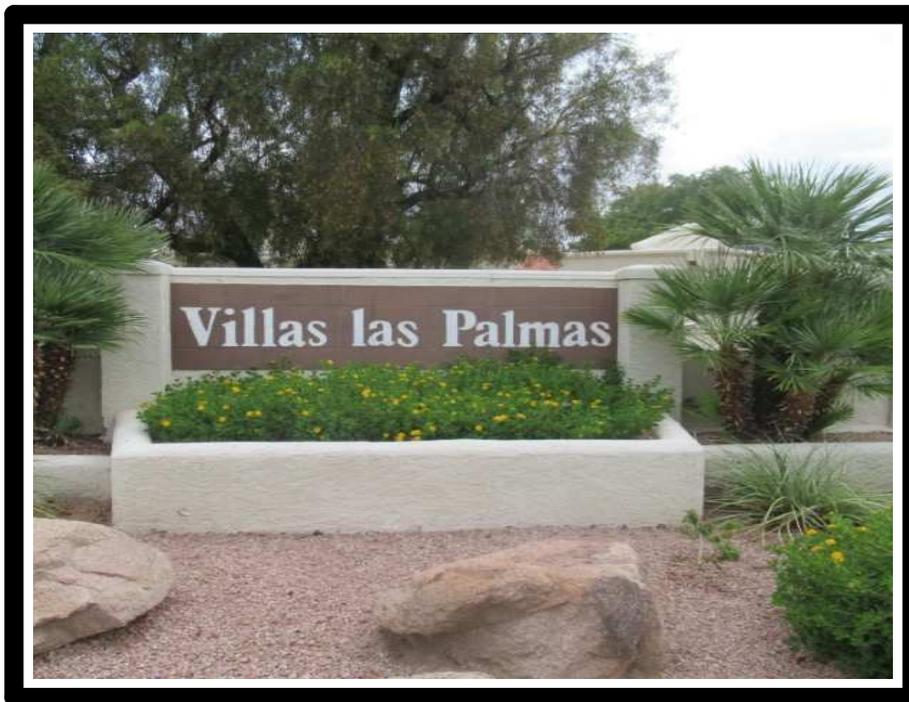




**RESERVE STUDY
FOR
VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION**



**Management By:
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16625 S Desert Foothills Parkway
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Prepared By:
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October 17, 2022



EXECUTIVE SUMMARY

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION

October 17, 2022

Starting Reserve Balance 1/1/2023	\$739,341
Projected Fully Funded Reserve Balance 1/1/2023	\$883,543
Percent Fully Funded 1/1/2023	84%
Annual Reserve Contribution	\$62,996

This study is based on the cash flow method of funding. This reserve analysis is based on an observation and assessment of the condition of the reserve fund based on a field assessment of the condition of the assets of the association, a projection of the useful life and remaining useful life of those assets, and the replacement costs for those assets. The general guideline used in our studies to determine whether the cost to replace or maintain an asset is paid from reserves or operations is if the replacement cost exceeds \$500 it is included in reserves. That can be modified at the direction of the Board.

Following are some key points relative to your study:

1. The study has a fiscal year beginning date of January 1, 2023.
2. The study reflects a beginning balance for the reserve fund of \$739,341 and an annual contribution of \$62,996. The financial information was provided by the association and was not audited. As reflected by the Current Assessment Funding Model Projection in the report on pages 2-1 and 2-2, the reserve fund with the current assessment is in a healthy condition for a few years until Phase 2 of the pavement is scheduled to be removed and replaced. At that point some additional funding will be required. Reserve funds are generally considered to be in a healthy condition if the reserve balance is at or above 70% of the fully funded balance.
2. Because of the need for additional funding in a few years, an Alternate Funding Model is included in the report on pages 2-3 and 2-4 for consideration by the Association. The model suggests increasing the annual reserve contribution by 15% annually in 2027 thru 2032. Other funding alternatives can be prepared if desired by the Board.
3. Note that the study includes a 3% inflation on costs based on current construction cost indexes so some increase in funding over time is recommended to stay even with cost

increase from inflation. With the current trends in inflation, we recommend that the study be updated in 1-2 years to assess the impact of inflation on the reserve fund balance.

4. This study should be compared with the operating budget to make sure there are no overlaps or gaps of items in this study and in the operating budget.
5. The physical assessment of components was based on field reviews conducted on July 26, 2022. The field review consisted of on-site observations of common areas and facilities. No sampling or destructive testing was performed. The on-site observation is not a comprehensive quality inspection. Quantification of assets was accomplished with a combination of on-site measurements, aerial photos and information provided by the association.
6. The consultant has no other involvement with the association that could be considered a conflict of interest. To our knowledge, there are no material issues that have not been disclosed that would cause a distortion of the association's reserve fund.

Report was prepared by:

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Important Information

The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors and vendors and our own experience with local costs. We also may rely on various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional, if needed.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

This reserve analysis study is a reflection of information provided to or assembled by the consultant for the association's use, not for the purpose of performing an audit, quality/forensic analyses or background checks of historical records. Information provided by the official representative of the association regarding financial, physical, quantity, or historical issues is deemed reliable by the consultant.

We recommend that your reserve analysis study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

FDReserve Studies would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study.

This reserve analysis is prepared under the supervision of William A. Schlimgen PE, a registered professional engineer in Arizona with more than 10 years of experience in preparation of reserve studies and more than 40 years of engineering management, design, inspection and construction management experience.

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Document

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described.

Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the association and set the level and quality of service for all of the association's activities.

Funding Options

When a major repair or replacement is required in a community, an association has essentially four options available to address the expenditure:

The first, and only logical means that the Board of Directors has to ensure its ability to maintain the assets for which it is obligated, is by **assessing an adequate level of reserves** as part of the regular membership assessment, thereby distributing the cost of the replacements uniformly over the entire membership. The community is not only comprised of present members, but also future members. Any decision by the Board of Directors to adopt a calculation method or funding plan which would disproportionately burden future members in order to make up for past reserve deficits, would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the board is responsible to the "community" as a whole.

Whereas, if the association was setting aside reserves for this purpose, using the vehicle of the regularly assessed membership dues, it would have had the full term of the life of the roof, for example, to accumulate the necessary moneys. Additionally, those contributions would have been evenly distributed over the entire membership and would have earned interest as part of that contribution.

The second option is for the association to **acquire a loan** from a lending institution in order to effect the required repairs. In many cases, banks will lend to an association using "future homeowner assessments" as collateral for the loan. With this method, the current board is pledging the future assets of an association. They are also incurring the additional expense of interest fees along with the original principal amount. In the case of a \$150,000 roofing replacement, the association may be required to pay back the loan over a three to five year period, with interest.

The third option, too often used, is simply to **defer the required repair or replacement**. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the association's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the association by making it difficult, or even impossible, for potential buyers to obtain financing from lenders. Increasingly, lending institutions are requesting copies of the association's most recent reserve study before granting loans, either for the association itself, a prospective purchaser, or for an individual within such an association.

The fourth option is to pass a "**special assessment**" to the membership in an amount required to cover the expenditure. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure, if necessary. However, an association

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considering a special assessment cannot guarantee that an assessment, when needed, will be passed. Consequently, the association cannot guarantee its ability to perform the required repairs or replacements to those major components for which it is obligated when the need arises. Additionally, while relatively new communities require very little in the way of major “reserve” expenditures, associations reaching 12 to 15 years of age and older, find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, could be devastating to an association’s overall budget.

Types of Reserve Studies

Most reserve studies fit into one of three categories:

Full Reserve Study;

Update with site inspection; and

Update without site inspection.

In a **Full Reserve Study**, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a “fund status” and “funding plan”.

In an **Update with site inspection**, the reserve provider conducts a component inventory (verification only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the “fund status and “funding plan.”

In an **Update without site inspection**, the reserve provider conducts life and valuation estimates to determine the “fund status” and “funding plan.”

The Reserve Study: A Physical and a Financial Analysis

There are two components of a reserve study: a physical analysis and a financial analysis.

Physical Analysis

During the physical analysis, a reserve study provider evaluates information regarding the physical status and repair/replacement cost of the association’s major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.

Developing a Component List

The budget process begins with full inventory of all the major components for which the association is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the association, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

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Operational Expenses

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next.

Reserve Expenses

These are major expenses that occur other than annually, and which must be budgeted for in advance in order to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next, if they were not reserved for in advance.

Budgeting is Normally Excluded

For expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for.

Financial Analysis

The financial analysis assesses the association's reserve balance or "fund status" (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the "funding plan".

Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study, the association should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The association can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

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Funding Methods

From the simplest to the most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a “window” in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. The Threshold and the Current Assessment funding models are based upon the cash flow method.

The component method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserve over time. This method also allows for computations on individual components in the analysis. The Component Funding model is based upon the component methodology.

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Funding Strategies

Once an association has established its funding goals, the association can select an appropriate funding plan. There are four basic strategies from which most associations select. It is recommended that associations consult professionals to determine the best strategy or combination of plans that best suit the association's need. Additionally, associations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Associations will have to update their reserve studies more or less frequently depending on the funding strategy they select.

Full Funding--Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an association has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a measure of the adequacy of an association's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors:

Fully Funded Reserves = **Age** divided by **Useful Life** the results multiplied by **Current Replacement Cost**

When an association's total accumulated reserves for all components meet this criterion, its reserves are considered "fully-funded."

The **Threshold Funding Model (Minimum Funding)**. The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An association using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance.

The **Threshold Funding Model**. This method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount (other than \$0).

The **Current Assessment Funding Model**. This method is also based upon the cash flow funding concept. The initial reserve assessment is set at the association's current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current funding over time.

The **Component Funding Model**. This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name "Component Funding Model". This is the most conservative funding model. It leads to or maintains the fully funded reserve position. The following details this calculation process.

Component Funding Model Distribution of Accumulated Reserves

The "Distribution of Accumulated Reserves Report" is a "Component Funding Model" calculation. This

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distribution **does not** apply to the cash flow funding models.

When calculating reserves based upon the component methodology, a beginning reserve balance must be allocated for each of the individual components considered in the analysis, before the individual calculations can be completed. When this distribution is not available, or of sufficient detail, the following method is suggested for allocating reserves:

The first step the program performs in this process is subtracting, from the total accumulated reserves, any amounts for assets that have predetermined (fixed) reserve balances. The user can “fix” the accumulated reserve balance within the program on the individual asset’s detail page. If, by error, these amounts total more than the amount of funds available, then the remaining assets are adjusted accordingly. A provision for a contingency reserve is then deducted by the determined percentage used, and if there are sufficient remaining funds available.

The second step is to identify the ideal level of reserves for each asset. As indicated in the prior section, this is accomplished by evaluating the component’s age proportionate to its estimated useful life and current replacement cost. Again, the equation used is as follows:

Fully Funded Reserves = (Age/Useful Life) x Current Replacement Cost

The software program performs the above calculations to the actual month the component was placed-in-service. The program projects that the accumulation of necessary reserves for repairs or replacements will be available on the first day of the fiscal year in which they are scheduled to occur.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available is depleted, or until all assets are appropriately funded. If any assets are assigned a zero remaining life (scheduled for replacement in the current fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjusts the zero remaining life items to one year, and that asset assumes its new grouping position alphabetically in the final printed report.

If, at the completion of this task, there are additional moneys that have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such and are not factored into any of the report computations. If, at the end of this assignment process there are designated excess funds, they can be used to offset the monthly contribution requirements recommended, or used in any other manner the client may desire.

Assigning the reserves in this manner defers the make-up period for any under-funding over the longest remaining life of all assets under consideration, thereby minimizing the impact of any deficiency. For example, if the report indicates an under funding of \$50,000, this under-funding will be assigned to components with the longest remaining lives in order to give more time to “replenish” the account. If the \$50,000 under-funding were to be assigned to short remaining life items, the impact would be felt immediately.

If the reserves are under-funded, the monthly contribution requirements, as outlined in this report, can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the case of a large deficiency, a special assessment may

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be considered. The program can easily generate revised reports outlining how the monthly contributions would be affected by such an adjustment, or by any other changes that may be under consideration.

Funding Reserves

Three assessment and contribution figures are provided in the report, the “Monthly Reserve Assessment Required”, the “Average Net Monthly Interest Earned” contribution and the “Total Monthly Allocation to Reserves.” The association should allocate the “Monthly Reserve Assessment Required” amount to reserves each month when the interest earned on the reserves is left in the reserve accounts as part of the contribution. Any interest earned on reserve deposits, must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the “Total Monthly Allocation” to reserves (this is the member assessment plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid, the amount due will be taken directly from the association’s operating accounts as the reserve accounts are allocated only those moneys net of taxes.

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Users' Guide to your Reserve Analysis Study

Part II of your report contains the reserve analysis study for your association. There are seven types of reports in the study as described below.

Report Summaries

The Report Summary for all funding models lists all of the parameters that were used in calculating the report.

The **Component Listing/Summary** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

Detail Reports

The Detail Report itemizes each asset and lists all measurements, current and future costs, and calculations for that asset. Provisions for percentage replacements, salvage values, and one-time replacements can also be utilized. These reports can be sorted by category or group.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufactured quality, usage, exposure to elements and maintenance history.

The Detail Index is an alphabetical listing of all assets, together with the page number of the asset's detail report, the projected replacement year, and the asset number.

Projections

Thirty-year projections add to the usefulness of your reserve analysis study.

Definitions

Report I.D.

Includes the Report Date (example: November 15, 1992), Account Number (example: 9773), and Version (example: 1.0). Please use this information (displayed on the summary page) when referencing your report.

Budget Year Beginning/Ending

The budgetary year for which the report is prepared. For associations with fiscal years ending December 31st, the monthly contribution figures indicated are for the 12-month period beginning 1/1/20xx and

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ending 12/31/20xx.

Number of Units and/or Phases

If applicable, the number of units and/or phases included in this version of the report.

Inflation

This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

Annual Assessment Increase

This represents the percentage rate at which the association will increase its assessment to reserves at the end of each year. For example, in order to accumulate \$10,000 in 10 years, you could set aside \$1,000 per year. As an alternative, you could set aside \$795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aide those associations that have not set aside appropriate reserves in the past, by making the initial year's allocation less formidable.

Investment Yield Before Taxes

The average interest rate anticipated by the association based upon its current investment practices.

Taxes on Interest Yield

The estimated percentage of interest income that will be set aside to pay income taxes on the interest earned.

Projected Reserve Balance

The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based upon information provided and not audited.

Percent Fully Funded

The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

Phase Increment Detail and/or Age

Comments regarding aging of the components on the basis of construction date or date of acceptance by the association.

Monthly Assessment

The assessment to reserves required by the association each month.

Interest Contribution (After Taxes)

The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

Total Monthly Allocation

The sum of the monthly assessment and interest contribution figures.

Group and Category

The report may be prepared and sorted either by group (location, building, phase, etc.) or by category

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(roofing, painting, etc.). The standard report printing format is by category.

Percentage of Replacement or Repairs

In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

Placed-In-Service Date

The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

Estimated Useful Life

The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

Adjustment to Useful Life

Once the useful life is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

Estimated Remaining Life

This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed-in-service.

Replacement Year

The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

Annual Fixed Reserves

An optional figure which, if used, will override the normal process of allocating reserves to each asset.

Fixed Assessment

An optional figure which, if used, will override all calculations and set the assessment at this amount. This assessment can be set for monthly, quarterly or annually as necessary.

Salvage Value

The salvage value of the asset at the time of replacement, if applicable.

One-Time Replacement

Notation if the asset is to be replaced on a one-time basis.

Current Replacement Cost

The estimated replacement cost effective at the beginning of the fiscal year for which the report is being prepared.

Future Replacement Cost

The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

Component Inventory

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The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s).

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A Multi-Purpose Tool

Your Report is an important part of your association's budgetary process. Following its recommendations should ensure the association's smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for "special assessments".

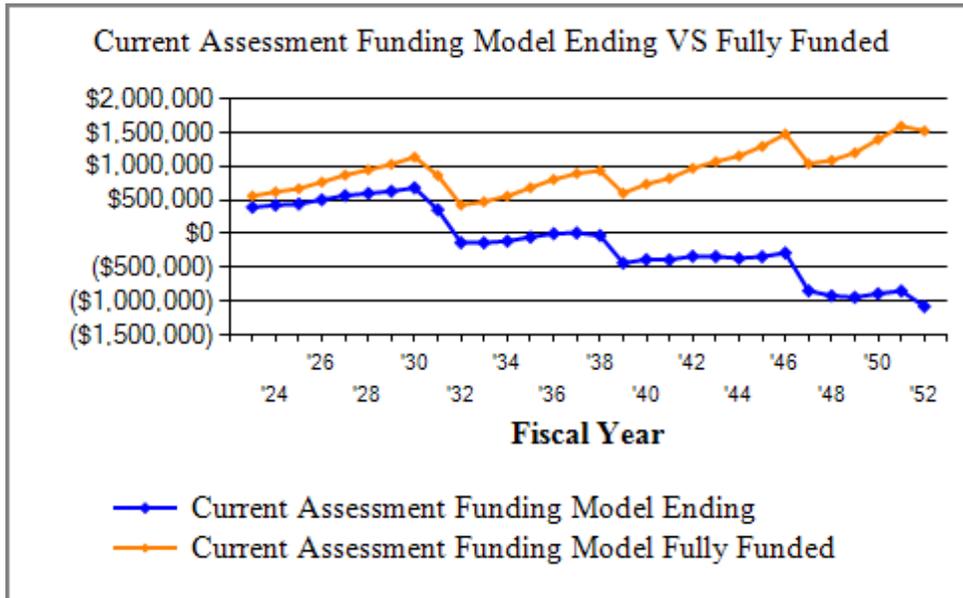
In addition, your reserve study serves a variety of useful purposes:

- Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding.
- A reserve analysis study is required by your accountant during the preparation of the association's annual audit.
- The reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.
- Your Report is also a detailed inventory of the association's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your Report is a tool that can assist the Board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated.
- Since the reserve analysis study includes measurements and cost estimates of the client's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- The reserve study is an annual disclosure to the membership concerning the financial condition of the association, and may be used as a "consumers' guide" by prospective purchasers.

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Current Assessment Funding Model Summary

Report Date	October 17, 2022
Budget Year Beginning	January 1, 2023
Budget Year Ending	December 31, 2023
Total Units	175

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	0.00%
Interest Rate on Reserve Deposit	1.00%
Tax Rate on Interest	30.00%
2023 Beginning Balance	\$739,341



<i>Current Assessment Funding Model Summary of Calculations</i>	
Required Monthly Contribution <i>\$30.00 per unit monthly</i>	\$5,249.67
Average Net Monthly Interest Earned	<u>\$210.32</u>
Total Monthly Allocation to Reserves <i>\$31.20 per unit monthly</i>	\$5,459.98

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Current Assessment Funding Model Projection

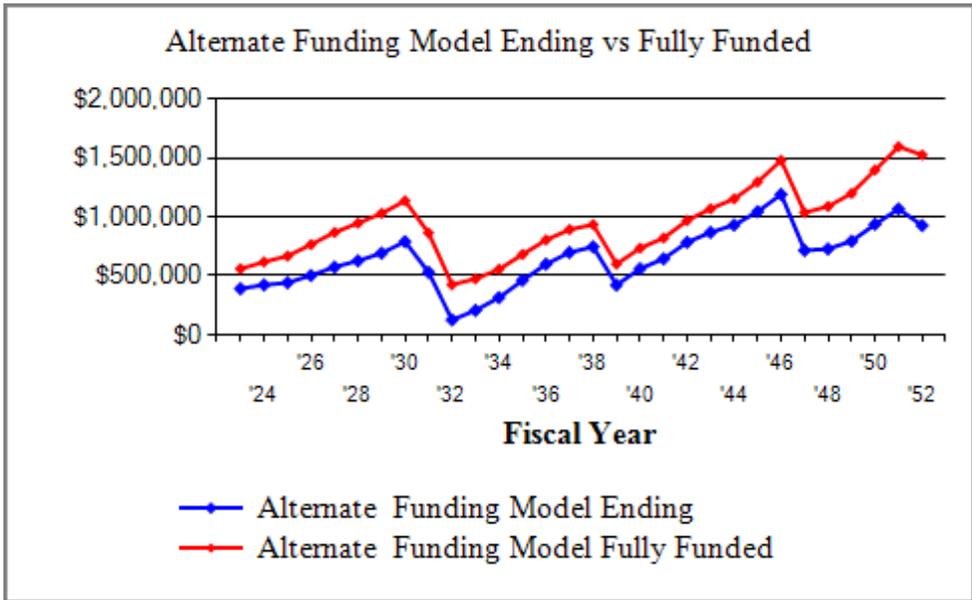
Beginning Balance: \$739,341

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2023	1,112,220	62,996	2,524	414,042	390,819	558,614	70%
2024	1,145,587	62,996	2,744	34,196	422,363	617,431	68%
2025	1,179,954	62,996	2,872	47,463	440,768	667,089	66%
2026	1,215,353	62,996	3,303	4,502	502,565	765,018	66%
2027	1,251,813	62,996	3,735	4,772	564,524	868,129	65%
2028	1,289,368	62,996	3,961	34,546	596,935	946,389	63%
2029	1,328,049	62,996	4,181	35,640	628,472	1,028,573	61%
2030	1,367,890	62,996	4,531	17,341	678,658	1,134,785	60%
2031	1,408,927	62,996	2,266	390,102	353,818	863,110	41%
2032	1,451,195	62,996		549,792	-132,979	424,377	
2033	1,494,731	62,996		66,051	-136,033	473,784	
2034	1,539,573	62,996		39,243	-112,281	555,427	
2035	1,585,760	62,996		2,139	-51,423	680,973	
2036	1,633,333	62,996		11,748	-175	803,719	
2037	1,682,333	62,996		51,032	11,789	892,184	1%
2038	1,732,802	62,996		102,860	-28,075	933,427	
2039	1,784,787	62,996		472,008	-437,088	599,297	
2040	1,838,330	62,996		10,496	-384,587	734,223	
2041	1,893,480	62,996		65,796	-387,387	820,070	
2042	1,950,284	62,996		11,047	-335,438	968,831	
2043	2,008,793	62,996		67,458	-339,900	1,068,017	
2044	2,069,057	62,996		88,736	-365,640	1,152,451	
2045	2,131,128	62,996		39,180	-341,825	1,294,774	
2046	2,195,062	62,996		7,677	-286,506	1,478,258	
2047	2,260,914	62,996		625,348	-848,858	1,035,622	
2048	2,328,742	62,996		136,828	-922,691	1,087,597	
2049	2,398,604	62,996		85,397	-945,091	1,198,960	
2050	2,470,562	62,996		9,152	-891,247	1,397,197	
2051	2,544,679	62,996		22,513	-850,764	1,594,184	
2052	2,621,019	62,996		292,096	-1,079,865	1,524,758	

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Alternate Funding Model Summary

Report Date	October 17, 2022
Budget Year Beginning	January 1, 2023
Budget Year Ending	December 31, 2023
Total Units	175

<i>Report Parameters</i>	
Inflation	3.00%
Interest Rate on Reserve Deposit	1.00%
Tax Rate on Interest	30.00%
2023 Beginning Balance	\$739,341



<i>Alternate Funding Model Summary of Calculations</i>	
Required Monthly Contribution <i>\$30.00 per unit monthly</i>	\$5,249.67
Average Net Monthly Interest Earned	<u>\$210.32</u>
Total Monthly Allocation to Reserves <i>\$31.20 per unit monthly</i>	\$5,459.98

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Alternate Funding Model Projection

Beginning Balance: \$739,341

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2023	1,112,220	62,996	2,524	414,042	390,819	558,614	70%
2024	1,145,587	62,996	2,744	34,196	422,363	617,431	68%
2025	1,179,954	62,996	2,872	47,463	440,768	667,089	66%
2026	1,215,353	62,996	3,303	4,502	502,565	765,018	66%
2027	1,251,813	72,445	3,771	4,772	574,009	868,129	66%
2028	1,289,368	83,312	4,105	34,546	626,880	946,389	66%
2029	1,328,049	95,809	4,516	35,640	691,565	1,028,573	67%
2030	1,367,890	110,180	5,153	17,341	789,558	1,134,785	70%
2031	1,408,927	126,707	3,287	390,102	529,450	863,110	61%
2032	1,451,195	145,714	411	549,792	125,782	424,377	30%
2033	1,494,731	145,714	973	66,051	206,418	473,784	44%
2034	1,539,573	145,714	1,728	39,243	314,616	555,427	57%
2035	1,585,760	145,714	2,748	2,139	460,939	680,973	68%
2036	1,633,333	145,714	3,708	11,748	598,613	803,719	74%
2037	1,682,333	145,714	4,399	51,032	697,694	892,184	78%
2038	1,732,802	145,714	4,731	102,860	745,278	933,427	80%
2039	1,784,787	145,714	2,473	472,008	421,456	599,297	70%
2040	1,838,330	145,714	3,440	10,496	560,114	734,223	76%
2041	1,893,480	145,714	4,025	65,796	644,057	820,070	79%
2042	1,950,284	145,714	4,999	11,047	783,722	968,831	81%
2043	2,008,793	145,714	5,584	67,458	867,561	1,068,017	81%
2044	2,069,057	145,714	6,023	88,736	930,562	1,152,451	81%
2045	2,131,128	145,714	6,813	39,180	1,043,908	1,294,774	81%
2046	2,195,062	145,714	7,831	7,677	1,189,775	1,478,258	80%
2047	2,260,914	145,714	4,517	625,348	714,658	1,035,622	69%
2048	2,328,742	145,714	4,611	136,828	728,154	1,087,597	67%
2049	2,398,604	145,714	5,067	85,397	793,539	1,198,960	66%
2050	2,470,562	145,714	6,062	9,152	936,162	1,397,197	67%
2051	2,544,679	145,714	6,970	22,513	1,066,333	1,594,184	67%
2052	2,621,019	145,714	5,991	292,096	925,941	1,524,758	61%

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Asset Summary Report

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Building Components									
Stucco - Repairs Asset ID: 1038	2015	2023	30,000	8	0	0	30,000	1 @	30,000.00
Equipment									
Pump & Motors (Pool) - Replace Asset ID: 1005	2022	2027	1,000	5	0	4	1,126	1 @	1,000.00
Filter (Pool) - Replace Asset ID: 1006	2017	2029	1,700	12	0	6	2,030	1 @	1,700.00
Filter (Spa) - Replace Asset ID: 1007	2008	2023	1,500	12	0	0	1,500	1 @	1,500.00
Pumps & Motors (Spa) - Replace Asset ID: 1008	2019	2024	2,200	5	0	1	2,266	1 @	2,200.00
Heater (Spa) - Replace Asset ID: 1009	2018	2026	2,200	8	0	3	2,404	1 @	2,200.00
Electric Panels - Replace Asset ID: 1010	1982	2023	1,200	40	0	0	1,200	1 @	1,200.00
Electric Panels - Replace Asset ID: 1011	1982	2027	2,000	40	5	4	2,251	1 @	2,000.00
Drinking Fountain - Replace Asset ID: 1023	1982	2027	600	15	30	4	675	1 @	600.00
Access Control System - Replace Asset ID: 1026	2017	2032	16,100	15	0	9	21,007	1 @	16,100.00
Propane Tank - Replace Asset ID: 1028	1982	2028	4,000	20	26	5	4,637	1 @	4,000.00
Backflow/Pressure Reducers - Repla.. Asset ID: 1030	2007	2028	12,450	20	1	5	14,433	1 @	12,450.00
Basketball Backboard - Replace Asset ID: 1033	2017	2029	1,500	12	0	6	1,791	1 @	1,500.00
Fencing & Walls									
Metal Fencing (Pool) - Replace Asset ID: 1012	2008	2023	13,500	25	-10	0	13,500	300 @	45.00
Chain Link Fence - Replace Asset ID: 1034	1982	2032	11,500	40	10	9	15,005	460 @	25.00
Perimeter Walls - Repair Asset ID: 1037	2015	2023	8,000	8	0	0	8,000	1 @	8,000.00
RV Gate - Replace Asset ID: 1046	2022	2042	2,500	20	0	19	4,384	1 @	2,500.00
Furnishings									
Pool Furnishings - Replace Asset ID: 1017	2016	2030	5,700	14	0	7	7,010	1 @	5,700.00
Pool Furnishings - Restrap Asset ID: 1018	2016	2025	2,940	7	2	2	3,119	1 @	2,940.00

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Asset Summary Report

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
<i>Furnishings continued...</i>									
Pool Furnishings - Powder Coat Asset ID: 1019	2016	2023	1,440	7	0	0	1,440	1 @	1,440.00
Pet Stations - Replace Asset ID: 1040	2017	2032	1,030	15	0	9	1,344	2 @	515.00
Sport Court Nets - Replace Asset ID: 1049	1982	2025	950	3	40	2	1,008	1 @	950.00
Grounds Components									
Drywells - Clean & Inspect Asset ID: 1039	1982	2023	2,200	5	0	0	2,200	2 @	1,100.00
Landscape & Irrigation									
Landscape - Refurbish Asset ID: 1001	1001	Unfunded							
Irrigation System - Refurbish Asset ID: 1002	1002	Unfunded							
Granite - Replenish Asset ID: 1036	2014	2024	22,000	10	0	1	22,660	1 @	22,000.00
Irrigation Controllers - Replace Asset ID: 1048	2023	2023	51,702	15	0	0	51,702	1 @	51,702.00
Lighting									
Lighting (Pool) - Replace Asset ID: 1020	2017	2037	1,500	20	0	14	2,269	12 @	125.00
Sport Court Pole Lights - Replace H.. Asset ID: 1032	2010	2025	5,400	15	0	2	5,729	12 @	450.00
Monument Lighting - Replace Asset ID: 1050	2018	2028	1,200	10	0	5	1,391	6 @	200.00
Mailboxes									
Mailboxes - Replace Asset ID: 1041	2004	2031	19,000	25	2	8	24,069	190 @	100.00
Painting									
Metal Fence - Repair & Paint Asset ID: 1004	2028	2028	9,000	5	0	5	10,433	1 @	9,000.00
Community - Paint Asset ID: 1024	2015	2023	250,000	8	0	0	250,000	1 @	250,000.00
Recreation/Pool									
Deck - Coat Asset ID: 1014	2030	2030	8,400	7	0	7	10,331	2100 @	4.00
Deck - Resurface Asset ID: 1015	1982	2023	16,800	21	0	0	16,800	2100 @	8.00

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Asset Summary Report

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Recreation/Pool continued...									
Pool - Resurface Asset ID: 1016	1982	2023	12,500	25	0	0	12,500	1250 @	10.00
Pergola - Replace Asset ID: 1021	2012	2023	25,200	20	-9	0	25,200	2100 @	12.00
Spa - Resurface Asset ID: 1022	1982	2026	1,920	12	32	3	2,098	160 @	12.00
Restrooms - Remodel Asset ID: 1025	2018	2033	2,500	15	0	10	3,360	1 @	2,500.00
Sport Court - Recoat Asset ID: 1031	2017	2025	15,000	8	0	2	15,913	1 @	15,000.00
Roofing									
Pool Restroom Roof - Replace Asset ID: 1047	1982	2027	640	30	15	4	720	160 @	4.00
Signs									
Monument Signs - Replace Asset ID: 1029	1982	2029	3,000	25	22	6	3,582	3 @	1,000.00
Miscellaneous Signs - Replace Asset ID: 1035	2019	2024	1,000	5	0	1	1,030	1 @	1,000.00
Street Signs - Replace Asset ID: 1045	2012	2024	8,000	12	0	1	8,240	1 @	8,000.00
Streets/Asphalt									
Asphalt (Ph 2)- Remove & Replace Asset ID: 1042	1982	2032	388,800	40	10	9	507,296	97200 @	4.00
Asphalt (Ph 1) - Remove & Replace Asset ID: 1043	2012	2052	122,000	40	0	29	287,501	30500 @	4.00
Asphalt - Seal Coat & Crack Seal Asset ID: 1044	2021	2025	20,448	4	0	2	21,693	127800 @	0.16

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Stucco - Repairs

		1 LS	@ \$30,000.00
Asset ID	1038	Asset Actual Cost	\$30,000.00
	Residential Buildings	Percent Replacement	100%
	Building Components	Future Cost	\$30,000.00
Placed in Service	January 2015		
Useful Life	8		
Replacement Year	2023		
Remaining Life	0		



Showing numerous stucco repairs, paint poor chipped. Mold on unit 29. To coincide with community paint asset ID 1024.

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Pump & Motors (Pool) - Replace

		1 EA	@ \$1,000.00
Asset ID	1005	Asset Actual Cost	\$1,000.00
	Recreation/Pool	Percent Replacement	100%
	Equipment	Future Cost	\$1,125.51
Placed in Service	January 2022		
Useful Life	5		
Replacement Year	2027		
Remaining Life	4		



Working condition. (1) pump & motor Century 2 HP.

Filter (Pool) - Replace

		1 EA	@ \$1,700.00
Asset ID	1006	Asset Actual Cost	\$1,700.00
	Recreation/Pool	Percent Replacement	100%
	Equipment	Future Cost	\$2,029.89
Placed in Service	January 2017		
Useful Life	12		
Replacement Year	2029		
Remaining Life	6		



Working condition. Pentair Triton II TR-100, 4.91 sq. ft. sand filter.

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Filter (Spa) - Replace

		1 EA	@ \$1,500.00
Asset ID	1007	Asset Actual Cost	\$1,500.00
	Recreation/Pool	Percent Replacement	100%
	Equipment	Future Cost	\$1,500.00
Placed in Service	January 2008		
Useful Life	12		
Replacement Year	2023		
Remaining Life	0		



Working condition. No leaks noted. Pentair Triton II TR-60, 3.14 sq. ft sand filter.

Pumps & Motors (Spa) - Replace

		1 LS	@ \$2,200.00
Asset ID	1008	Asset Actual Cost	\$2,200.00
	Recreation/Pool	Percent Replacement	100%
	Equipment	Future Cost	\$2,266.00
Placed in Service	January 2019		
Useful Life	5		
Replacement Year	2024		
Remaining Life	1		



Working condition. Miscellaneous brands. Placed in service dates not available, based on

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Pumps & Motors (Spa) - Replace continued...

condition.

1 - 1 HP pump & motor	@	\$1,000.00	\$1,000.00
1 - 2 HP pump & motor	@	\$1,200.00	<u>\$1,200.00</u>
		Total =	\$2,200.00

Heater (Spa) - Replace

			1 EA @ \$2,200.00
Asset ID	1009	Asset Actual Cost	\$2,200.00
	Recreation/Pool Equipment	Percent Replacement	100%
	Placed in Service January 2018	Future Cost	\$2,404.00
	Useful Life 8		
	Replacement Year 2026		
	Remaining Life 3		



Working condition. Raypak 266K BTU gas heater. Model C-R206A-EP-C ASME.

Electric Panels - Replace

			1 EA @ \$1,200.00
Asset ID	1010	Asset Actual Cost	\$1,200.00
	Recreation/Pool Equipment	Percent Replacement	100%
	Placed in Service January 1982	Future Cost	\$1,200.00
	Useful Life 40		
	Replacement Year 2023		
	Remaining Life 0		

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Electric Panels - Replace continued...



Good condition. 125 amp panel located in covered pool equipment area. Anticipate it is original install.

Electric Panels - Replace

		1 EA	@ \$2,000.00
Asset ID	1011	Asset Actual Cost	\$2,000.00
	Recreation/Pool Equipment	Percent Replacement	100%
		Future Cost	\$2,251.02
Placed in Service	January 1982		
Useful Life	40		
Adjustment	5		
Replacement Year	2027		
Remaining Life	4		



Older condition. 200 amp panel located on pool building. It is exposed to sun and weather elements. Anticipate that it is original equipment.

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Drinking Fountain - Replace

		1 EA	@ \$600.00
Asset ID	1023	Asset Actual Cost	\$600.00
	Recreation/Pool	Percent Replacement	100%
	Equipment	Future Cost	\$675.31
Placed in Service	January 1982		
Useful Life	15		
Adjustment	30		
Replacement Year	2027		
Remaining Life	4		



Fair condition. Life adjustment based on condition and low use.

Access Control System - Replace

		1 LS	@ \$16,100.00
Asset ID	1026	Asset Actual Cost	\$16,100.00
	Recreation/Pool	Percent Replacement	100%
	Equipment	Future Cost	\$21,006.85
Placed in Service	January 2017		
Useful Life	15		
Replacement Year	2032		
Remaining Life	9		



Working condition. (2) card reader DKS entry access systems on the pool & sport court gates.

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Propane Tank - Replace

		1 EA	@ \$4,000.00
Asset ID	1028	Asset Actual Cost	\$4,000.00
	Recreation/Pool	Percent Replacement	100%
	Equipment	Future Cost	\$4,637.10
Placed in Service	January 1982		
Useful Life	20		
Adjustment	26		
Replacement Year	2028		
Remaining Life	5		



90 gallon underground tank. Install date unknown.

Backflow/Pressure Reducers - Replace

		1 LS	@ \$12,450.00
Asset ID	1030	Asset Actual Cost	\$12,450.00
	Grounds	Percent Replacement	100%
	Equipment	Future Cost	\$14,432.96
Placed in Service	January 2007		
Useful Life	20		
Adjustment	1		
Replacement Year	2028		
Remaining Life	5		

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Backflow/Pressure Reducers - Replace continued...



2 - 1" backflow preventers	@	\$1,100.00	\$2,200.00
5 - 2" backflow preventers	@	\$2,050.00	<u>\$10,250.00</u>
		Total =	\$12,450.00

Basketball Backboard - Replace

Asset ID	1033	1 EA	@ \$1,500.00
Recreation/Pool Equipment		Asset Actual Cost	\$1,500.00
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	12	Future Cost	\$1,791.08
Replacement Year	2029		
Remaining Life	6		



Good condition. Glass backboard. May be able to push out useful life based on condition on next reserve study.

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Metal Fencing (Pool) - Replace

		300 LF	@ \$45.00
Asset ID	1012	Asset Actual Cost	\$13,500.00
	Recreation/Pool	Percent Replacement	100%
	Fencing & Walls	Future Cost	\$13,500.00
Placed in Service	January 2008		
Useful Life	25		
Adjustment	-10		
Replacement Year	2023		
Remaining Life	0		



Fair to poor condition. Noted significant rusting. Budget assumes that repairs includes painting of the new fence.

Chain Link Fence - Replace

		460 LF	@ \$25.00
Asset ID	1034	Asset Actual Cost	\$11,500.00
	Recreation/Pool	Percent Replacement	100%
	Fencing & Walls	Future Cost	\$15,004.89
Placed in Service	January 1982		
Useful Life	40		
Adjustment	10		
Replacement Year	2032		
Remaining Life	9		

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Chain Link Fence - Replace continued...



Good condition. Anticipate that this is the original fence for the tennis courts.

Perimeter Walls - Repair		1 LS	@ \$8,000.00
Asset ID	1037	Asset Actual Cost	\$8,000.00
	Grounds	Percent Replacement	100%
	Fencing & Walls	Future Cost	\$8,000.00
Placed in Service	January 2015		
Useful Life	8		
Replacement Year	2023		
Remaining Life	0		



North wall leaning due to trees on commercial property. It is a 4" dually wall with what appears to be very little foundation. West wall chipped due to landscape irrigation. South wall against alley in poor condition. East perimeter wall patched along tract C. Block degrading.

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

RV Gate - Replace

		1 LS	@ \$2,500.00
Asset ID	1046	Asset Actual Cost	\$2,500.00
	Grounds	Percent Replacement	100%
	Fencing & Walls	Future Cost	\$4,383.76
Placed in Service	January 2022		
Useful Life	20		
Replacement Year	2042		
Remaining Life	19		



Manually operated RV gate to be installed in fall of 2022.

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Pool Furnishings - Replace

		1 LS	@ \$5,700.00
Asset ID	1017	Asset Actual Cost	\$5,700.00
	Recreation/Pool Furnishings	Percent Replacement	100%
	Placed in Service January 2016	Future Cost	\$7,010.28
Useful Life	14		
Replacement Year	2030		
Remaining Life	7		



Good condition. This asset is for replacement of all pool furnishings.

12 - metal strap lounge chairs	@	\$275.00	\$3,300.00
3 - metal tables with four chairs each	@	\$700.00	\$2,100.00
2 - adirondack chairs	@	\$150.00	<u>\$300.00</u>
		Total =	\$5,700.00

Pool Furnishings - Restrap

		1 LS	@ \$2,940.00
Asset ID	1018	Asset Actual Cost	\$2,940.00
	Recreation/Pool Furnishings	Percent Replacement	100%
	Placed in Service January 2016	Future Cost	\$3,119.05
Useful Life	7		
Adjustment	2		
Replacement Year	2025		
Remaining Life	2		

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Pool Furnishings - Restrap continued...



Good condition. This asset is for restrapping the pool furnishings.

12 - lounge chairs	@	\$150.00	\$1,800.00
12 - dining chairs	@	\$95.00	<u>\$1,140.00</u>
		Total =	\$2,940.00

Pool Furnishings - Powder Coat

Asset ID	1019	1 LS	@ \$1,440.00
Recreation/Pool Furnishings		Asset Actual Cost	\$1,440.00
Placed in Service	January 2016	Percent Replacement	100%
Useful Life	7	Future Cost	\$1,440.00
Replacement Year	2023		
Remaining Life	0		



Poor condition. This asset is for powder coating the metal frame of lounge and dining chairs.

12 - lounge chairs	@	\$70.00	\$840.00
12 - dining chairs	@	\$50.00	<u>\$600.00</u>

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Pool Furnishings - Powder Coat continued...

Total = \$1,440.00

Pet Stations - Replace

		2 EA	@ \$515.00
Asset ID	1040	Asset Actual Cost	\$1,030.00
	Grounds	Percent Replacement	100%
	Furnishings	Future Cost	\$1,343.92
Placed in Service	January 2017		
Useful Life	15		
Replacement Year	2032		
Remaining Life	9		



Good condition.

Sport Court Nets - Replace

		1 LS	@ \$950.00
Asset ID	1049	Asset Actual Cost	\$950.00
	Recreation/Pool	Percent Replacement	100%
	Furnishings	Future Cost	\$1,007.85
Placed in Service	January 1982		
Useful Life	3		
Adjustment	40		
Replacement Year	2025		
Remaining Life	2		

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Sport Court Nets - Replace continued...



Includes nets and install.

1 - tennis net	@	\$300.00	\$300.00
2 - pickleball nets	@	\$300.00	\$600.00
1 - basketball net	@	\$50.00	<u>\$50.00</u>
		Total =	\$950.00

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Drywells - Clean & Inspect

		2 EA	@ \$1,100.00
Asset ID	1039	Asset Actual Cost	\$2,200.00
	Grounds	Percent Replacement	100%
	Grounds Components	Future Cost	\$2,200.00
Placed in Service	January 1982		
Useful Life	5		
Replacement Year	2023		
Remaining Life	0		



Recommend inspection to determine if cleaning and repairs are needed. If they are not cleaned, they can become clogged and inoperable.

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Landscape - Refurbish

		1 LS	@ \$200,000.00
Asset ID	1001	Asset Actual Cost	\$200,000.00
	Grounds	Percent Replacement	100%
	Landscape & Irrigation	Future Cost	\$200,000.00
Placed in Service	January 1982		
No Useful Life			



This asset is for landscape refurbishment to include but not limited to: removal of trees, addition of trees, addition of plantings, removal of grass, addition of granite, etc. Association working on scope and budget for this component.

Irrigation System - Refurbish

		1 LS	
Asset ID	1002	Asset Actual Cost	
	Grounds	Percent Replacement	100%
	Landscape & Irrigation	Future Cost	
Placed in Service	January 1982		
No Useful Life			

This asset is for the irrigation system refurbishment to include but not limited to: valves, lines, pipes, miscellaneous equipment, etc. Association working on budget and schedule for this work.

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Granite - Replenish

		1 LS	@ \$22,000.00
Asset ID	1036	Asset Actual Cost	\$22,000.00
	Grounds	Percent Replacement	100%
	Landscape & Irrigation	Future Cost	\$22,660.00
Placed in Service	January 2014		
Useful Life	10		
Replacement Year	2024		
Remaining Life	1		



Approximately 135,000 sf of granite area without turf conversion. 1" replenishment would require approximately 675 ton. Last granite refresh was in 2014 for \$10,000.

Irrigation Controllers - Replace

		1 LS	@ \$51,702.00
Asset ID	1048	Asset Actual Cost	\$51,702.00
	Grounds	Percent Replacement	100%
	Landscape & Irrigation	Future Cost	\$51,702.00
Placed in Service	June 2023		
Useful Life	15		
Replacement Year	2023		
Remaining Life	0		

Per Gothic, budget for converting to smart controllers.

1 - (36-station controllers)	@	\$9,290.00	\$9,290.00
1 - (36-station controllers)	@	\$9,290.00	\$9,290.00
2 - (24-station controllers)	@	\$6,992.00	\$13,984.00
2 - (12-station controllers)	@	\$5,510.00	\$11,020.00
1 - (32-station controllers)	@	\$8,118.00	<u>\$8,118.00</u>
		Total =	\$51,702.00

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Lighting (Pool) - Replace

		12 EA	@ \$125.00
Asset ID	1020	Asset Actual Cost	\$1,500.00
	Recreation/Pool	Percent Replacement	100%
	Lighting	Future Cost	\$2,268.88
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	2037		
Remaining Life	14		



Working condition. (9) led wall mounted lights and (3) older wall mounted lights. Placed in service date not available, based on condition.

Sport Court Pole Lights - Replace Heads

		12 EA	@ \$450.00
Asset ID	1032	Asset Actual Cost	\$5,400.00
	Recreation/Pool	Percent Replacement	100%
	Lighting	Future Cost	\$5,728.86
Placed in Service	January 2010		
Useful Life	15		
Replacement Year	2025		
Remaining Life	2		



Working condition.

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Monument Lighting - Replace		6 EA	@ \$200.00
Asset ID	1050	Asset Actual Cost	\$1,200.00
	Grounds	Percent Replacement	100%
	Lighting	Future Cost	\$1,391.13
Placed in Service	January 2018		
Useful Life	10		
Replacement Year	2028		
Remaining Life	5		

LED uplights at the monument signs. Useful life is usually dictated by damage from maintenance activities or environmental conditions.

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Mailboxes - Replace

		190 EA	@ \$100.00
Asset ID	1041	Asset Actual Cost	\$19,000.00
	Grounds	Percent Replacement	100%
	Mailboxes	Future Cost	\$24,068.63
Placed in Service	February 2004		
Useful Life	25		
Adjustment	2		
Replacement Year	2031		
Remaining Life	8		



Fair condition. (7) 16/2 cluster boxes, (4) 12/1 cluster boxes, (1) 8/2 cluster box and (1) 2 parcel box

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Metal Fence - Repair & Paint

		1 LS	@ \$9,000.00
Asset ID	1004	Asset Actual Cost	\$9,000.00
	Grounds	Percent Replacement	100%
	Painting	Future Cost	\$10,433.47
Placed in Service	January 2028		
Useful Life	5		
Replacement Year	2028		
Remaining Life	5		



This asset is for minor repairs and painting of the metal pool fencing. This component is for painting beginning in 2028, five years after the fence has been replaced.

Community - Paint

		1 LS	@ \$250,000.00
Asset ID	1024	Asset Actual Cost	\$250,000.00
	Grounds	Percent Replacement	100%
	Painting	Future Cost	\$250,000.00
Placed in Service	January 2015		
Useful Life	8		
Replacement Year	2023		
Remaining Life	0		



Poor condition. This asset is for painting of the pool building and walls, perimeter walls and

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report

Community - Paint continued...

residential buildings and walls.

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Deck - Coat

		2,100 SF	@ \$4.00
Asset ID	1014	Asset Actual Cost	\$8,400.00
	Recreation/Pool	Percent Replacement	100%
	Recreation/Pool	Future Cost	\$10,330.94
Placed in Service	January 2030		
Useful Life	7		
Replacement Year	2030		
Remaining Life	7		



Deck coating scheduled 7 years after resurfacing the deck.

Deck - Resurface

		2,100 SF	@ \$8.00
Asset ID	1015	Asset Actual Cost	\$16,800.00
	Recreation/Pool	Percent Replacement	100%
	Recreation/Pool	Future Cost	\$16,800.00
Placed in Service	January 1982		
Useful Life	21		
Replacement Year	2023		
Remaining Life	0		



Poor condition. Noted chipping and cracking. Repairs in 2017 for approximately \$10,000.

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Deck - Resurface continued...

Recommend resurface in 2023 to preserve.

Pool - Resurface		1,250 SF	@ \$10.00
Asset ID	1016	Asset Actual Cost	\$12,500.00
	Recreation/Pool	Percent Replacement	100%
	Recreation/Pool	Future Cost	\$12,500.00
Placed in Service	January 1982		
Useful Life	25		
Replacement Year	2023		
Remaining Life	0		



Poor condition. Noted fading, tile older condition. Recommend resurface in 2023 to preserve.

Pergola - Replace		2,100 SF	@ \$12.00
Asset ID	1021	Asset Actual Cost	\$25,200.00
	Recreation/Pool	Percent Replacement	100%
	Recreation/Pool	Future Cost	\$25,200.00
Placed in Service	January 2012		
Useful Life	20		
Adjustment	-9		
Replacement Year	2023		
Remaining Life	0		

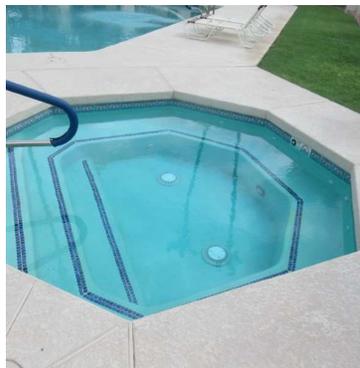
**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Pergola - Replace continued...



Poor condition. Noted popping slats, broken slats, wood disintegrating, etc. Approximate pricing is between \$10-\$14, used middle for the study.

Spa - Resurface		160 SF	@ \$12.00
Asset ID	1022	Asset Actual Cost	\$1,920.00
	Recreation/Pool	Percent Replacement	100%
	Recreation/Pool	Future Cost	\$2,098.04
Placed in Service	January 1982		
Useful Life	12		
Adjustment	32		
Replacement Year	2026		
Remaining Life	3		



Good condition. Extended useful life based on condition.

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Restrooms - Remodel

		1 LS	@ \$2,500.00
Asset ID	1025	Asset Actual Cost	\$2,500.00
	Recreation/Pool	Percent Replacement	100%
	Recreation/Pool	Future Cost	\$3,359.79
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	10		



This asset is for (2) restroom remodels including but not limited to: fixtures, mirrors, interior paint, flooring, walls, plumbing, etc.

Sport Court - Recoat

		1 LS	@ \$15,000.00
Asset ID	1031	Asset Actual Cost	\$15,000.00
	Recreation/Pool	Percent Replacement	100%
	Recreation/Pool	Future Cost	\$15,913.50
Placed in Service	January 2017		
Useful Life	8		
Replacement Year	2025		
Remaining Life	2		



Good surface condition. Recommend power wash surface every year to preserve. Includes

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report

Sport Court - Recoat continued...

tennis, pickleball and basketball surface.

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

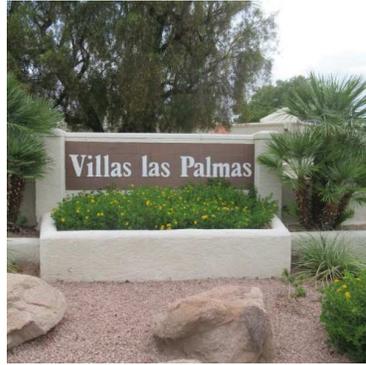
Pool Restroom Roof - Replace		160 SF	@ \$4.00
Asset ID	1047	Asset Actual Cost	\$640.00
	Recreation/Pool	Percent Replacement	100%
	Roofing	Future Cost	\$720.33
Placed in Service	January 1982		
Useful Life	30		
Adjustment	15		
Replacement Year	2027		
Remaining Life	4		



**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Monument Signs - Replace

		3 EA	@ \$1,000.00
Asset ID	1029	Asset Actual Cost	\$3,000.00
	Grounds	Percent Replacement	100%
	Signs	Future Cost	\$3,582.16
Placed in Service	January 1982		
Useful Life	25		
Adjustment	22		
Replacement Year	2029		
Remaining Life	6		



(2) Good condition on the painted tile at entry ways. (1) Fair condition on painted tiles near pool building. Re-evaluate on next study as this asset may be extended.

Miscellaneous Signs - Replace

		1 LS	@ \$1,000.00
Asset ID	1035	Asset Actual Cost	\$1,000.00
	Recreation/Pool	Percent Replacement	100%
	Signs	Future Cost	\$1,030.00
Placed in Service	January 2019		
Useful Life	5		
Replacement Year	2024		
Remaining Life	1		

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Miscellaneous Signs - Replace continued...



Various conditions. This asset is for miscellaneous signs located around the pool, sport court and the community.

Street Signs - Replace		1 LS	@ \$8,000.00
Asset ID	1045	Asset Actual Cost	\$8,000.00
	Grounds	Percent Replacement	100%
	Signs	Future Cost	\$8,240.00
Placed in Service	January 2012		
Useful Life	12		
Replacement Year	2024		
Remaining Life	1		



Various conditions.

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Asphalt (Ph 2)- Remove & Replace

		97,200 SF	@ \$4.00
Asset ID	1042	Asset Actual Cost	\$388,800.00
	Streets/Parking	Percent Replacement	100%
	Streets/Asphalt	Future Cost	\$507,295.81
Placed in Service	January 1982		
Useful Life	40		
Adjustment	10		
Replacement Year	2032		
Remaining Life	9		



Includes include Heather Drive, Kachina Drive, Vinedo Lane, Peach Drive, Apricot Drive and Taylor Drive south of Louis Way and the parking area at the pool and sport courts. Pavement is in fair condition. Remove and replace should be anticipated in the future

Asphalt (Ph 1) - Remove & Replace

		30,500 SF	@ \$4.00
Asset ID	1043	Asset Actual Cost	\$122,000.00
	Streets/Parking	Percent Replacement	100%
	Streets/Asphalt	Future Cost	\$287,500.99
Placed in Service	January 2012		
Useful Life	40		
Replacement Year	2052		
Remaining Life	29		

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Report**

Asphalt (Ph 1) - Remove & Replace continued...



Includes Sunburst Lane, Krista Way and Taylor Drive north of Louis Way. Pavement was replaced in 2012. Pavement is in good condition with block cracking present.

Asphalt - Seal Coat & Crack Seal		127,800 SF	@ \$0.16
Asset ID	1044	Asset Actual Cost	\$20,448.00
	Streets/Parking	Percent Replacement	100%
	Streets/Asphalt	Future Cost	\$21,693.28
Placed in Service	January 2021		
Useful Life	4		
Replacement Year	2025		
Remaining Life	2		



Good condition. Normal asphalt cracking noted. Seal coat and crack seal done in 2021. Recommend seal coat and crack seal on regular basis.

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Detail Index

Asset ID	Description	Replacement	Page
Building Components			
1038	Stucco - Repairs	2023	2-8
Equipment			
1005	Pump & Motors (Pool) - Replace	2027	2-9
1006	Filter (Pool) - Replace	2029	2-9
1007	Filter (Spa) - Replace	2023	2-10
1008	Pumps & Motors (Spa) - Replace	2024	2-10
1009	Heater (Spa) - Replace	2026	2-11
1010	Electric Panels - Replace	2023	2-11
1011	Electric Panels - Replace	2027	2-12
1023	Drinking Fountain - Replace	2027	2-13
1026	Access Control System - Replace	2032	2-13
1028	Propane Tank - Replace	2028	2-14
1030	Backflow/Pressure Reducers - Replace	2028	2-14
1033	Basketball Backboard - Replace	2029	2-15
Fencing & Walls			
1012	Metal Fencing (Pool) - Replace	2023	2-16
1034	Chain Link Fence - Replace	2032	2-16
1037	Perimeter Walls - Repair	2023	2-17
1046	RV Gate - Replace	2042	2-18
Furnishings			
1017	Pool Furnishings - Replace	2030	2-19
1018	Pool Furnishings - Restrap	2025	2-19
1019	Pool Furnishings - Powder Coat	2023	2-20
1040	Pet Stations - Replace	2032	2-21
1049	Sport Court Nets - Replace	2025	2-21
Grounds Components			
1039	Drywells - Clean & Inspect	2023	2-23
Landscape & Irrigation			
1001	Landscape - Refurbish	2023	2-24
1002	Irrigation System - Refurbish	2023	2-24
1036	Granite - Replenish	2024	2-25
1048	Irrigation Controllers - Replace	2023	2-25

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION

Detail Index

Asset ID	Description	Replacement	Page
Lighting			
1020	Lighting (Pool) - Replace	2037	2-26
1032	Sport Court Pole Lights - Replace Heads	2025	2-26
1050	Monument Lighting - Replace	2028	2-27
Mailboxes			
1041	Mailboxes - Replace	2031	2-28
Painting			
1004	Metal Fence - Repair & Paint	2028	2-29
1024	Community - Paint	2023	2-29
Recreation/Pool			
1014	Deck - Coat	2030	2-31
1015	Deck - Resurface	2023	2-31
1016	Pool - Resurface	2023	2-32
1021	Pergola - Replace	2023	2-32
1022	Spa - Resurface	2026	2-33
1025	Restrooms - Remodel	2033	2-34
1031	Sport Court - Recoat	2025	2-34
Roofing			
1047	Pool Restroom Roof - Replace	2027	2-36
Signs			
1029	Monument Signs - Replace	2029	2-37
1035	Miscellaneous Signs - Replace	2024	2-37
1045	Street Signs - Replace	2024	2-38
Streets/Asphalt			
1042	Asphalt (Ph 2)- Remove & Replace	2032	2-39
1043	Asphalt (Ph 1) - Remove & Replace	2052	2-39
1044	Asphalt - Seal Coat & Crack Seal	2025	2-40
	Total Funded Assets	45	
	Total Unfunded Assets	<u>2</u>	
	Total Assets	47	

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2023	
Building Components	
1038 Stucco - Repairs	30,000
Equipment	
1007 Filter (Spa) - Replace	1,500
1010 Electric Panels - Replace	1,200
Fencing & Walls	
1037 Perimeter Walls - Repair	8,000
1012 Metal Fencing (Pool) - Replace	13,500
Furnishings	
1019 Pool Furnishings - Powder Coat	1,440
Grounds Components	
1039 Drywells - Clean & Inspect	2,200
Landscape & Irrigation	
1048 Irrigation Controllers - Replace	51,702
Painting	
1024 Community - Paint	250,000
Recreation/Pool	
1021 Pergola - Replace	25,200
1015 Deck - Resurface	16,800
1016 Pool - Resurface	12,500
Total for 2023	\$414,042
Replacement Year 2024	
Equipment	
1008 Pumps & Motors (Spa) - Replace	2,266
Landscape & Irrigation	
1036 Granite - Replenish	22,660
Signs	
1035 Miscellaneous Signs - Replace	1,030
1045 Street Signs - Replace	8,240
Total for 2024	\$34,196
Replacement Year 2025	
Furnishings	
1049 Sport Court Nets - Replace	1,008

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2025 continued...</i>	
1018 Pool Furnishings - Restrap	3,119
Lighting	
1032 Sport Court Pole Lights - Replace Heads	5,729
Recreation/Pool	
1031 Sport Court - Recoat	15,913
Streets/Asphalt	
1044 Asphalt - Seal Coat & Crack Seal	21,693
Total for 2025	<u>\$47,463</u>
 Replacement Year 2026	
Equipment	
1009 Heater (Spa) - Replace	2,404
Recreation/Pool	
1022 Spa - Resurface	2,098
Total for 2026	<u>\$4,502</u>
 Replacement Year 2027	
Equipment	
1005 Pump & Motors (Pool) - Replace	1,126
1023 Drinking Fountain - Replace	675
1011 Electric Panels - Replace	2,251
Roofing	
1047 Pool Restroom Roof - Replace	720
Total for 2027	<u>\$4,772</u>
 Replacement Year 2028	
Equipment	
1030 Backflow/Pressure Reducers - Replace	14,433
1028 Propane Tank - Replace	4,637
Furnishings	
1049 Sport Court Nets - Replace	1,101
Grounds Components	
1039 Drywells - Clean & Inspect	2,550
Lighting	
1050 Monument Lighting - Replace	1,391

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2028 continued...</i>	
Painting	
1004 Metal Fence - Repair & Paint	10,433
Total for 2028	<u>\$34,546</u>
 Replacement Year 2029	
Equipment	
1008 Pumps & Motors (Spa) - Replace	2,627
1033 Basketball Backboard - Replace	1,791
1006 Filter (Pool) - Replace	2,030
Signs	
1035 Miscellaneous Signs - Replace	1,194
1029 Monument Signs - Replace	3,582
Streets/Asphalt	
1044 Asphalt - Seal Coat & Crack Seal	24,416
Total for 2029	<u>\$35,640</u>
 Replacement Year 2030	
Furnishings	
1017 Pool Furnishings - Replace	7,010
Recreation/Pool	
1014 Deck - Coat	10,331
Total for 2030	<u>\$17,341</u>
 Replacement Year 2031	
Building Components	
1038 Stucco - Repairs	38,003
Fencing & Walls	
1037 Perimeter Walls - Repair	10,134
Furnishings	
1049 Sport Court Nets - Replace	1,203
Mailboxes	
1041 Mailboxes - Replace	24,069
Painting	
1024 Community - Paint	316,693
Total for 2031	<u>\$390,102</u>

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2032	
Equipment	
1005 Pump & Motors (Pool) - Replace	1,305
1026 Access Control System - Replace	21,007
Fencing & Walls	
1034 Chain Link Fence - Replace	15,005
Furnishings	
1018 Pool Furnishings - Restrap	3,836
1040 Pet Stations - Replace	1,344
Streets/Asphalt	
1042 Asphalt (Ph 2)- Remove & Replace	507,296
Total for 2032	<u>\$549,792</u>
Replacement Year 2033	
Grounds Components	
1039 Drywells - Clean & Inspect	2,957
Painting	
1004 Metal Fence - Repair & Paint	12,095
Recreation/Pool	
1031 Sport Court - Recoat	20,159
1025 Restrooms - Remodel	3,360
Streets/Asphalt	
1044 Asphalt - Seal Coat & Crack Seal	27,480
Total for 2033	<u>\$66,051</u>
Replacement Year 2034	
Equipment	
1008 Pumps & Motors (Spa) - Replace	3,045
1009 Heater (Spa) - Replace	3,045
Furnishings	
1049 Sport Court Nets - Replace	1,315
Landscape & Irrigation	
1036 Granite - Replenish	30,453
Signs	
1035 Miscellaneous Signs - Replace	1,384
Total for 2034	<u>\$39,243</u>

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2035	
Equipment	
1007 Filter (Spa) - Replace	2,139
Total for 2035	<u>\$2,139</u>
 Replacement Year 2036	
Signs	
1045 Street Signs - Replace	11,748
Total for 2036	<u>\$11,748</u>
 Replacement Year 2037	
Equipment	
1005 Pump & Motors (Pool) - Replace	1,513
Furnishings	
1049 Sport Court Nets - Replace	1,437
1019 Pool Furnishings - Powder Coat	2,178
Lighting	
1020 Lighting (Pool) - Replace	2,269
Recreation/Pool	
1014 Deck - Coat	12,706
Streets/Asphalt	
1044 Asphalt - Seal Coat & Crack Seal	30,929
Total for 2037	<u>\$51,032</u>
 Replacement Year 2038	
Grounds Components	
1039 Drywells - Clean & Inspect	3,428
Landscape & Irrigation	
1048 Irrigation Controllers - Replace	80,550
Lighting	
1050 Monument Lighting - Replace	1,870
Painting	
1004 Metal Fence - Repair & Paint	14,022
Recreation/Pool	
1022 Spa - Resurface	2,991
Total for 2038	<u>\$102,860</u>

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2039	
Building Components	
1038 Stucco - Repairs	48,141
Equipment	
1008 Pumps & Motors (Spa) - Replace	3,530
Fencing & Walls	
1037 Perimeter Walls - Repair	12,838
Furnishings	
1018 Pool Furnishings - Restrap	4,718
Painting	
1024 Community - Paint	401,177
Signs	
1035 Miscellaneous Signs - Replace	1,605
Total for 2039	\$472,008
Replacement Year 2040	
Furnishings	
1049 Sport Court Nets - Replace	1,570
Lighting	
1032 Sport Court Pole Lights - Replace Heads	8,925
Total for 2040	\$10,496
Replacement Year 2041	
Equipment	
1033 Basketball Backboard - Replace	2,554
1006 Filter (Pool) - Replace	2,894
Recreation/Pool	
1031 Sport Court - Recoat	25,536
Streets/Asphalt	
1044 Asphalt - Seal Coat & Crack Seal	34,811
Total for 2041	\$65,796
Replacement Year 2042	
Equipment	
1005 Pump & Motors (Pool) - Replace	1,754

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2042 continued...</i>	
1009 Heater (Spa) - Replace	3,858
1023 Drinking Fountain - Replace	1,052
Fencing & Walls	
1046 RV Gate - Replace	4,384
Total for 2042	<u>\$11,047</u>
 Replacement Year 2043	
Furnishings	
1049 Sport Court Nets - Replace	1,716
Grounds Components	
1039 Drywells - Clean & Inspect	3,973
Painting	
1004 Metal Fence - Repair & Paint	16,255
Recreation/Pool	
1021 Pergola - Replace	45,514
Total for 2043	<u>\$67,458</u>
 Replacement Year 2044	
Equipment	
1008 Pumps & Motors (Spa) - Replace	4,093
Furnishings	
1017 Pool Furnishings - Replace	10,604
Landscape & Irrigation	
1036 Granite - Replenish	40,926
Recreation/Pool	
1015 Deck - Resurface	31,253
Signs	
1035 Miscellaneous Signs - Replace	1,860
Total for 2044	<u>\$88,736</u>
 Replacement Year 2045	
Streets/Asphalt	
1044 Asphalt - Seal Coat & Crack Seal	39,180
Total for 2045	<u>\$39,180</u>

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2046	
Furnishings	
1049 Sport Court Nets - Replace	1,875
1018 Pool Furnishings - Restrap	5,802
Total for 2046	<u>\$7,677</u>
Replacement Year 2047	
Building Components	
1038 Stucco - Repairs	60,984
Equipment	
1005 Pump & Motors (Pool) - Replace	2,033
1007 Filter (Spa) - Replace	3,049
1026 Access Control System - Replace	32,728
Fencing & Walls	
1037 Perimeter Walls - Repair	16,262
Furnishings	
1040 Pet Stations - Replace	2,094
Painting	
1024 Community - Paint	508,199
Total for 2047	<u>\$625,348</u>
Replacement Year 2048	
Equipment	
1030 Backflow/Pressure Reducers - Replace	26,068
1028 Propane Tank - Replace	8,375
Fencing & Walls	
1012 Metal Fencing (Pool) - Replace	28,266
Grounds Components	
1039 Drywells - Clean & Inspect	4,606
Lighting	
1050 Monument Lighting - Replace	2,513
Painting	
1004 Metal Fence - Repair & Paint	18,844
Recreation/Pool	
1025 Restrooms - Remodel	5,234

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2048 continued...</i>	
1016 Pool - Resurface	26,172
Signs	
1045 Street Signs - Replace	16,750
Total for 2048	<u>\$136,828</u>
 Replacement Year 2049	
Equipment	
1008 Pumps & Motors (Spa) - Replace	4,744
Furnishings	
1049 Sport Court Nets - Replace	2,049
Recreation/Pool	
1031 Sport Court - Recoat	32,349
Signs	
1035 Miscellaneous Signs - Replace	2,157
Streets/Asphalt	
1044 Asphalt - Seal Coat & Crack Seal	44,098
Total for 2049	<u>\$85,397</u>
 Replacement Year 2050	
Equipment	
1009 Heater (Spa) - Replace	4,887
Recreation/Pool	
1022 Spa - Resurface	4,265
Total for 2050	<u>\$9,152</u>
 Replacement Year 2051	
Furnishings	
1019 Pool Furnishings - Powder Coat	3,295
Recreation/Pool	
1014 Deck - Coat	19,219
Total for 2051	<u>\$22,513</u>
 Replacement Year 2052	
Equipment	
1005 Pump & Motors (Pool) - Replace	2,357

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2052 continued...</i>	
Furnishings	
1049 Sport Court Nets - Replace	2,239
Streets/Asphalt	
1043 Asphalt (Ph 1) - Remove & Replace	287,501
Total for 2052	<u>\$292,096</u>

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Spread Sheet

ID Description	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Building Components										
1038 Stucco - Repairs	30,000								38,003	
Building Components Total:	30,000								38,003	
Equipment										
1005 Pump & Motors (Pool) - Replace					1,126					1,305
1006 Filter (Pool) - Replace							2,030			
1007 Filter (Spa) - Replace	1,500									
1008 Pumps & Motors (Spa) - Replace		2,266					2,627			
1009 Heater (Spa) - Replace				2,404						
1010 Electric Panels - Replace	1,200									
1011 Electric Panels - Replace					2,251					
1023 Drinking Fountain - Replace					675					
1026 Access Control System - Replace										21,007
1028 Propane Tank - Replace						4,637				
1030 Backflow/Pressure Reducers - Replace						14,433				
1033 Basketball Backboard - Replace							1,791			
Equipment Total:	2,700	2,266		2,404	4,052	19,070	6,448			22,312
Fencing & Walls										
1012 Metal Fencing (Pool) - Replace	13,500									
1034 Chain Link Fence - Replace										15,005
1037 Perimeter Walls - Repair	8,000								10,134	
1046 RV Gate - Replace										
Fencing & Walls Total:	21,500								10,134	15,005
Furnishings										
1017 Pool Furnishings - Replace								7,010		
1018 Pool Furnishings - Restrap			3,119							3,836
1019 Pool Furnishings - Powder Coat	1,440									
1040 Pet Stations - Replace										1,344
1049 Sport Court Nets - Replace			1,008			1,101			1,203	
Furnishings Total:	1,440		4,127			1,101		7,010	1,203	5,180

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Spread Sheet**

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
ID Description										
Grounds Components										
1039 Drywells - Clean & Inspect	2,200					2,550				
Grounds Components Total:	2,200					2,550				
Landscape & Irrigation										
1001 Landscape - Refurbish	<i>Unfunded</i>									
1002 Irrigation System - Refurbish	<i>Unfunded</i>									
1036 Granite - Replenish		22,660								
1048 Irrigation Controllers - Replace	51,702									
Landscape & Irrigation Total:	51,702	22,660								
Lighting										
1020 Lighting (Pool) - Replace										
1032 Sport Court Pole Lights - Replace Heads			5,729							
1050 Monument Lighting - Replace						1,391				
Lighting Total:			5,729			1,391				
Mailboxes										
1041 Mailboxes - Replace									24,069	
Mailboxes Total:									24,069	
Painting										
1004 Metal Fence - Repair & Paint						10,433				
1024 Community - Paint	250,000								316,693	
Painting Total:	250,000					10,433			316,693	
Recreation/Pool										
1014 Deck - Coat								10,331		
1015 Deck - Resurface	16,800									
1016 Pool - Resurface	12,500									
1021 Pergola - Replace	25,200									
1022 Spa - Resurface				2,098						
1025 Restrooms - Remodel										
1031 Sport Court - Recoat			15,913							
Recreation/Pool Total:	54,500		15,913	2,098				10,331		

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Spread Sheet**

ID Description	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Roofing										
1047 Pool Restroom Roof - Replace					720					
Roofing Total:					720					
Signs										
1029 Monument Signs - Replace							3,582			
1035 Miscellaneous Signs - Replace		1,030					1,194			
1045 Street Signs - Replace		8,240								
Signs Total:		9,270					4,776			
Streets/Asphalt										
1042 Asphalt (Ph 2)- Remove & Replace										507,296
1043 Asphalt (Ph 1) - Remove & Replace										
1044 Asphalt - Seal Coat & Crack Seal			21,693				24,416			
Streets/Asphalt Total:			21,693				24,416			507,296
Year Total:	414,042	34,196	47,463	4,502	4,772	34,546	35,640	17,341	390,102	549,792

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Spread Sheet

ID Description	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Building Components										
1038 Stucco - Repairs							48,141			
Building Components Total:							48,141			
Equipment										
1005 Pump & Motors (Pool) - Replace					1,513					1,754
1006 Filter (Pool) - Replace								2,894		
1007 Filter (Spa) - Replace			2,139							
1008 Pumps & Motors (Spa) - Replace		3,045					3,530			
1009 Heater (Spa) - Replace		3,045								3,858
1010 Electric Panels - Replace										
1011 Electric Panels - Replace										
1023 Drinking Fountain - Replace										1,052
1026 Access Control System - Replace										
1028 Propane Tank - Replace										
1030 Backflow/Pressure Reducers - Replace										
1033 Basketball Backboard - Replace									2,554	
Equipment Total:		6,091	2,139		1,513		3,530		5,448	6,663
Fencing & Walls										
1012 Metal Fencing (Pool) - Replace										
1034 Chain Link Fence - Replace										
1037 Perimeter Walls - Repair							12,838			
1046 RV Gate - Replace										4,384
Fencing & Walls Total:							12,838			4,384
Furnishings										
1017 Pool Furnishings - Replace										
1018 Pool Furnishings - Restrap							4,718			
1019 Pool Furnishings - Powder Coat					2,178					
1040 Pet Stations - Replace										
1049 Sport Court Nets - Replace		1,315			1,437			1,570		
Furnishings Total:		1,315			3,615		4,718	1,570		

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Spread Sheet**

ID Description	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Grounds Components										
1039 Drywells - Clean & Inspect	2,957					3,428				
Grounds Components Total:	2,957					3,428				
Landscape & Irrigation										
1001 Landscape - Refurbish	<i>Unfunded</i>									
1002 Irrigation System - Refurbish	<i>Unfunded</i>									
1036 Granite - Replenish		30,453								
1048 Irrigation Controllers - Replace						80,550				
Landscape & Irrigation Total:		30,453				80,550				
Lighting										
1020 Lighting (Pool) - Replace					2,269					
1032 Sport Court Pole Lights - Replace Heads								8,925		
1050 Monument Lighting - Replace						1,870				
Lighting Total:					2,269	1,870		8,925		
Mailboxes										
1041 Mailboxes - Replace										
Mailboxes Total:										
Painting										
1004 Metal Fence - Repair & Paint	12,095					14,022				
1024 Community - Paint								401,177		
Painting Total:	12,095					14,022		401,177		
Recreation/Pool										
1014 Deck - Coat					12,706					
1015 Deck - Resurface										
1016 Pool - Resurface										
1021 Pergola - Replace										
1022 Spa - Resurface						2,991				
1025 Restrooms - Remodel	3,360									
1031 Sport Court - Recoat	20,159								25,536	
Recreation/Pool Total:	23,519				12,706	2,991			25,536	

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Spread Sheet**

ID Description	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Roofing										
1047 Pool Restroom Roof - Replace										
Roofing Total:										
Signs										
1029 Monument Signs - Replace										
1035 Miscellaneous Signs - Replace		1,384					1,605			
1045 Street Signs - Replace				11,748						
Signs Total:		1,384		11,748			1,605			
Streets/Asphalt										
1042 Asphalt (Ph 2)- Remove & Replace										
1043 Asphalt (Ph 1) - Remove & Replace										
1044 Asphalt - Seal Coat & Crack Seal	27,480				30,929				34,811	
Streets/Asphalt Total:	27,480				30,929				34,811	
Year Total:	66,051	39,243	2,139	11,748	51,032	102,860	472,008	10,496	65,796	11,047

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Spread Sheet

ID Description	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Building Components										
1038 Stucco - Repairs					60,984					
Building Components Total:					60,984					
Equipment										
1005 Pump & Motors (Pool) - Replace					2,033					2,357
1006 Filter (Pool) - Replace										
1007 Filter (Spa) - Replace					3,049					
1008 Pumps & Motors (Spa) - Replace		4,093					4,744			
1009 Heater (Spa) - Replace								4,887		
1010 Electric Panels - Replace										
1011 Electric Panels - Replace										
1023 Drinking Fountain - Replace										
1026 Access Control System - Replace					32,728					
1028 Propane Tank - Replace						8,375				
1030 Backflow/Pressure Reducers - Replace						26,068				
1033 Basketball Backboard - Replace										
Equipment Total:		4,093			37,810	34,443	4,744	4,887		2,357
Fencing & Walls										
1012 Metal Fencing (Pool) - Replace						28,266				
1034 Chain Link Fence - Replace										
1037 Perimeter Walls - Repair					16,262					
1046 RV Gate - Replace										
Fencing & Walls Total:					16,262	28,266				
Furnishings										
1017 Pool Furnishings - Replace		10,604								
1018 Pool Furnishings - Restrap				5,802						
1019 Pool Furnishings - Powder Coat									3,295	
1040 Pet Stations - Replace					2,094					
1049 Sport Court Nets - Replace	1,716			1,875			2,049			2,239
Furnishings Total:	1,716	10,604		7,677	2,094		2,049		3,295	2,239

VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Spread Sheet

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
ID Description										
Grounds Components										
1039 Drywells - Clean & Inspect	3,973					4,606				
Grounds Components Total:	3,973					4,606				
Landscape & Irrigation										
1001 Landscape - Refurbish	<i>Unfunded</i>									
1002 Irrigation System - Refurbish	<i>Unfunded</i>									
1036 Granite - Replenish		40,926								
1048 Irrigation Controllers - Replace										
Landscape & Irrigation Total:		40,926								
Lighting										
1020 Lighting (Pool) - Replace										
1032 Sport Court Pole Lights - Replace Heads										
1050 Monument Lighting - Replace						2,513				
Lighting Total:						2,513				
Mailboxes										
1041 Mailboxes - Replace										
Mailboxes Total:										
Painting										
1004 Metal Fence - Repair & Paint	16,255					18,844				
1024 Community - Paint					508,199					
Painting Total:	16,255				508,199	18,844				
Recreation/Pool										
1014 Deck - Coat									19,219	
1015 Deck - Resurface		31,253								
1016 Pool - Resurface						26,172				
1021 Pergola - Replace	45,514									
1022 Spa - Resurface								4,265		
1025 Restrooms - Remodel						5,234				
1031 Sport Court - Recoat							32,349			
Recreation/Pool Total:	45,514	31,253				31,407	32,349	4,265	19,219	

**VILLAS LAS PALMAS HOMEOWNERS ASSOCIATION
Spread Sheet**

ID Description	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Roofing										
1047 Pool Restroom Roof - Replace										
Roofing Total:										
Signs										
1029 Monument Signs - Replace										
1035 Miscellaneous Signs - Replace		1,860					2,157			
1045 Street Signs - Replace						16,750				
Signs Total:		1,860				16,750	2,157			
Streets/Asphalt										
1042 Asphalt (Ph 2)- Remove & Replace										
1043 Asphalt (Ph 1) - Remove & Replace										287,501
1044 Asphalt - Seal Coat & Crack Seal			39,180				44,098			
Streets/Asphalt Total:			39,180				44,098			287,501
Year Total:	67,458	88,736	39,180	7,677	625,348	136,828	85,397	9,152	22,513	292,096