

PVHA 30 Year Reserve Expenditures Funding

Line Item	Component Inventory	Quantity Total	Units	Qty/ Repl. Cycle	Estimated 1st Year of Replacement	Life Analysis Years		Unit Cost \$	Replacement Costs		
						Useful	Remain		2013 Cost per Cycle \$	Current Cost \$	Total 30 yr Cost \$
Exterior Building Elements											
1240	Gutters and Downspouts Bldg Elements to PV Acct 9000	9,500	Linear Feet	1,900	2027	to 30	14	8.50	16,150	80,750	114,436
1260	Light fixtures	290	Fixtures	290	2017	to 20	4	85.00	24,650	24,650	68,448
1280	Roofs, Asphalt Shingles Roofing to PV Acct 9400	1,200	Squares	240	2027	15 to 25	14	300.00	72,000	360,000	513,179
1820	Wall, Masonry, Inspect/Repoint Bldg Elements to PV Acct 9000	56,000	Sq. Feet	28,000	2015	to 20	2	0.45	12,600	25,200	32,212
1920	Wall, Vinyl Siding, Replacement	128,100	Sq. Feet	42,700	2037	to 40	24	4.30	183,610	550,830	949,202
Property Site Elements											
4020	Asphalt Patch/Crack Seal Asphalt to PV Acct 9500	9,690	Sq Yards	9,690	2013	to 2	0	0.45	4,361	4,361	43,230
4045	Asphalt, Phased Replacement	9,690	Sq Yards	3,230	2020	15 to 20	7	20.00	64,600	193,800	587,180
4100	Catch Basins, Repair & Replace Catch Basins to PV Acct 9800	7	Each	7	2021	15 to 20				4,500	57,971
4140	Concrete Sidewalks, Partial Repl Concrete to PV Acct 9700	4,360	Sq Feet	545	2012	to 65	0	7.00	3,815	30,520	39,523
4170	Concrete Stoops, Partial Repl	32	Each	4	2012	to 65		1,600	6,400	51,200	59,866
4180	Drainage Improvements Drainage to PV Acct 9800	5	Allowance	1	2012	N/A			estimates	32,900	30,000
4285	Fence, Grand Canyon Dv to Common PV Acct 9200	100	Linear Feet	100	2019	15 to 20	6	45.00	4,500	4,500	13,051
4286	Fences, Wood, Patios, Paint/Finish Fences to PV Acct 9100	3,100	Linear Feet	517	2015	4 to 6	2	8.00	4,133	24,800	145,253
4287	Fences, Wood, Patios, Repl	3,100	Linear Feet	310	2015	30	2	40.00	12,400	124,000	215,654
4560	Light Poles & Fixtures* *incl bldg mounted sec lights Light Poles to Common PV Acct 9200	14	Each	14	2016	to 35	3	1,400	19,600	19,600	20,922
4650	Pipe, Subsurface Utilities Pipes, Water Sewer to PV 9750	1	Allowance	1	2016	15 to 20	3	5,000	5,000		43,705
4760	Timber Wall, Benches to Common PV Acct 9200	285	Each	285	2014	20 to 25	1	40.00	11,400	11,400	25,574
Clubhouse Elements											
5400	Furnace	1	Each	1	2024	to 20	11	3,800	3,800	3,800	4,828
5500	Interior Renovations, Complete	1	Allowance	1	2023	to 20	10	13,100	13,100	13,100	41,450
5500	Interior Renovations, Partial	1	Allowance	1	2013	to 20	0	5,300	5,300	5,300	8,190
5800	Windows and Doors	250	Sq Feet	250	2013	to 35	0	35.00	8,750	8,750	0
Pool Elements											
6200	Concrete Deck, Replace/Caulk	2,800	Sq Feet	560	2012	to 65	-1	10.00	5,600	28,000	24,892
6400	Fence, Chain Link	200	Linear Feet	200	2020	to 35	7	12.00	2,400	2,400	2,795
6500	Pool Furniture	1	Allowance	1	2019	to 15	6	2,240	2,240	2,240	13,748
6600	Mechanical Equip., Replacements	1	Allowance	1	2015	12 to 15	2			12,500	41,474
6800	Plaster Finish & Tile Replace	1,500	Sq Feet	1,500	2020	8 to 12	7	11.00	16,500	16,500	49,562
6900	Structure, Total Replacement	1,500	Sq Feet	1,500	2030	to 60	17	140.00	210,000	210,000	304,008
	Reserve Study/Update			1	2014	2	1	2,900	2,900		0
Anticipated Expenditures									1,845,601	3,450,353	

PVHA 30 Year Reserve Expenditures Funding

Line Item	Component Inventory	Actual 2012	Estim 2013	Budget 1 2014	2 2015	3 2016	4 2017	5 2018	6 2019	7 2020	8 2021	9 2022
Exterior Building Elements												
1240	Gutters and Downspouts Bldg Elements to PV Acct 9000											
1260	Light fixtures	1,503					26,892					
1280	Roofs, Asphalt Shingles Roofing to PV Acct 9400	22,476	4,452	3,000								
					partial CH roof							
1820	Wall, Masonry, Inspect/Repoint Bldg Elements to PV Acct 9000		11,523		13,160							
					stabil 214 & 244 GC							
1920	Wall, Vinyl Siding, Replacement											
Property Site Elements												
		re-grade 36 GC to drain										
4020	Asphalt Patch/Crack Seal Asphalt to PV Acct 9500	5,692	1,535	4,500	1,500		4,757					
4045	Asphalt, Phased Replacement									75,230	76,885	78,576
												repair V
4100	Catch Basins, Repair & Replace Catch Basins to PV Acct 9800	3,873										8,332
				10%	10%		5%			10%		
4140	Concrete Sidewalks, Partial Repl Concrete to PV Acct 9700	7,250	6,067	4,750	4,750		2,081			4,443		
4170	Concrete Stoops, Partial Repl	3,435	3,250	4,750	4,750		3,491			7,453		
					re-shape drivest 242/244							
4180	Drainage Improvements Drainage to PV Acct 9800		2,900									
										6642-6652 OS drainage V	V near 246 GC	
4285	Fence, Grand Canyon Dv to Common PV Acct 9200								5,128			
					paint six year cycle is inflated at the rate of only 1.5%/year							
4286	Fences, Wood, Patios, Paint/Finish Fences to PV Acct 9100	3,485	1,450	2,000	4,224	4,270	4,317	4,364	4,412	4,460	4,509	4,559
					replace 10%/year over ten years							
4287	Fences, Wood, Patios, Repl	4,190	2,465	2,600	12,952	13,237	13,528	13,825	14,130	14,440	14,758	15,083
					Liht Poles to Common PV Acct 9200							
4560	Light Poles & Fixtures* *incl bldg mounted sec lights						20,922					
4650	Pipe, Subsurface Utilities Pipes, Water Sewer to PV 9750		36,809				5,455					6,082
4760	Timber Wall, Benches to Common PV Acct 9200	1,229		5,500								
Clubhouse Elements												
5400	Furnace											
5500	Interior Renovations, Complete											
5500	Interior Renovations, Partial	2,290	6,032									
5800	Windows and Doors		8,875									
Pool Elements												
6200	Concrete Deck, Replace/Caulk	3,337										
					repair/caulk V							
										replace V		
6200	Concrete Deck, Replace/Caulk	3,337			2,089					6,521		
6400	Fence, Chain Link										2,795	
					alum frame chairs and lounges							
6500	Pool Furniture			500					2,552			
					Reel/Cover							
6600	Mechanical Equip., Replacements			2,300		Boiler			Pump			Cover
						5,124			1,709			2,068
6800	Plaster Finish & Tile Replace									19,215		
6900	Structure, Total Replacement											
	Reserve Study/Update	2800										
Anticipated Expenditures		61,560	85,358	29,900	43,425	43,553	60,521	18,190	27,931	150,558	110,152	114,699

PVHA 30 Year Reserve Expenditures Funding

Line Item	Actual	Estim	Budget	1	2	3	4	5	6	7	8	9
Component Inventory	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Incr.												
Income Expense Summary	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	
Operating Income												
2.0% Monthly Assessments	217,167	213,600	219,244	223,629	228,101	232,663	237,317	242,063	246,904	251,842	256,879	
Misc Oper Income - less Bad De	(1,127)	(2,920)	(2,476)	(1,400)	(1,428)	(1,457)	(1,486)	(1,515)	(1,546)	(1,577)	(1,608)	
Total Oper Income	216,040	210,680	216,768	222,229	226,673	231,207	235,831	240,548	245,359	250,266	255,271	
2.0% Less Total Oper Expenses	201,644	214,726	215,646	219,959	224,359	228,846	233,423	238,091	242,853	247,710	252,664	
Net Operating Income (Loss)	14,396	(4,046)	1,122	2,270	2,315	2,361	2,408	2,457	2,506	2,556	2,607	
Transfer (To)/From Reserves	(5,000)	0	0									
Operating Fund Balance	34,948	30,902	32,024	34,294	36,609	38,970	41,378	43,835	46,341	48,897	51,504	
Reserve Income			\$4.00	<2014 Reserve Increase								
2.1% From Monthly Assessments	78,225	78,151	84,004	85,768	87,569	89,408	91,286	93,203	95,160	97,158	99,199	
Reserve Fund Interest (-Bad Del	(550)	(1,124)	(1,013)	112	622	1,157	1,518	2,413	3,225	2,599	2,474	
Special Assessment	236	0	0	0	0	0	0	0	0	0	0	
Total Reserve Income	77,911	77,027	82,991	85,880	88,191	90,565	92,803	95,616	98,385	99,758	101,673	
Less Total Reserve Expenses	61,560	85,358	29,900	43,425	43,553	60,521	18,190	27,931	150,558	110,152	114,699	
Net Reserve Income (Loss)	16,351	(8,331)	53,091	42,455	44,638	30,045	74,614	67,685	(52,172)	(10,394)	(13,026)	
Transfer To/(From) Reserves	5,000	0	0									
Reserve Fund Balance	64,579	56,248	109,339	151,794	196,432	226,476	301,090	368,775	316,603	306,208	293,182	
Mo. Assessment (30 - Two Bedrm)	246	250	255	260	266	271	277	282	288	294	300	

PVHA 30 Year Reserve Expenditures Funding

Line Item	Component Inventory	10 2023	11 2024	12 2025	13 2026	14 2027	15 2028	16 2029	17 2030	18 2031	19 2032	20 2033
Exterior Building Elements												
1240	Gutters and Downspouts Bldg Elements to PV Acct 9000					21,902	22,384	22,876	23,380	23,894		
1260	Light fixtures											
1280	Roofs, Asphalt Shingles Roofing to PV Acct 9400					97,644	99,792	101,987	104,231	106,524		
1820	Wall, Masonry, Inspect/Repoint Bldg Elements to PV Acct 9000										19,052	
1920	Wall, Vinyl Siding, Replacement											
Property Site Elements												
4020	Asphalt Patch/Crack Seal Asphalt to PV Acct 9500					5,914		6,177		6,451		6,738
4045	Asphalt, Phased Replacement											
												replace V
4100	Catch Basins, Repair & Replace Catch Basins to PV Acct 9800											49,639
4140	Concrete Sidewalks, Partial Repl Concrete to PV Acct 9700			4,953					5,523			
4170	Concrete Stoops, Partial Repl			8,310					9,265			
4180	Drainage Improvements Drainage to PV Acct 9800											
4285	Fence, Grand Canyon Dv to Common PV Acct 9200											
4286	Fences, Wood, Patios, Paint/Finish Fences to PV Acct 9100	4,608	4,659	4,710	4,761	4,813	4,866	4,919	4,973	5,028	5,083	5,138
4287	Fences, Wood, Patios, Repl Litht Poles to Common PV Acct 9200	15,415	15,754									
4560	Light Poles & Fixtures* *incl bldg mounted sec lights											
4650	Pipe, Subsurface Utilities Pipes, Water Sewer to PV 9750					6,781					7,560	
4760	Timber Wall, Benches to Common PV Acct 9200											
Clubhouse Elements												
5400	Furnace		4,828									
5500	Interior Renovations, Complete	16,285										
5500	Interior Renovations, Partial											8,190
5800	Windows and Doors											
Pool Elements												
6200	Concrete Deck, Replace/Caulk											
												repair/caulk V
6400	Fence, Chain Link											
6500	Pool Furniture					3,038						
6600	Mechanical Equip., Replacements					Filters/Pump 5,971		Pump 2,125	Cover 2,461	Boiler 7,102		
6800	Plaster Finish & Tile Replace											
6900	Structure, Total Replacement Reserve Study/Update									304,008		
Anticipated Expenditures		36,308	25,240	20,570	10,733	140,092	127,042	138,085	453,841	148,999	31,695	69,706

PVHA 30 Year Reserve Expenditures Funding

Line Item	Component Inventory	10 2023	11 2024	12 2025	13 2026	14 2027	15 2028	16 2029	17 2030	18 2031	19 2032	20 2033
Incr.												
Income Expense Summary		<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>
Operating Income												
2.0%	Monthly Assessments	262,017	267,257	272,602	278,054	283,615	289,288	295,074	300,975	306,995	313,134	319,397
	Misc Oper Income - less Bad De	(1,640)	(1,673)	(1,707)	(1,741)	(1,776)	(1,811)	(1,847)	(1,884)	(1,922)	(1,960)	(2,000)
	Total Oper Income	260,377	265,584	270,896	276,314	281,840	287,477	293,226	299,091	305,073	311,174	317,398
2.0%	Less Total Oper Expenses	<u>257,717</u>	<u>262,872</u>	<u>268,129</u>	<u>273,492</u>	<u>278,962</u>	<u>284,541</u>	<u>290,232</u>	<u>296,036</u>	<u>301,957</u>	<u>307,996</u>	<u>314,156</u>
	Net Operating Income (Loss)	2,659	2,712	2,767	2,822	2,878	2,936	2,995	3,055	3,116	3,178	3,241
	Transfer (To)/From Reserves											
	Operating Fund Balance	54,163	56,875	59,642	62,464	65,342	68,278	71,273	74,327	77,443	80,621	83,862
Reserve Income												
2.1%	From Monthly Assessments	101,282	103,409	105,580	107,798	110,061	112,373	114,732	117,142	119,602	122,113	124,678
	Reserve Fund Interest (-Bad Del	2,318	3,126	4,101	5,171	6,397	6,114	6,011	5,803	1,832	1,502	2,605
	Special Assessment	0	0	0	0	0	0	0	0	0	0	0
	Total Reserve Income	103,600	106,534	109,682	112,968	116,459	118,486	120,744	122,945	121,434	123,615	127,282
	Less Total Reserve Expenses	36,308	25,240	20,570	10,733	140,092	127,042	138,085	453,841	148,999	31,695	69,706
	Net Reserve Income (Loss)	<u>67,292</u>	<u>81,294</u>	<u>89,112</u>	<u>102,235</u>	<u>(23,633)</u>	<u>(8,556)</u>	<u>(17,341)</u>	<u>(330,896)</u>	<u>(27,565)</u>	<u>91,920</u>	<u>57,577</u>
	Transfer To/(From) Reserves											
	Reserve Fund Balance	360,475	441,769	530,881	633,116	609,483	600,927	583,586	252,691	225,126	317,046	374,623
	Mo. Assessment (30 - Two Bedrm)	306	312	318	325	331	338	345	352	359	366	374

PVHA 30 Year Reserve Expenditures Funding

Line Item	Component Inventory	21 2034	22 2035	23 2036	24 2037	25 2038	26 2039	27 2040	28 2041	29 2042	30 2043
Exterior Building Elements											
1240	Gutters and Downspouts Bldg Elements to PV Acct 9000										
1260	Light fixtures			41,556							
1280	Roofs, Asphalt Shingles Roofing to PV Acct 9400										
1820	Wall, Masonry, Inspect/Repoint Bldg Elements to PV Acct 9000										
1920	Wall, Vinyl Siding, Replacement			309,541	316,351	323,310					
Property Site Elements											
4020	Asphalt Patch/Crack Seal Asphalt to PV Acct 9500		7,193								
4045	Asphalt, Phased Replacement							116,254	118,811	121,425	
4100	Catch Basins, Repair & Replace Catch Basins to PV Acct 9800		10%					10%			
4140	Concrete Sidewalks, Partial Repl Concrete to PV Acct 9700		6,158					6,865			
4170	Concrete Stoops, Partial Repl		10,330					11,517			
4180	Drainage Improvements Drainage to PV Acct 9800										
4285	Fence, Grand Canyon Dv to Common PV Acct 9200						7,924				
4286	Fences, Wood, Patios, Paint/Finish Fences to PV Acct 9100	5,194	5,251	5,309	5,367	5,425	5,485	5,545	5,605	5,667	5,729
4287	Fences, Wood, Patios, Repl Light Poles to Common PV Acct 9200								22,806	23,308	23,820
4560	Light Poles & Fixtures* *incl bldg mounted sec lights										
4650	Pipe, Subsurface Utilities Pipes, Water Sewer to PV 9750				8,429					9,398	
4760	Timber Wall, Benches to Common PV Acct 9200						20,074				
Clubhouse Elements											
5400	Furnace										
5500	Interior Renovations, Complete										25,165
5500	Interior Renovations, Partial										
5800	Windows and Doors										
Pool Elements											
6200	Concrete Deck, Replace/Caulk	repair/caulk V 3,159								replace V 10,526	
6400	Fence, Chain Link										
6500	Pool Furniture	3,538							4,120		
6600	Mechanical Equip., Replacements	filters/Pump 7,107			Cover 2,866		Pump 2,641				
6800	Plaster Finish & Tile Replace								30,347		
6900	Structure, Total Replacement Reserve Study/Update										
Anticipated Expenditures		18,998	21,739	12,502	367,759	321,776	359,434	140,181	181,689	170,324	54,714

PVHA 30 Year Reserve Expenditures Funding

Line Item	Component Inventory	21 2034	22 2035	23 2036	24 2037	25 2038	26 2039	27 2040	28 2041	29 2042	30 2043
Incr.											
Income Expense Summary		<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>2037</u>	<u>2038</u>	<u>2039</u>	<u>2040</u>	<u>2041</u>	<u>2042</u>	<u>2043</u>
Operating Income											
2.0%	Monthly Assessments	325,785	332,301	338,947	345,726	352,640	359,693	366,887	374,225	381,709	389,343
	Misc Oper Income - less Bad De	(2,040)	(2,080)	(2,122)	(2,164)	(2,208)	(2,252)	(2,297)	(2,343)	(2,390)	(2,437)
	Total Oper Income	323,746	330,220	336,825	343,561	350,433	357,441	364,590	371,882	379,319	386,906
2.0%	Less Total Oper Expenses	<u>320,439</u>	<u>326,848</u>	<u>333,385</u>	<u>340,053</u>	<u>346,854</u>	<u>353,791</u>	<u>360,867</u>	<u>368,084</u>	<u>375,446</u>	<u>382,955</u>
	Net Operating Income (Loss)	3,306	3,372	3,440	3,509	3,579	3,650	3,723	3,798	3,874	3,951
	Transfer (To)/From Reserves										
	Operating Fund Balance	87,168	90,541	93,981	97,489	101,068	104,719	108,442	112,240	116,114	120,065
Reserve Income											
2.1%	From Monthly Assessments	127,296	129,969	132,699	135,485	138,330	141,235	144,201	147,230	150,321	153,478
	Reserve Fund Interest (-Bad Del	3,295	4,635	5,989	7,503	4,806	2,662	76	125	(287)	(530)
	Special Assessment	0	0	0	0	0	0	0	0	0	0
	Total Reserve Income	130,591	134,604	138,688	142,988	143,136	143,898	144,277	147,355	150,034	152,948
	Less Total Reserve Expenses	18,998	21,739	12,502	367,759	321,776	359,434	140,181	181,689	170,324	54,714
	Net Reserve Income (Loss)	<u>111,594</u>	<u>112,865</u>	<u>126,186</u>	<u>(224,771)</u>	<u>(178,640)</u>	<u>(215,536)</u>	<u>4,096</u>	<u>(34,334)</u>	<u>(20,289)</u>	<u>98,233</u>
	Transfer To/(From) Reserves										
	Reserve Fund Balance	486,216	599,081	725,267	500,497	321,857	106,320	110,416	76,082	55,792	154,026
	Mo. Assessment (30 - Two Bedrm)	381	389	397	405	413	421	430	439	447	456