

# Park Premiere Townhouse Association

## Reserve Management Plan

### Type 1

## Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2019



Park Premiere Townhouse Association  
January 1, 2019

Park Premiere Townhouse Association  
Reserve Management Plan

Table of Contents

Cover	1
Table of Contents	2
Preparer's Report on Reserve Study	3
Statement of Position	5
Summary of Major Components	7
Cash Flow - Annual	8
Cash Flow - Chart	9
Expenditures - Matrix	10
Component List - Summary	13
Component List - Category - Chart	14
Disclosures	15
Supplementary Information	18



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

(602) 698-0905  
[greg@FAIreserves.com](mailto:greg@FAIreserves.com)  
[ArizonaReserveStudy.com](http://ArizonaReserveStudy.com)

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

### Type I Reserve Study With On-Site Analysis For 30-Year Projection Period Beginning January 1, 2019

Board of Directors  
Park Premiere Townhouse Association  
Tempe, AZ

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

A reserve management plan engagement involves the reserve professional providing assistance to management of Park Premiere Townhouse Association by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of Park Premiere Townhouse Association upon which this reserve management plan is based was performed by Greg Libke of Facilities Advisors Arizona LLC on January 28, 2019.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Park Premiere Townhouse Association. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2019, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2019, and related disclosures that provide important information regarding the basic financial exhibits.

#### Management's Responsibility for Reserve Study

The Governing Body of Park Premiere Townhouse Association is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

#### Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

#### Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Park Premiere Townhouse Association, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the Park Premiere Townhouse Association, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

#### Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Park Premiere Townhouse Association's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

#### Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Park Premiere Townhouse Association's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Arizona LLC  
Greg Libke  
April 8, 2019

Park Premiere Townhouse Association  
 January 1, 2019

### Statement of Position

Projection period: January 1, 2019 to 2048  
 Type of Project: Townhomes  
 Number of Units: 157  
 On-Site analysis performed by: Greg Libke  
 Component analysis performed by: Greg Libke  
 Report prepared by: Greg Libke

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

Current Replacement Cost of All Components	\$ 967,514
Future Replacement Cost of All Components	\$ 1,692,179
Projected Balance of Reserve Funds at January 1, 2019	\$ 264,802
100% Funded Amount at January 1, 2019	\$ 340,769
Percent Funded at January 1, 2019	77.70 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2019	\$ 483
Projected Reserve Contribution	\$ 72,000
Average Annual Reserve Contribution Per Unit	\$ 458
Monthly Reserve Contribution First Year of Projection	\$ 6,000
Average Monthly Reserve Contribution Per Unit	\$ 38
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	0.20 %

### Components Excluded from This Report

Major Component	Reason Excluded
Pest Control	Included in Operating Budget
Electrical Repair	Included in Operating Budget
Graffiti & Vandalism Repair	Included in Operating Budget
Landscaping	Included in Operating Budget
Front Door Lighting	Homeowner Responsibility

Backflow testing	Included in Operating Budget
Hardscape – sidewalks and curbs	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget
Major Tree Trimming	Included in Operating Budget
Sign Repairs	Included in Operating Budget
Storm Damage	Included in Operating Budget

Summary of major components is presented on next page

See Preparer's Report  
See Summary of Significant Assumptions

# Park Premiere Townhouse Association

Analysis Date - January 1, 2019

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

## Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Equipment	1-10	\$ 7,738
Floor Coverings	5	2,319
Furniture	7	2,583
Landscaping	4-5	8,302
Lighting	8-29	211,173
Painting	0-5	11,758
Pavement	0-5	8,670
Re-creation	2-21	207,106
Roof	24	764,841
Security	10	2,621
Siding	10-12	279,007
Walls/Fencing	0-24	186,065
		<u>\$ 1,692,183</u>

# Park Premiere Townhouse Association

Analysis Date - January 1, 2019

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

## Cash Flow - Annual

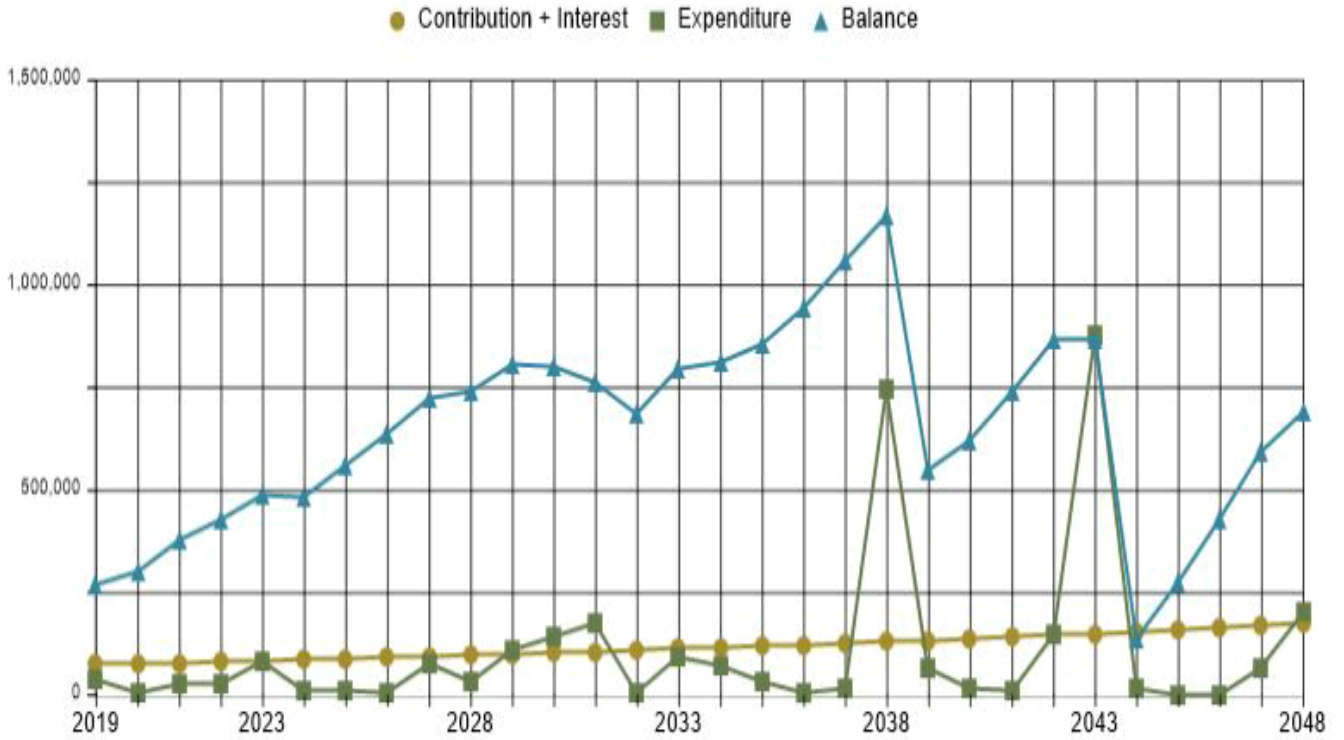
Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/19 - 12/19	\$ 264,802.21	\$ 72,000.00	\$ 533.94	\$ 35,550.00	\$ 301,786.15
01/20 - 12/20	301,786.15	74,160.00	675.56	1,442.00	375,179.71
01/21 - 12/21	375,179.71	76,384.80	778.33	25,620.73	426,722.11
01/22 - 12/22	426,722.11	78,676.32	889.71	22,537.49	483,750.65
01/23 - 12/23	483,750.65	81,036.60	891.14	82,543.72	483,134.67
01/24 - 12/24	483,134.67	83,467.68	1,031.68	9,899.63	557,734.40
01/25 - 12/25	557,734.40	85,971.72	1,184.19	9,552.42	635,337.89
01/26 - 12/26	635,337.89	88,550.88	1,353.13	3,812.61	721,429.29
01/27 - 12/27	721,429.29	91,207.44	1,391.83	74,859.27	739,169.29
01/28 - 12/28	739,169.29	93,943.68	1,519.01	28,509.29	806,122.69
	<u>\$ 264,802.21</u>	<u>\$ 825,399.12</u>	<u>\$ 10,248.52</u>	<u>\$ 294,327.16</u>	<u>\$ 806,122.69</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/29 - 12/29	\$ 806,122.69	\$ 96,762.00	\$ 1,507.78	\$ 105,699.06	\$ 798,693.41
01/30 - 12/30	798,693.41	99,664.80	1,428.03	141,037.12	758,749.12
01/31 - 12/31	758,749.12	102,654.84	1,283.91	176,031.58	686,656.29
01/32 - 12/32	686,656.29	105,734.40	1,476.15	2,202.80	791,664.04
01/33 - 12/33	791,664.04	108,906.48	1,517.26	92,000.00	810,087.78
01/34 - 12/34	810,087.78	112,173.60	1,596.08	71,852.61	852,004.85
01/35 - 12/35	852,004.85	115,538.88	1,767.02	28,242.84	941,067.91
01/36 - 12/36	941,067.91	119,005.08	1,991.99	5,722.16	1,056,342.82
01/37 - 12/37	1,056,342.82	122,575.20	2,211.14	13,619.46	1,167,509.70
01/38 - 12/38	1,167,509.70	126,252.48	1,030.47	747,011.11	547,781.54
	<u>\$ 806,122.69</u>	<u>\$ 1,109,267.76</u>	<u>\$ 15,809.83</u>	<u>\$ 1,383,418.74</u>	<u>\$ 547,781.54</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/39 - 12/39	\$ 547,781.54	\$ 130,040.04	\$ 1,108.57	\$ 61,570.33	\$ 617,359.82
01/40 - 12/40	617,359.82	133,941.24	1,340.97	15,068.39	737,573.64
01/41 - 12/41	737,573.64	137,959.44	1,595.97	9,676.32	867,452.73
01/42 - 12/42	867,452.73	142,098.24	1,598.08	146,266.45	864,882.60
01/43 - 12/43	864,882.60	146,361.12	192.16	878,695.57	132,740.31
01/44 - 12/44	132,740.31	150,752.04	394.15	11,678.04	272,208.46
01/45 - 12/45	272,208.46	155,274.60	700.29	0.00	428,183.35
01/46 - 12/46	428,183.35	159,932.76	1,017.18	0.00	589,133.29
01/47 - 12/47	589,133.29	164,730.84	1,220.56	64,439.47	690,645.22
01/48 - 12/48	690,645.22	169,672.68	1,164.41	202,221.60	659,260.71
	<u>\$ 547,781.54</u>	<u>\$ 1,490,763.00</u>	<u>\$ 10,332.34</u>	<u>\$ 1,389,616.17</u>	<u>\$ 659,260.71</u>



### Cash Flow - Chart



# Park Premiere Townhouse Association

Analysis Date - January 1, 2019

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

## Expenditures - Matrix

Category	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Equipment		\$ 1,442								\$ 2,935
Floor Coverings						2,318				
Furniture								2,582		
Landscaping					5,402	2,898				
Lighting									4,750	
Painting	4,200				3,545	4,013			5,320	
Pavement	28,800				37,000	669	9,552		43,000	
Re-creation			25,620	22,537	28,492			1,229	12,667	25,573
Walls/Fencing	2,550				8,103				9,120	
	<u>\$ 35,550</u>	<u>\$ 1,442</u>	<u>\$ 25,620</u>	<u>\$ 22,537</u>	<u>\$ 82,543</u>	<u>\$ 9,899</u>	<u>\$ 9,552</u>	<u>\$ 3,812</u>	<u>\$ 74,859</u>	<u>\$ 28,509</u>

# Park Premiere Townhouse Association

Analysis Date - January 1, 2019

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

## Expenditures - Matrix

Category	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Equipment	\$ 3,359						\$ 2,246			\$ 3,945
Landscaping						3,894	7,702			
Lighting	1,343									
Painting		4,792	4,491				6,739	5,722		
Pavement		48,000	11,406		92,000	66,399			13,619	722,023
Re-creation			57,479	2,202		1,557				21,042
Security	2,620									
Siding	98,374	88,244	92,389							
Walls/Fencing			10,265				11,553			
	<u>\$ 105,699</u>	<u>\$ 141,037</u>	<u>\$ 176,031</u>	<u>\$ 2,202</u>	<u>\$ 92,000</u>	<u>\$ 71,852</u>	<u>\$ 28,242</u>	<u>\$ 5,722</u>	<u>\$ 13,619</u>	<u>\$ 747,011</u>

# Park Premiere Townhouse Association

Analysis Date - January 1, 2019

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

## Expenditures - Matrix

Category	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Equipment						\$ 5,234				\$ 5,302
Furniture			4,023							
Landscaping						5,234			10,982	
Lighting	21,266									183,812
Painting	5,689			6,832	8,537				7,206	8,158
Pavement					16,262	1,209				
Re-creation	21,610	15,068	1,916		35,573				29,777	4,948
Roof					764,838					
Security			3,736							
Walls/Fencing	13,004			139,433	53,482				16,473	
	<u>\$ 61,570</u>	<u>\$ 15,068</u>	<u>\$ 9,676</u>	<u>\$ 146,266</u>	<u>\$ 878,695</u>	<u>\$ 11,678</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 64,439</u>	<u>\$ 202,221</u>

# Park Premiere Townhouse Association

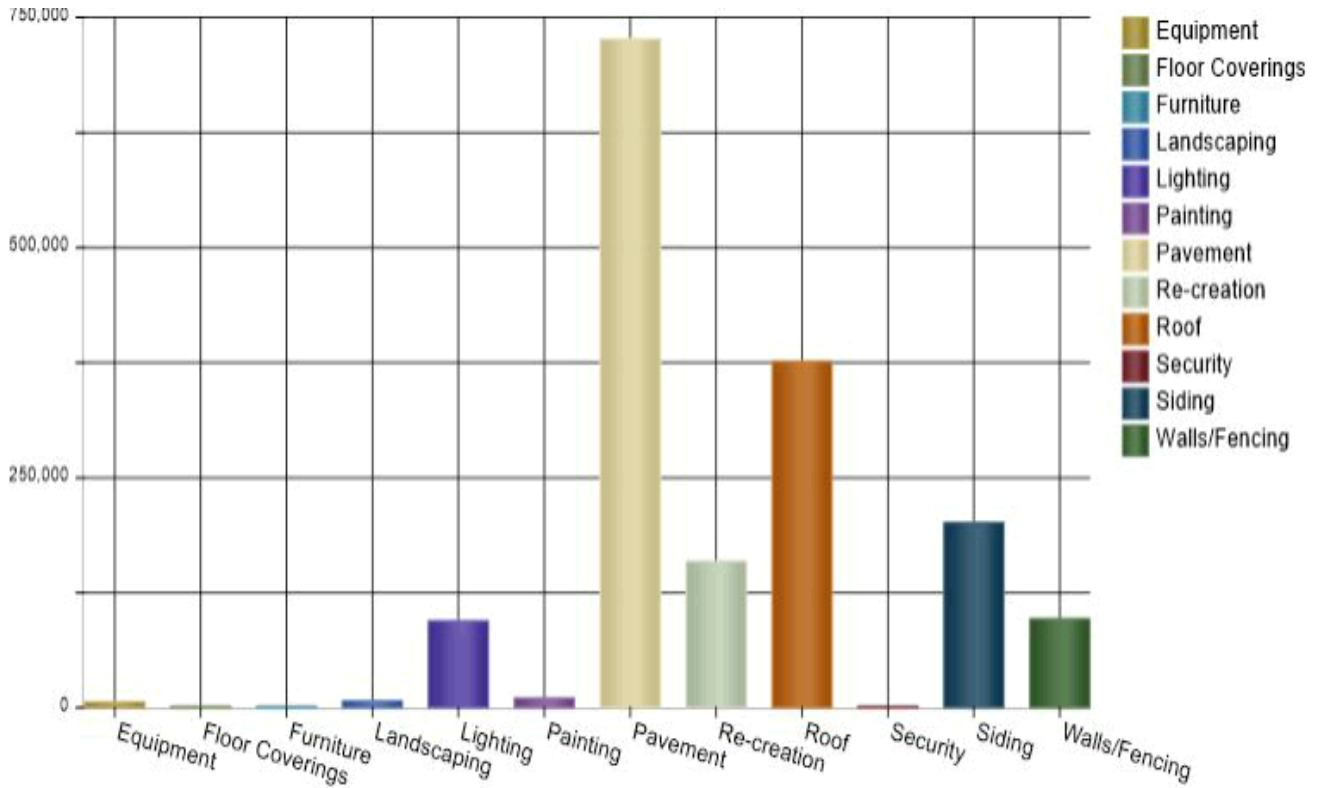
Analysis Date - January 1, 2019

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

## Component List - Summary

Category	Replace Date	Replace Life	Current Cost	Future Cost
Equipment	01/20-01/29	1:00 -10:00	\$ 6,150.00	\$ 7,737.54
Floor Coverings	01/24-01/24	5:00 - 5:00	2,000.00	2,318.55
Furniture	01/26-01/26	7:00 - 7:00	2,100.00	2,582.74
Landscaping	01/23-01/24	4:00 - 5:00	7,300.00	8,300.63
Lighting	01/27-01/48	8:00 -29:00	94,525.00	211,173.38
Painting	01/19-01/24	0:00 - 5:00	10,812.00	11,758.76
Pavement	01/19-01/38	0:00 -19:00	726,637.50	1,036,993.13
Re-creation	01/21-01/40	2:00 -21:00	159,140.00	207,106.37
Roof	01/43-01/43	24:00 -24:00	376,250.00	764,838.77
Security	01/29-01/29	10:00 -10:00	1,950.00	2,620.64
Siding	01/29-01/31	10:00 -12:00	201,750.00	279,008.91
Walls/Fencing	01/19-01/43	0:00 -24:00	96,960.00	186,064.21
			<u>\$ 1,685,574.50</u>	<u>\$ 2,720,503.63</u>

### Component List - Category - Chart



## Disclosures

### Site Analysis

Park Premiere Townhouse Association is a planned development association located in Tempe, AZ. The Association consists of 157 units located at the corner of E Ellis Dr and S Kenneth Pl, encompassing approximately 14 acres. The units were constructed as a single phase in January 1, 1957. The project consists of (23) residential buildings each containing 5 to 8 units. Construction is wood frame with exterior vinyl siding. Roofs are three tab asphalt shingle.

The site analysis was performed on January 28, 2019 by Greg Libke of Facilities Advisors Arizona LLC. The Association manager was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

### Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International's cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

See Preparer's Report  
See Summary of Significant Assumptions

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

\* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 0.20%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 77.70% as of January 1, 2019 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 264,802, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

Total Funds available for reserves beginning balance \$ 264,802

See Preparer’s Report  
 See Summary of Significant Assumptions



### Significant Assumptions

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

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 0.20% is used in the funding plan.
- Inflation rate of 3.00% is used in the funding plan.

See Preparer's Report  
See Summary of Significant Assumptions

# Park Premiere Townhouse Association

Analysis Date - January 1, 2019

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

## Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Equipment	10:00 -15:00	1:00 -10:00	\$ 7,738
Floor Coverings	25:00	5:00	2,319
Furniture	15:00	7:00	2,583
Landscaping	10:00 -12:00	4:00 - 5:00	8,302
Lighting	20:00 -30:00	8:00 -29:00	211,173
Painting	6:00 - 8:00	0:00 - 5:00	11,758
Pavement	6:00 -10:00	0:00 - 5:00	8,670
Re-creation	8:00 -30:00	2:00 -21:00	207,106
Roof	30:00	24:00	764,841
Security	12:00	10:00	2,621
Siding	30:00	10:00 -12:00	279,007
Walls/Fencing	4:00 -30:00	0:00 -24:00	186,065
			<u>\$ 1,692,183</u>

# Park Premiere Townhouse Association

Analysis Date - January 1, 2019

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

## Component List - Detail

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
<b>Equipment</b>							
Backflow Valves - Repair	01/01/2029	\$ 1,250.00	1 Each	\$ 1,250	15:00	10:00	\$ 1,679
Backflow Valves - Repair	01/01/2029	1,250.00	1 Each	1,250	15:00	10:00	1,679
Pool Filter - Replace	01/01/2020	1,400.00	1 Each	1,400	15:00	1:00	1,442
Pool Pumps & Motor - Replace	01/01/2028	2,250.00	1 Job	2,250	10:00	9:00	2,935
				\$ 6,150			\$ 7,737
<b>Floor Coverings</b>							
Tile Floor - Replace	01/01/2024	\$ 10.00	200 Sq. Ft	\$ 2,000	25:00	5:00	\$ 2,318
				\$ 2,000			\$ 2,318
<b>Furniture</b>							
Pool Furniture - Replace	01/01/2026	\$ 700.00	3 Job	\$ 2,100	15:00	7:00	\$ 2,582
				\$ 2,100			\$ 2,582
<b>Landscaping</b>							
Irrigation Controllers - Replace	01/01/2023	\$ 1,200.00	1 Each	\$ 1,200	12:00	4:00	\$ 1,350
Irrigation Controllers - Replace	01/01/2023	1,200.00	1 Each	1,200	12:00	4:00	1,350
Irrigation Controllers - Replace	01/01/2023	1,200.00	1 Each	1,200	12:00	4:00	1,350
Irrigation Controllers - Replace	01/01/2023	1,200.00	1 Each	1,200	12:00	4:00	1,350
Irrigation System - Refurbish	01/01/2024	2,500.00	1 Job	2,500	10:00	5:00	2,898
				\$ 7,300			\$ 8,300
<b>Lighting</b>							
Exterior Wall Lights - Replace	01/01/2039	\$ 75.00	157 Each	\$ 11,775	25:00	20:00	\$ 21,266
Light Poles (Solar) - Replace	01/01/2048	78,000.00	1 Job	78,000	30:00	29:00	183,812
Light Poles (Standard) - Replace	01/01/2027	1,250.00	3 Each	3,750	25:00	8:00	4,750
Light Timers - Replace	01/01/2029	500.00	2 Each	1,000	20:00	10:00	1,343
				\$ 94,525			\$ 211,173
<b>Painting</b>							
Block Walls - Repaint	01/01/2019	\$ 0.60	7,000 Sq Ft	\$ 4,200	8:00	0:00	\$ 4,200
Block Walls - Repaint	01/01/2023	0.60	5,250 Sq Ft	3,150	8:00	4:00	3,545
Fence Metal - Repaint	01/01/2024	3,462.00	1 Job	3,462	6:00	5:00	4,013
				\$ 10,812			\$ 11,758
<b>Pavement</b>							
Asphalt - Crack Fill	01/01/2019	\$ 0.05	160,000 Sq. Ft	\$ 8,000	6:00	0:00	\$ 8,000
Asphalt - Remove & Replace	01/01/2038	411,760.00	1 Job	411,760	24:00	19:00	722,023
Asphalt - Sealcoat - 2019	01/01/2019	20,800.00	1 Job	20,800	6:00	0:00	20,800
Asphalt - Sealcoat - 2023	01/01/2023	37,000.00	1 Job	37,000	4:00	4:00	37,000
Asphalt - Sealcoat - 2027	01/01/2027	43,000.00	1 Job	43,000	8:00	8:00	43,000
Asphalt - Sealcoat - 2030	01/01/2030	48,000.00	1 Job	48,000	11:00	11:00	48,000
Asphalt - Sealcoat - A - 2034	01/01/2034	30,000.00	1 Job	30,000	15:00	15:00	30,000
Asphalt - Sealcoat - B - 2034	01/01/2034	35,500.00	1 Job	35,500	15:00	15:00	35,500
Asphalt - Slurry Seal - 2033	01/01/2033	92,000.00	1 Job	92,000	14:00	14:00	92,000
Brick Pavers - Repair/Replace	01/01/2024	3.50	50 Sq. Ft	175	10:00	5:00	202

# Park Premiere Townhouse Association

Analysis Date - January 1, 2019

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

## Component List - Detail

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
<b>Pavement</b>							
Brick Pavers - Repair/Replace	01/01/2024	\$ 3.50	115 Sq. Ft	\$ 402	10:00	5:00	\$ 466
				\$ 726,637			\$ 1,036,993
<b>Re-creation</b>							
Artificial Turf - Replace	01/01/2040	\$ 9.00	900 Sq. Ft	\$ 8,100	25:00	21:00	\$ 15,068
Bathroom - Remodel	01/01/2027	2,500.00	1 Job	2,500	30:00	8:00	3,166
Building Foundations - Repair	01/01/2021	7.50	350 LF	2,625	30:00	2:00	2,784
Building Foundations - Repair	01/01/2021	7.50	350 LF	2,625	30:00	2:00	2,784
Building Foundations - Repair	01/01/2021	7.50	350 LF	2,625	30:00	2:00	2,784
Building Foundations - Repair	01/01/2021	7.50	440 LF	3,300	30:00	2:00	3,500
Building Foundations - Repair	01/01/2021	7.50	350 LF	2,625	30:00	2:00	2,784
Building Foundations - Repair	01/01/2021	7.50	350 LF	2,625	30:00	2:00	2,784
Building Foundations - Repair	01/01/2021	7.50	350 LF	2,625	30:00	2:00	2,784
Building Foundations - Repair	01/01/2021	7.50	380 LF	2,850	30:00	2:00	3,023
Building Foundations - Repair	01/01/2021	7.50	300 LF	2,250	30:00	2:00	2,387
Building Foundations - Repair	01/01/2022	7.50	350 LF	2,625	30:00	3:00	2,868
Building Foundations - Repair	01/01/2022	7.50	440 LF	3,300	30:00	3:00	3,606
Building Foundations - Repair	01/01/2022	7.50	380 LF	2,850	30:00	3:00	3,114
Building Foundations - Repair	01/01/2022	7.50	380 LF	2,850	30:00	3:00	3,114
Building Foundations - Repair	01/01/2022	7.50	380 LF	2,850	30:00	3:00	3,114
Building Foundations - Repair	01/01/2022	7.50	380 LF	2,850	30:00	3:00	3,114
Building Foundations - Repair	01/01/2022	7.50	440 LF	3,300	30:00	3:00	3,606
Building Foundations - Repair	01/01/2023	7.50	440 LF	3,300	30:00	4:00	3,714
Building Foundations - Repair	01/01/2023	7.50	440 LF	3,300	30:00	4:00	3,714
Building Foundations - Repair	01/01/2023	7.50	380 LF	2,850	30:00	4:00	3,207
Building Foundations - Repair	01/01/2023	7.50	350 LF	2,625	30:00	4:00	2,954
Building Foundations - Repair	01/01/2023	7.50	380 LF	2,850	30:00	4:00	3,207
Building Foundations - Repair	01/01/2023	7.50	440 LF	3,300	30:00	4:00	3,714
Building Foundations - Repair	01/01/2023	7.50	350 LF	2,625	30:00	4:00	2,954
Carport - Repair and Repaint	01/01/2027	7,500.00	1 Job	7,500	12:00	8:00	9,500
Mailbox Clusters - Refurbish	01/01/2031	2,400.00	1 Each	2,400	24:00	12:00	3,421
Mailbox Clusters - Refurbish	01/01/2031	2,400.00	5 Each	12,000	24:00	12:00	17,109
Mailbox Clusters - Refurbish	01/01/2031	2,400.00	6 Each	14,400	24:00	12:00	20,530
Message Boards - Replace	01/01/2034	1,000.00	1 Job	1,000	20:00	15:00	1,557
Pet Waste Stations - Replace	01/01/2032	500.00	3 Each	1,500	15:00	13:00	2,202
Pool (Pebble Tech) - Resurface	01/01/2028	125.00	140 LF	17,500	15:00	9:00	22,833
Pool Deck - Repair/Seal	01/01/2023	1.90	2,350 Sq. Ft	4,465	8:00	4:00	5,025
Pool Deck - Resurface	01/01/2031	3.00	2,350 Sq Ft	7,050	16:00	12:00	10,051
Pool Underwater Lights - Replace	01/01/2026	500.00	2 Each	1,000	15:00	7:00	1,229
Pool Waterline Tile - Replace	01/01/2028	15.00	140 LF	2,100	20:00	9:00	2,740
Water Meter - Replace	01/01/2038	12,000.00	1 Job	12,000	20:00	19:00	21,042
				\$ 159,140			\$ 207,106

# Park Premiere Townhouse Association

Analysis Date - January 1, 2019

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

## Component List - Detail

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
<b>Roof</b>							
Roof Shingles - Replace	01/01/2043	\$ 350.00	39 Square	\$ 13,650	30:00	24:00	\$ 27,747
Roof Shingles - Replace	01/01/2043	350.00	39 Square	13,650	30:00	24:00	27,747
Roof Shingles - Replace	01/01/2043	350.00	39 Square	13,650	30:00	24:00	27,747
Roof Shingles - Replace	01/01/2043	350.00	57 Square	19,950	30:00	24:00	40,554
Roof Shingles - Replace	01/01/2043	350.00	39 Square	13,650	30:00	24:00	27,747
Roof Shingles - Replace	01/01/2043	350.00	39 Square	13,650	30:00	24:00	27,747
Roof Shingles - Replace	01/01/2043	350.00	39 Square	13,650	30:00	24:00	27,747
Roof Shingles - Replace	01/01/2043	350.00	48 Square	16,800	30:00	24:00	34,150
Roof Shingles - Replace	01/01/2043	350.00	36 Square	12,600	30:00	24:00	25,613
Roof Shingles - Replace	01/01/2043	350.00	39 Square	13,650	30:00	24:00	27,747
Roof Shingles - Replace	01/01/2043	350.00	57 Square	19,950	30:00	24:00	40,554
Roof Shingles - Replace	01/01/2043	350.00	48 Square	16,800	30:00	24:00	34,150
Roof Shingles - Replace	01/01/2043	350.00	48 Square	16,800	30:00	24:00	34,150
Roof Shingles - Replace	01/01/2043	350.00	48 Square	16,800	30:00	24:00	34,150
Roof Shingles - Replace	01/01/2043	350.00	48 Square	16,800	30:00	24:00	34,150
Roof Shingles - Replace	01/01/2043	350.00	57 Square	19,950	30:00	24:00	40,554
Roof Shingles - Replace	01/01/2043	350.00	57 Square	19,950	30:00	24:00	40,554
Roof Shingles - Replace	01/01/2043	350.00	57 Square	19,950	30:00	24:00	40,554
Roof Shingles - Replace	01/01/2043	350.00	48 Square	16,800	30:00	24:00	34,150
Roof Shingles - Replace	01/01/2043	350.00	39 Square	13,650	30:00	24:00	27,747
Roof Shingles - Replace	01/01/2043	350.00	48 Square	16,800	30:00	24:00	34,150
Roof Shingles - Replace	01/01/2043	350.00	57 Square	19,950	30:00	24:00	40,554
Roof Shingles - Replace	01/01/2043	350.00	39 Square	13,650	30:00	24:00	27,747
Roof Shingles - Replace	01/01/2043	350.00	10 Square	3,500	30:00	24:00	7,114
				\$ 376,250			\$ 764,838
<b>Security</b>							
Security Cameras - Replace	01/01/2029	\$ 650.00	3 Each	\$ 1,950	12:00	10:00	\$ 2,620
				\$ 1,950			\$ 2,620
<b>Siding</b>							
Building Exterior Siding - Replace	01/01/2029	\$ 1.50	5,300 Sq Ft	\$ 7,950	30:00	10:00	\$ 10,684
Building Exterior Siding - Replace	01/01/2029	1.50	5,300 Sq Ft	7,950	30:00	10:00	10,684
Building Exterior Siding - Replace	01/01/2029	1.50	5,300 Sq Ft	7,950	30:00	10:00	10,684
Building Exterior Siding - Replace	01/01/2029	1.50	7,000 Sq Ft	10,500	30:00	10:00	14,111
Building Exterior Siding - Replace	01/01/2029	1.50	5,300 Sq Ft	7,950	30:00	10:00	10,684
Building Exterior Siding - Replace	01/01/2029	1.50	5,300 Sq Ft	7,950	30:00	10:00	10,684
Building Exterior Siding - Replace	01/01/2029	1.50	5,300 Sq Ft	7,950	30:00	10:00	10,684
Building Exterior Siding - Replace	01/01/2029	1.50	5,800 Sq Ft	8,700	30:00	10:00	11,692
Building Exterior Siding - Replace	01/01/2029	1.50	4,200 Sq Ft	6,300	30:00	10:00	8,466
Building Exterior Siding - Replace	01/01/2030	1.50	5,300 Sq Ft	7,950	30:00	11:00	11,004
Building Exterior Siding - Replace	01/01/2030	1.50	7,000 Sq Ft	10,500	30:00	11:00	14,534
Building Exterior Siding - Replace	01/01/2030	1.50	5,800 Sq Ft	8,700	30:00	11:00	12,042
Building Exterior Siding - Replace	01/01/2030	1.50	5,800 Sq Ft	8,700	30:00	11:00	12,042

# Park Premiere Townhouse Association

Analysis Date - January 1, 2019

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

## Component List - Detail

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
<b>Siding</b>							
Building Exterior Siding - Replace	01/01/2030	\$ 1.50	5,800 Sq Ft	\$ 8,700	30:00	11:00	\$ 12,042
Building Exterior Siding - Replace	01/01/2030	1.50	5,800 Sq Ft	8,700	30:00	11:00	12,042
Building Exterior Siding - Replace	01/01/2030	1.50	7,000 Sq Ft	10,500	30:00	11:00	14,534
Building Exterior Siding - Replace	01/01/2031	1.50	7,000 Sq Ft	10,500	30:00	12:00	14,970
Building Exterior Siding - Replace	01/01/2031	1.50	7,000 Sq Ft	10,500	30:00	12:00	14,970
Building Exterior Siding - Replace	01/01/2031	1.50	5,800 Sq Ft	8,700	30:00	12:00	12,404
Building Exterior Siding - Replace	01/01/2031	1.50	5,300 Sq Ft	7,950	30:00	12:00	11,334
Building Exterior Siding - Replace	01/01/2031	1.50	5,800 Sq Ft	8,700	30:00	12:00	12,404
Building Exterior Siding - Replace	01/01/2031	1.50	7,000 Sq Ft	10,500	30:00	12:00	14,970
Building Exterior Siding - Replace	01/01/2031	1.50	5,300 Sq Ft	7,950	30:00	12:00	11,334
				\$ 201,750			\$ 279,008
<b>Walls/Fencing</b>							
Block Walls - Inspect/Repair	01/01/2019	\$ 3.00	850 LF	\$ 2,550	4:00	0:00	\$ 2,550
Block Walls - Inspect/Repair	01/01/2023	3.00	1,550 LF	4,650	4:00	4:00	5,233
Fence Metal - Replace	01/01/2043	18,560.00	1 Job	18,560	30:00	24:00	37,728
Gates Composite - Replace	01/01/2042	450.00	157 Each	70,650	25:00	23:00	139,433
Gates Metal - Replace	01/01/2043	550.00	1 Each	550	30:00	24:00	1,118
				\$ 96,960			\$ 186,064
				\$ 1,685,574			\$ 2,720,503