:00	6:00	1	3,462.00	4,013.41
								\$ 3,462.00	\$ 4,013.41

Comments



Repainted all fencing and gates at the pool in 2018 for \$3,266 by PRIDE (BCK Coatings).

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

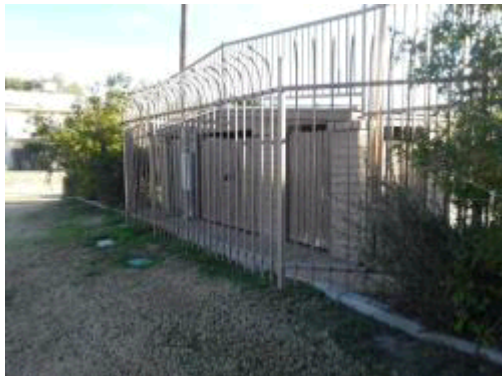
Component List - Full Detail

Fence Metal - Replace

Item Number	14	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	30 Years
Category	Walls/Fencing	Basis Cost	\$ 18,560.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool	9'	Good	01/01/2013	01/01/2043	24:00	30:00	1	18,560.00	37,728.66
								\$ 18,560.00	\$ 37,728.66

Comments



Installed in 2013 for \$15,339 by Sun King Fencing and Gates.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

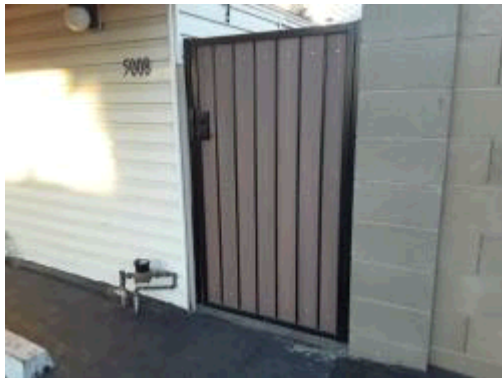
Component List - Full Detail

Gates Composite - Replace

Item Number	16	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Walls/Fencing	Basis Cost	\$ 450.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	4' x 5'	Good	01/01/2017	01/01/2042	23:00	25:00	157	70,650.00	139,433.89
								\$ 70,650.00	\$ 139,433.89

Comments



Replaced in 2017 by Sunset Fencing and Gates.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

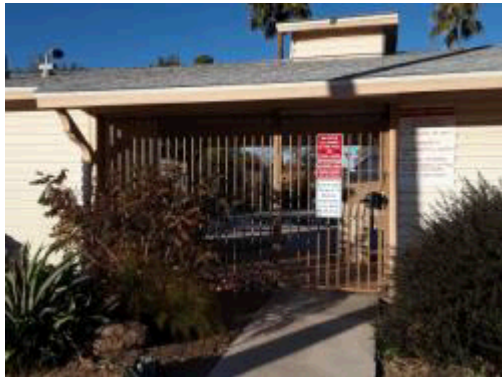
Component List - Full Detail

Gates Metal - Replace

Item Number	15	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Walls/Fencing	Basis Cost	\$ 550.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool	4' x 8'	Good	01/01/2013	01/01/2043	24:00	30:00	1	550.00	1,118.04
								\$ 550.00	\$ 1,118.04

Comments



Installed in 2013 by Sun King fencing and Gates

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Irrigation Controllers - Replace

Item Number	17	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
33-38		Fair	01/01/2011	01/01/2023	4:00	12:00	1	1,200.00	1,350.61
57-62		Fair	01/01/2011	01/01/2023	4:00	12:00	1	1,200.00	1,350.61
78-84		Fair	01/01/2011	01/01/2023	4:00	12:00	1	1,200.00	1,350.61
Pool		Fair	01/01/2011	01/01/2023	4:00	12:00	1	1,200.00	1,350.61
								\$ 4,800.00	\$ 5,402.44

Comments



Brand is Hunter.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

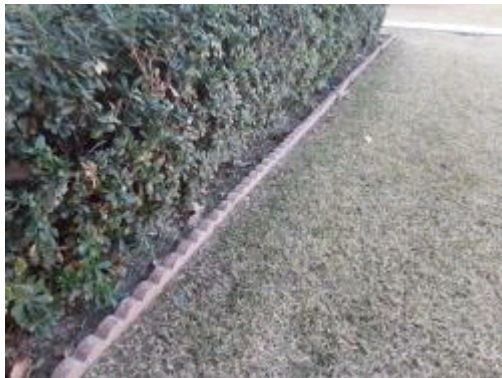
Component List - Full Detail

Irrigation System - Refurbish

Item Number	18	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Landscaping	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	01/01/2014	01/01/2024	5:00	10:00	1	2,500.00	2,898.19
								\$ 2,500.00	\$ 2,898.19

Comments



Homes & Common Area repair - Allocated as needed.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Light Poles (Solar) - Replace

Item Number	19	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	30 Years
Category	Lighting	Basis Cost	\$ 78,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2018	01/01/2048	29:00	30:00	1	78,000.00	183,812.11
								\$ 78,000.00	\$ 183,812.11

Comments



Solar lighting fixtures.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Light Poles (Standard) - Replace

Item Number	20	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Lighting	Basis Cost	\$ 1,250.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Near mailboxes, P		Fair	01/01/2002	01/01/2027	8:00	25:00	3	3,750.00	4,750.39
								\$ 3,750.00	\$ 4,750.39

Comments



Standard lighting fixture. New in 2017 at pool. Funding to replace lighting at the pool as needed.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

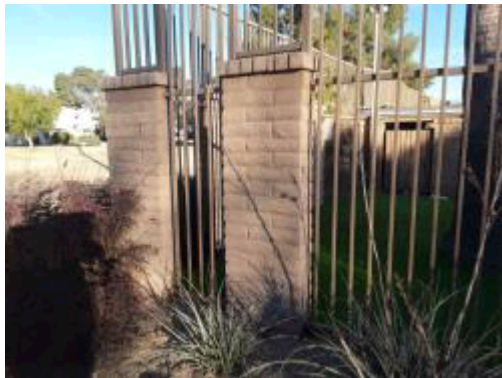
Component List - Full Detail

Light Timers - Replace

Item Number	21	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Lighting	Basis Cost	\$ 500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2009	01/01/2029	10:00	20:00	2	1,000.00	1,343.92
								\$ 1,000.00	\$ 1,343.92

Comments



Allowance to replace as needed.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Mailbox Clusters - Refurbish

Item Number	22	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	24 Years
Category	Re-creation	Basis Cost	\$ 2,400.00
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	01/01/2031	12:00	24:00	1	2,400.00	3,421.83
Community		Fair	01/01/2007	01/01/2031	12:00	24:00	5	12,000.00	17,109.13
Community		Fair	01/01/2007	01/01/2031	12:00	24:00	6	14,400.00	20,530.96
								<u>\$ 28,800.00</u>	<u>\$ 41,061.92</u>

Comments



8 mail + 2 parcel

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Message Boards - Replace

Item Number	23	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Re-creation	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		Fair	01/01/2014	01/01/2034	15:00	20:00	1	1,000.00	1,557.97
								\$ 1,000.00	\$ 1,557.97

Comments



Repair or replace as needed.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

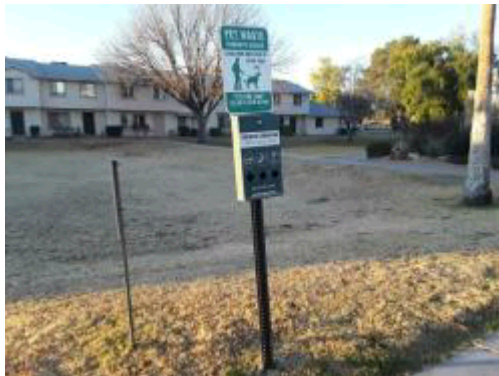
Component List - Full Detail

Pet Waste Stations - Replace

Item Number	24	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Re-creation	Basis Cost	\$ 500.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2017	01/01/2032	13:00	15:00	3	1,500.00	2,202.80
								\$ 1,500.00	\$ 2,202.80

Comments



Repair or replace as needed.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

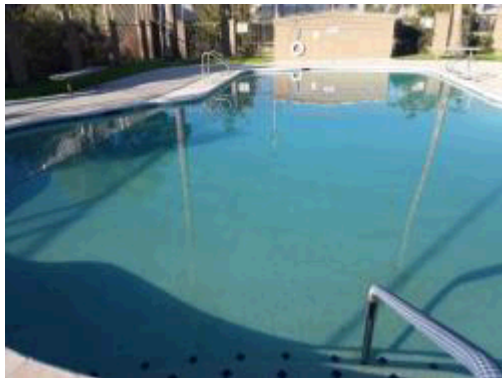
Component List - Full Detail

Pool (Pebble Tech) - Resurface

Item Number	25	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	15 Years
Category	Re-creation	Basis Cost	\$ 125.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2013	01/01/2028	9:00	15:00	140	17,500.00	22,833.53
								\$ 17,500.00	\$ 22,833.53

Comments



Resurfaced with Pebble Tech in 2013. (Includes new drains)

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

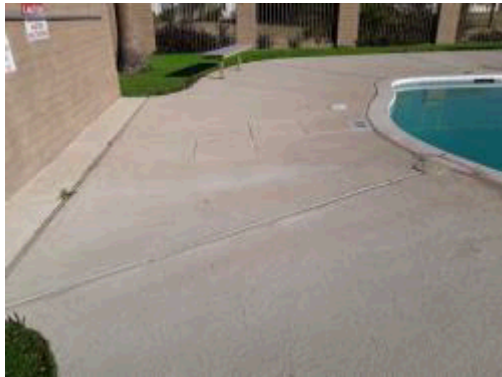
Component List - Full Detail

Pool Deck - Repair/Seal

Item Number	26	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	8 Years
Category	Re-creation	Basis Cost	\$ 1.90
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2015	01/01/2023	4:00	8:00	2,350	4,465.00	5,025.40
								\$ 4,465.00	\$ 5,025.40

Comments



Resurfaced in 2015.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Deck - Resurface

Item Number	27	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	16 Years
Category	Re-creation	Basis Cost	\$ 3.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2015	01/01/2031	12:00	16:00	2,350	7,050.00	10,051.61
								\$ 7,050.00	\$ 10,051.61

Comments



Resurfaced in 2015.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Filter - Replace

Item Number	28	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 1,400.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Fair	01/01/2005	01/01/2020	1:00	15:00	1	1,400.00	1,442.00
								\$ 1,400.00	\$ 1,442.00

Comments



TR-140

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

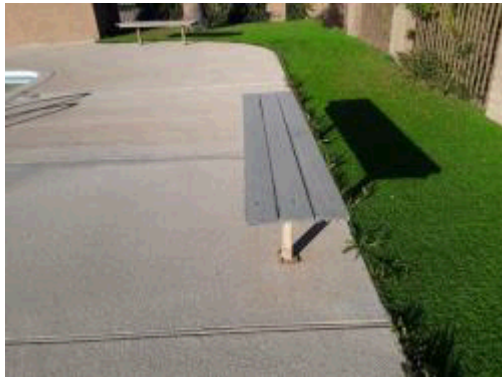
Component List - Full Detail

Pool Furniture - Replace

Item Number	29	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Furniture	Basis Cost	\$ 700.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Fair	01/01/2011	01/01/2026	7:00	15:00	3	2,100.00	2,582.74
								\$ 2,100.00	\$ 2,582.74

Comments



Benches

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

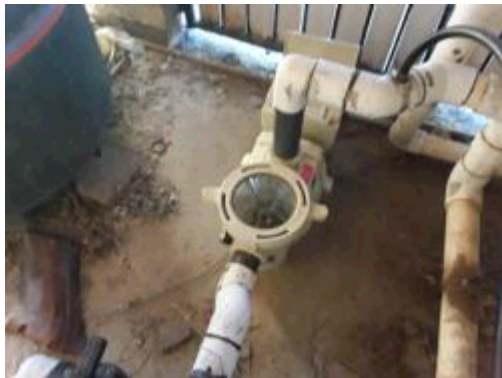
Component List - Full Detail

Pool Pumps & Motor - Replace

Item Number	30	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 2,250.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Fair	01/01/2018	01/01/2028	9:00	10:00	1	2,250.00	2,935.74
								\$ 2,250.00	\$ 2,935.74

Comments



CDC Pools replaced in 2018.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Underwater Lights - Replace

Item Number	31	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Re-creation	Basis Cost	\$ 500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Fair	01/01/2011	01/01/2026	7:00	15:00	2	1,000.00	1,229.87
								\$ 1,000.00	\$ 1,229.87

Comments



Replace as needed.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Waterline Tile - Replace

Item Number	32	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	20 Years
Category	Re-creation	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		Fair	01/01/2008	01/01/2028	9:00	20:00	140	2,100.00	2,740.02
								\$ 2,100.00	\$ 2,740.02

Comments



Allowance to repair and replace as needed.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Roof Shingles - Replace

Item Number	33	Measurement Basis	Square
Type	Common Area	Estimated Useful Life	30 Years
Category	Roof	Basis Cost	\$ 350.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
1-6		Good	01/01/2013	01/01/2043	24:00	30:00	39	13,650.00	27,747.64
7-12		Good	01/01/2013	01/01/2043	24:00	30:00	39	13,650.00	27,747.64
13-18		Good	01/01/2013	01/01/2043	24:00	30:00	39	13,650.00	27,747.64
19-26		Good	01/01/2013	01/01/2043	24:00	30:00	57	19,950.00	40,554.24
27-32		Good	01/01/2013	01/01/2043	24:00	30:00	39	13,650.00	27,747.64
33-38		Good	01/01/2013	01/01/2043	24:00	30:00	39	13,650.00	27,747.64
39-44		Good	01/01/2013	01/01/2043	24:00	30:00	39	13,650.00	27,747.64
45-51		Good	01/01/2013	01/01/2043	24:00	30:00	48	16,800.00	34,150.94
52-56		Good	01/01/2013	01/01/2043	24:00	30:00	36	12,600.00	25,613.21
57-62		Good	01/01/2013	01/01/2043	24:00	30:00	39	13,650.00	27,747.64
63-70		Good	01/01/2013	01/01/2043	24:00	30:00	57	19,950.00	40,554.24
71-77		Good	01/01/2013	01/01/2043	24:00	30:00	48	16,800.00	34,150.94
78-84		Good	01/01/2013	01/01/2043	24:00	30:00	48	16,800.00	34,150.94
85-91		Good	01/01/2013	01/01/2043	24:00	30:00	48	16,800.00	34,150.94
92-98		Good	01/01/2013	01/01/2043	24:00	30:00	48	16,800.00	34,150.94
99-106		Good	01/01/2013	01/01/2043	24:00	30:00	57	19,950.00	40,554.24
107-114		Good	01/01/2013	01/01/2043	24:00	30:00	57	19,950.00	40,554.24
115-122		Good	01/01/2013	01/01/2043	24:00	30:00	57	19,950.00	40,554.24
123-129		Good	01/01/2013	01/01/2043	24:00	30:00	48	16,800.00	34,150.94
130-135		Good	01/01/2013	01/01/2043	24:00	30:00	39	13,650.00	27,747.64
136-142		Good	01/01/2013	01/01/2043	24:00	30:00	48	16,800.00	34,150.94
143-150		Good	01/01/2013	01/01/2043	24:00	30:00	57	19,950.00	40,554.24
151-157		Good	01/01/2013	01/01/2043	24:00	30:00	39	13,650.00	27,747.64

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2013	01/01/2043	24:00	30:00	10	3,500.00	7,114.78
								\$ 376,250.00	\$ 764,838.77

Comments



New roofs installed in 2013/2014 by Paramount Roofing on all buildings except on building N on Horseshoe Dr. Reserve study will budget to replace all in 2034.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

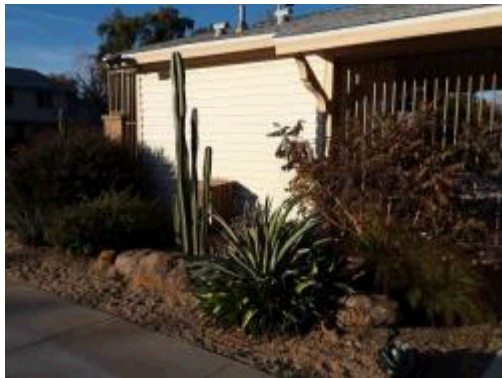
Component List - Full Detail

Security Cameras - Replace

Item Number	34	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Security	Basis Cost	\$ 650.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2017	01/01/2029	10:00	12:00	3	1,950.00	2,620.64
								\$ 1,950.00	\$ 2,620.64

Comments



Installed in 2017.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Tile Floor - Replace

Item Number	35	Measurement Basis	Sq. Ft
Type	Common Area	Estimated Useful Life	25 Years
Category	Floor Coverings	Basis Cost	\$ 10.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Fair	01/01/1999	01/01/2024	5:00	25:00	200	2,000.00	2,318.55
								\$ 2,000.00	\$ 2,318.55

Comments



Repair or replace as needed.

Park Premiere Townhouse Association

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.20% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Water Meter - Replace

Item Number	36	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Re-creation	Basis Cost	\$ 12,000.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Fair	01/01/2018	01/01/2038	19:00	20:00	1	12,000.00	21,042.07
								\$ 12,000.00	\$ 21,042.07

Comments



(157) total water meters. Funding to replace over a 20 year cycle. Cost each (\$121.25) from Metering Services on 6/19/16