

CAPX Suncadia Residential Owners Association  
 Thirty-Year Cash Flow/Capital Budget Summary  
 January 1, 2022  
 Financial Exhibit

Number of Units, 1/1/2022	1,541
Annual capital assessment, 1/1/2022	\$ 207,900
Average CY assessment/Owner	\$ 135
Average increase/Owner	2.12
Inflation rate	2.00%
Interest rate on investments	2.00%
Tax rate on investment income	0.00%
Capital contingency rate	0.00%

Year	Annual Percent Change to Capital / Reserve Assessment	Capital / Reserve Account Beginning Balance	Expired Useful Life of Components Expressed in Dollars aka "Fully Funded"	Percent Ratio of Fully Funded Value to Capital / Reserve Balance	Annual Dollar Change to Capital / Reserve Assessments	Annual Member Capital / Reserve Assessment	Annual Avg. Capital / Reserve Assessment / Owner	Change in Avg. Annual Capital / Reserve Assessment / Owner	Monthly Avg. Capital / Reserve Assessment / Owner	Change in Avg. Monthly Capital / Reserve Assessment / Owner	Special Assessment	Special Assessment / Unit Interest	Member Approved Additional Assessments	Estimated Interest, Net of Tax	Annual Expenditures	Capital Contingency	Ending Balance
1/1/2022	5.00%	1,882,853	3,125,277	60.25%	9,900	207,900	135	6	11	1	-	-	-	37,747	(198,894)	-	1,929,606
1/1/2023	10.00%	1,929,606	3,240,965	59.54%	20,790	228,690	148	13	12	1	-	-	-	39,006	(187,283)	-	2,010,019
1/1/2024	10.00%	2,010,019	3,422,169	58.74%	22,869	251,559	163	15	14	1	-	-	-	41,159	(155,736)	-	2,147,001
1/1/2025	10.00%	2,147,001	3,632,323	59.11%	25,156	276,715	180	16	15	1	-	-	-	44,850	(85,724)	-	2,382,842
1/1/2026	10.00%	2,382,842	3,914,175	60.88%	27,671	304,386	198	18	16	1	-	-	-	49,499	(120,143)	-	2,616,585
1/1/2027	10.00%	2,616,585	4,163,096	62.85%	30,439	334,825	217	20	18	2	-	-	-	53,473	(220,708)	-	2,784,175
1/1/2028	10.00%	2,784,175	4,337,243	64.19%	33,483	368,308	239	22	20	2	-	-	-	50,875	(849,179)	-	2,354,178
1/1/2029	5.00%	2,354,178	3,895,259	60.44%	18,415	386,723	251	12	21	1	-	-	-	39,581	(1,136,950)	-	1,643,532
1/1/2030	5.00%	1,643,532	3,185,682	51.59%	19,336	406,059	264	13	22	1	-	-	-	24,637	(1,229,377)	-	844,851
1/1/2031	5.00%	844,851	2,395,441	35.27%	20,303	426,362	277	13	23	1	-	-	-	6,983	(1,417,779)	-	(139,583)
1/1/2032	5.00%	(139,583)	1,423,579	(9.81%)	21,318	447,680	291	14	24	1	-	-	-	-	(243,680)	-	64,417
1/1/2033	5.00%	64,417	1,670,818	3.86%	22,384	470,064	305	15	25	1	-	-	-	3,631	(235,818)	-	302,293
1/1/2034	5.00%	302,293	1,930,999	15.65%	23,503	493,567	320	15	27	1	-	-	-	8,763	(221,807)	-	582,817
1/1/2035	3.00%	582,817	2,209,556	26.38%	14,807	508,374	330	10	27	1	-	-	-	12,630	(411,006)	-	692,815
1/1/2036	3.00%	692,815	2,298,867	30.14%	15,251	523,626	340	10	28	1	-	-	-	17,961	(113,195)	-	1,121,206
1/1/2037	3.00%	1,121,206	2,697,983	41.56%	15,709	539,334	350	10	29	1	-	-	-	25,127	(269,042)	-	1,416,625
1/1/2038	3.00%	1,416,625	2,946,796	48.07%	16,180	555,514	360	10	30	1	-	-	-	31,242	(264,515)	-	1,738,867
1/1/2039	3.00%	1,738,867	3,205,580	54.25%	16,665	572,180	371	11	31	1	-	-	-	38,403	(209,600)	-	2,139,850
1/1/2040	3.00%	2,139,850	3,523,583	60.73%	17,165	589,345	382	11	32	1	-	-	-	47,537	(115,373)	-	2,661,359
1/1/2041	3.00%	2,661,359	3,938,153	67.58%	17,680	607,026	394	11	33	1	-	-	-	58,048	(124,977)	-	3,201,456
1/1/2042	0.00%	3,201,456	4,345,658	73.67%	-	607,026	394	-	33	-	-	-	-	66,754	(334,498)	-	3,540,737
1/1/2043	0.00%	3,540,737	4,550,554	77.81%	-	607,026	394	-	33	-	-	-	-	74,102	(278,292)	-	3,943,572
1/1/2044	0.00%	3,943,572	4,817,383	81.86%	-	607,026	394	-	33	-	-	-	-	82,628	(231,415)	-	4,401,811
1/1/2045	0.00%	4,401,811	5,135,842	85.71%	-	607,026	394	-	33	-	-	-	-	92,833	(127,381)	-	4,974,288
1/1/2046	0.00%	4,974,288	5,560,918	89.45%	-	607,026	394	-	33	-	-	-	-	104,030	(152,579)	-	5,532,764
1/1/2047	0.00%	5,532,764	5,963,900	92.77%	-	607,026	394	-	33	-	-	-	-	113,446	(327,961)	-	5,925,275
1/1/2048	0.00%	5,925,275	6,198,257	95.60%	-	607,026	394	-	33	-	-	-	-	121,402	(317,381)	-	6,336,321
1/1/2049	0.00%	6,336,321	6,449,753	98.24%	-	607,026	394	-	33	-	-	-	-	120,505	(1,229,170)	-	5,834,682
1/1/2050	0.00%	5,834,682	5,818,613	100.28%	-	607,026	394	-	33	-	-	-	-	106,292	(1,647,149)	-	4,900,851
1/1/2051	0.00%	4,900,851	4,809,191	101.91%	-	607,026	394	-	33	-	-	-	-	85,526	(1,856,106)	-	3,737,297

**CAPX Suncadia Residential Owners Association  
Budget to Actual by Category**

FY Beginning: 1/1/2022

(Favorable) /  
Unfavorable  
Variance

Component	Location	Service Date	Est. Useful Life	Adjusted Life	Replacement Date	Comments	Budget	Actual	
<b>Asphalt Surfaces</b>									
Asphalt R&R	Various	6/1/2021	1.00	-	06/01/22	(blank)	\$ 10,082	\$ 10,082	\$ -
Asphalt Seal Coat	BIG ROCK LANE	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 7,541	\$ 7,541	\$ -
Asphalt Seal Coat	BIRCH COURT	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 2,311	\$ 2,311	\$ -
Asphalt Seal Coat	BULL WHEEL LANE	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 5,293	\$ 5,293	\$ -
Asphalt Seal Coat	BUNCHBERRY COURT	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 4,017	\$ 4,017	\$ -
Asphalt Seal Coat	COAL MINE WAY	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 40,733	\$ 40,733	\$ -
Asphalt Seal Coat	GOLDENROD COURT	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 2,035	\$ 2,035	\$ -
Asphalt Seal Coat	JELABEL COURT	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 3,430	\$ 3,430	\$ -
Asphalt Seal Coat	LILY COURT	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 2,305	\$ 2,305	\$ -
Asphalt Seal Coat	MAPLE LEAF LOOP	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 21,069	\$ 21,069	\$ -
Asphalt Seal Coat	PORTAL COURT	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 6,170	\$ 6,170	\$ -
Asphalt Seal Coat	POWDER CAP COURT	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 2,863	\$ 2,863	\$ -
Asphalt Seal Coat	RINKY DINK LANE	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 8,186	\$ 8,186	\$ -
Asphalt Seal Coat	ROCKING CHAIR ROAD	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 13,938	\$ 13,938	\$ -
Asphalt Seal Coat	SANCTUARY COURT	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 4,203	\$ 4,203	\$ -
Asphalt Seal Coat	SPIREA COURT	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 3,515	\$ 3,515	\$ -
Asphalt Seal Coat	UN-NAMED 1 (HOUSE 3849 SW DRIVE)	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 1,990	\$ 1,990	\$ -
Asphalt Seal Coat	UN-NAMED 2 (HOUSE 4047 SW DRIVE)	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 1,543	\$ 1,543	\$ -
<b>Asphalt Surfaces Total</b>							<b>\$ 141,224</b>	<b>\$ 141,224</b>	<b>\$ -</b>
<b>Drainage</b>									
Catch Basin R/R SROA Annual Allowance	Various	6/1/2021	1.00	-	06/01/22	(blank)	\$ 7,058	\$ 7,058	\$ -
<b>Drainage Total</b>							<b>\$ 7,058</b>	<b>\$ 7,058</b>	<b>\$ -</b>
<b>Exterior Lighting</b>									
Light Poles Painting	Streets	6/1/2015	5.00	2.00	05/31/22	(blank)	\$ 16,333	\$ 16,333	\$ -
<b>Exterior Lighting Total</b>							<b>\$ 16,333</b>	<b>\$ 16,333</b>	<b>\$ -</b>
<b>Gates</b>									
Pinegrass Gate R/R	Pinegrass Gate	6/1/2018	4.00	-	06/01/22	(blank)	\$ 6,049	\$ 6,049	\$ -
Swiftwater Gate R/R	Swiftwater Gate	6/1/2018	4.00	-	06/01/22	(blank)	\$ 3,025	\$ 3,025	\$ -
<b>Gates Total</b>							<b>\$ 9,074</b>	<b>\$ 9,074</b>	<b>\$ -</b>
<b>Landscape</b>									
Landscape - Annual Allowance	RESIDENTIAL CUL-D-SACS	6/1/2021	1.00	-	06/01/22	New Item	\$ 17,644	\$ 17,644	\$ -
<b>Landscape Total</b>							<b>\$ 17,644</b>	<b>\$ 17,644</b>	<b>\$ -</b>
<b>Miscellaneous</b>									
Miscellaneous R/R - Annual Allowance	Neighborhood Monuments/Gates/Misc.	6/1/2021	1.00	-	06/01/22	New Item	\$ 7,562	\$ 7,562	\$ -
<b>Miscellaneous Total</b>							<b>\$ 7,562</b>	<b>\$ 7,562</b>	<b>\$ -</b>
<b>Grand Total</b>							<b>\$ 198,894</b>	<b>\$ 198,894</b>	<b>\$ -</b>

**CAPX Suncadia Residential Owners Association  
Budget to Actual by Location**

FY Beginning: 1/1/2022  
(Favorable) /  
Unfavorable  
Variance

Component	Category	Service Date	Est. Useful Life	Adjusted Life	Replacement Date	Comments	Budget	Actual	
<b>BIG ROCK LANE</b>									
Asphalt Seal Coat	Asphalt Surfaces	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 7,541	\$ 7,541	\$ -
<b>BIG ROCK LANE Total</b>							<b>\$ 7,541</b>	<b>\$ 7,541</b>	<b>\$ -</b>
<b>BIRCH COURT</b>									
Asphalt Seal Coat	Asphalt Surfaces	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 2,311	\$ 2,311	\$ -
<b>BIRCH COURT Total</b>							<b>\$ 2,311</b>	<b>\$ 2,311</b>	<b>\$ -</b>
<b>BULL WHEEL LANE</b>									
Asphalt Seal Coat	Asphalt Surfaces	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 5,293	\$ 5,293	\$ -
<b>BULL WHEEL LANE Total</b>							<b>\$ 5,293</b>	<b>\$ 5,293</b>	<b>\$ -</b>
<b>BUNCHBERRY COURT</b>									
Asphalt Seal Coat	Asphalt Surfaces	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 4,017	\$ 4,017	\$ -
<b>BUNCHBERRY COURT Total</b>							<b>\$ 4,017</b>	<b>\$ 4,017</b>	<b>\$ -</b>
<b>COAL MINE WAY</b>									
Asphalt Seal Coat	Asphalt Surfaces	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 40,733	\$ 40,733	\$ -
<b>COAL MINE WAY Total</b>							<b>\$ 40,733</b>	<b>\$ 40,733</b>	<b>\$ -</b>
<b>GOLDENROD COURT</b>									
Asphalt Seal Coat	Asphalt Surfaces	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 2,035	\$ 2,035	\$ -
<b>GOLDENROD COURT Total</b>							<b>\$ 2,035</b>	<b>\$ 2,035</b>	<b>\$ -</b>
<b>JELLABEL COURT</b>									
Asphalt Seal Coat	Asphalt Surfaces	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 3,430	\$ 3,430	\$ -
<b>JELLABEL COURT Total</b>							<b>\$ 3,430</b>	<b>\$ 3,430</b>	<b>\$ -</b>
<b>LILY COURT</b>									
Asphalt Seal Coat	Asphalt Surfaces	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 2,305	\$ 2,305	\$ -
<b>LILY COURT Total</b>							<b>\$ 2,305</b>	<b>\$ 2,305</b>	<b>\$ -</b>
<b>MAPLE LEAF LOOP</b>									
Asphalt Seal Coat	Asphalt Surfaces	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 21,069	\$ 21,069	\$ -
<b>MAPLE LEAF LOOP Total</b>							<b>\$ 21,069</b>	<b>\$ 21,069</b>	<b>\$ -</b>
<b>Neighborhood Monuments/Gates/Misc.</b>									
Miscellaneous R/R - A	Miscellaneous	6/1/2021	1.00	-	06/01/22	New Item	\$ 7,562	\$ 7,562	\$ -
<b>Neighborhood Monuments/Gates/Misc. Total</b>							<b>\$ 7,562</b>	<b>\$ 7,562</b>	<b>\$ -</b>
<b>Pinegrass Gate</b>									

**CAPX Suncadia Residential Owners Association  
Budget to Actual by Location**

FY Beginning: 1/1/2022

(Favorable) /  
Unfavorable  
Variance

Component	Category	Service Date	Est. Useful Life	Adjusted Life	Replacement Date	Comments	Budget	Actual	
Pinegrass Gate R/R	Gates	6/1/2018	4.00	-	06/01/22	(blank)	\$ 6,049	\$ 6,049	\$ -
<b>Pinegrass Gate Total</b>							<b>\$ 6,049</b>	<b>\$ 6,049</b>	<b>\$ -</b>
<b>PORTAL COURT</b>									
Asphalt Seal Coat	Asphalt Surfaces	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 6,170	\$ 6,170	\$ -
<b>PORTAL COURT Total</b>							<b>\$ 6,170</b>	<b>\$ 6,170</b>	<b>\$ -</b>
<b>POWDER CAP COURT</b>									
Asphalt Seal Coat	Asphalt Surfaces	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 2,863	\$ 2,863	\$ -
<b>POWDER CAP COURT Total</b>							<b>\$ 2,863</b>	<b>\$ 2,863</b>	<b>\$ -</b>
<b>RESIDENTIAL CUL-D-SACS</b>									
Landscape - Annual A	Landscape	6/1/2021	1.00	-	06/01/22	New Item	\$ 17,644	\$ 17,644	\$ -
<b>RESIDENTIAL CUL-D-SACS Total</b>							<b>\$ 17,644</b>	<b>\$ 17,644</b>	<b>\$ -</b>
<b>RINKY DINK LANE</b>									
Asphalt Seal Coat	Asphalt Surfaces	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 8,186	\$ 8,186	\$ -
<b>RINKY DINK LANE Total</b>							<b>\$ 8,186</b>	<b>\$ 8,186</b>	<b>\$ -</b>
<b>ROCKING CHAIR ROAD</b>									
Asphalt Seal Coat	Asphalt Surfaces	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 13,938	\$ 13,938	\$ -
<b>ROCKING CHAIR ROAD Total</b>							<b>\$ 13,938</b>	<b>\$ 13,938</b>	<b>\$ -</b>
<b>SANCTUARY COURT</b>									
Asphalt Seal Coat	Asphalt Surfaces	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 4,203	\$ 4,203	\$ -
<b>SANCTUARY COURT Total</b>							<b>\$ 4,203</b>	<b>\$ 4,203</b>	<b>\$ -</b>
<b>SPIREA COURT</b>									
Asphalt Seal Coat	Asphalt Surfaces	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 3,515	\$ 3,515	\$ -
<b>SPIREA COURT Total</b>							<b>\$ 3,515</b>	<b>\$ 3,515</b>	<b>\$ -</b>
<b>Streets</b>									
Light Poles Painting	Exterior Lighting	6/1/2015	5.00	2.00	05/31/22	(blank)	\$ 16,333	\$ 16,333	\$ -
<b>Streets Total</b>							<b>\$ 16,333</b>	<b>\$ 16,333</b>	<b>\$ -</b>
<b>Swiftwater Gate</b>									
Swiftwater Gate R/R	Gates	6/1/2018	4.00	-	06/01/22	(blank)	\$ 3,025	\$ 3,025	\$ -
<b>Swiftwater Gate Total</b>							<b>\$ 3,025</b>	<b>\$ 3,025</b>	<b>\$ -</b>
<b>UN-NAMED 1 (HOUSE 3849 SW DRIVE)</b>									
Asphalt Seal Coat	Asphalt Surfaces	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 1,990	\$ 1,990	\$ -

**CAPX Suncadia Residential Owners Association  
Budget to Actual by Location**

FY Beginning: 1/1/2022  
(Favorable) /  
Unfavorable  
Variance

Component	Category	Service Date	Est. Useful Life	Adjusted Life	Replacement Date	Comments	Budget	Actual	
<b>UN-NAMED 1 (HOUSE 3849 SW DRIVE) Total</b>							\$ 1,990	\$ 1,990	\$ -
<b>UN-NAMED 2 (HOUSE 4047 SW DRIVE)</b>									
Asphalt Seal Coat	Asphalt Surfaces	6/1/2007	5.00	10.00	05/31/22	(blank)	\$ 1,543	\$ 1,543	\$ -
<b>UN-NAMED 2 (HOUSE 4047 SW DRIVE) Total</b>							\$ 1,543	\$ 1,543	\$ -
<b>Various</b>									
Asphalt R&R	Asphalt Surfaces	6/1/2021	1.00	-	06/01/22	(blank)	\$ 10,082	\$ 10,082	\$ -
Catch Basin R/R SRC Drainage		6/1/2021	1.00	-	06/01/22	(blank)	\$ 7,058	\$ 7,058	\$ -
<b>Various Total</b>							\$ 17,140	\$ 17,140	\$ -
<b>Grand Total</b>							\$ 198,894	\$ 198,894	\$ -



