

**Suncadia Tumble Creek Cabins TCLCA**  
**Thirty-Year Cash Flow/Capital Budget Summary**  
**January 1, 2022**  
**Financial Exhibit**

Number of Units, 1/1/2022	47
Annual capital assessment, 1/1/2022	\$ 18,396
Average CY assessment/owner	\$ 391
Average increase/owner	8.43
Inflation rate	2.00%
Interest rate on investments	0.00%
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	Estimated Interest, Net of Tax	Annual Expenditures	Capital Contingency	Ending Balance
1/1/2022	2.20%	112,085	228,104	49.14%	396	18,396	391.40	8.43	32.62	0.70	-	(11,595)	-	118,886
1/1/2023	15.00%	118,886	250,354	47.49%	2,759	21,155	450.11	58.71	37.51	4.89	-	(73,349)	-	66,693
1/1/2024	15.00%	66,693	213,427	31.25%	3,173	24,329	517.63	67.52	43.14	5.63	-	(7,343)	-	83,679
1/1/2025	15.00%	83,679	233,961	35.77%	3,649	27,978	595.28	77.64	49.61	6.47	-	(2,140)	-	109,517
1/1/2026	15.00%	109,517	262,362	41.74%	4,197	32,175	684.57	89.29	57.05	7.44	-	(13,369)	-	128,323
1/1/2027	15.00%	128,323	280,148	45.81%	4,826	37,001	787.25	102.69	65.60	8.56	-	(27,272)	-	138,052
1/1/2028	10.00%	138,052	284,817	48.47%	3,700	40,701	865.98	78.73	72.16	6.56	-	(7,948)	-	170,805
1/1/2029	10.00%	170,805	308,482	55.37%	4,070	44,771	952.58	86.60	79.38	7.22	-	(2,316)	-	213,260
1/1/2030	10.00%	213,260	337,825	63.13%	4,477	49,248	1,047.83	95.26	87.32	7.94	-	(95,729)	-	166,779
1/1/2031	0.00%	166,779	276,358	60.35%	-	49,248	1,047.83	-	87.32	-	-	(2,410)	-	213,617
1/1/2032	0.00%	213,617	307,756	69.41%	-	49,248	1,047.83	-	87.32	-	-	(160,390)	-	102,475
1/1/2033	0.00%	102,475	187,838	54.56%	-	49,248	1,047.83	-	87.32	-	-	(67,005)	-	84,718
1/1/2034	0.00%	84,718	155,843	54.36%	-	49,248	1,047.83	-	87.32	-	-	(8,951)	-	125,015
1/1/2035	0.00%	125,015	186,465	67.04%	-	49,248	1,047.83	-	87.32	-	-	(49,561)	-	124,703
1/1/2036	0.00%	124,703	178,511	69.86%	-	49,248	1,047.83	-	87.32	-	-	(9,312)	-	164,639
1/1/2037	0.00%	164,639	210,215	78.32%	-	49,248	1,047.83	-	87.32	-	-	(82,535)	-	131,353
1/1/2038	0.00%	131,353	170,444	77.06%	-	49,248	1,047.83	-	87.32	-	-	(30,449)	-	150,152
1/1/2039	0.00%	150,152	183,432	81.86%	-	49,248	1,047.83	-	87.32	-	-	(2,824)	-	196,576
1/1/2040	0.00%	196,576	224,103	87.72%	-	49,248	1,047.83	-	87.32	-	-	(17,640)	-	228,185
1/1/2041	0.00%	228,185	250,320	91.16%	-	49,248	1,047.83	-	87.32	-	-	(2,938)	-	274,496
1/1/2042	0.00%	274,496	291,299	94.23%	-	49,248	1,047.83	-	87.32	-	-	(17,229)	-	306,515
1/1/2043	0.00%	306,515	318,338	96.29%	-	49,248	1,047.83	-	87.32	-	-	(3,056)	-	352,707
1/1/2044	0.00%	352,707	359,611	98.08%	-	49,248	1,047.83	-	87.32	-	-	(95,586)	-	306,369
1/1/2045	0.00%	306,369	310,372	98.71%	-	49,248	1,047.83	-	87.32	-	-	(3,180)	-	352,438
1/1/2046	0.00%	352,438	353,603	99.67%	-	49,248	1,047.83	-	87.32	-	-	(11,352)	-	390,335
1/1/2047	0.00%	390,335	388,891	100.37%	-	49,248	1,047.83	-	87.32	-	-	(82,292)	-	357,291
1/1/2048	0.00%	357,291	355,131	100.61%	-	49,248	1,047.83	-	87.32	-	-	(11,810)	-	394,729
1/1/2049	0.00%	394,729	392,090	100.67%	-	49,248	1,047.83	-	87.32	-	-	(3,442)	-	440,536
1/1/2050	0.00%	440,536	437,486	100.70%	-	49,248	1,047.83	-	87.32	-	-	(15,997)	-	473,787
1/1/2051	0.00%	473,787	470,665	100.66%	-	49,248	1,047.83	-	87.32	-	-	(132,357)	-	390,677

**Suncadia Tumble Creek Cabins TCLCA  
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>Barns</b>									
Fire Suppression	Fire Systems	6/1/2021	2.00	(1.00)	06/01/22	(blank)	\$ 5,041	\$ -	\$ (5,041)
<b>Barns Total</b>							<b>\$ 5,041</b>	<b>\$ -</b>	<b>\$ (5,041)</b>
<b>Open Spaces</b>									
Landscape Refurbishment	Landscape	6/1/2021	1.00	-	06/01/22	(blank)	\$ 2,016	\$ -	\$ (2,016)
<b>Open Spaces Total</b>							<b>\$ 2,016</b>	<b>\$ -</b>	<b>\$ (2,016)</b>
<b>OS 9</b>									
Fire Pit R/R	Amenities	6/1/2016	5.00	1.00	06/01/22	(blank)	\$ 2,016	\$ -	\$ (2,016)
<b>OS 9 Total</b>							<b>\$ 2,016</b>	<b>\$ -</b>	<b>\$ (2,016)</b>
<b>Ponds</b>									
Vertex Pond Aerators Compressors	Lake	6/1/2017	5.00	-	06/01/22	(blank)	\$ 2,521	\$ -	\$ (2,521)
<b>Ponds Total</b>							<b>\$ 2,521</b>	<b>\$ -</b>	<b>\$ (2,521)</b>
<b>Grand Total</b>							<b>\$ 11,595</b>	<b>\$ -</b>	<b>\$ (11,595)</b>

Category	Component	ID	Location	Sub-Location	Qty	Meas Basis	Current/Basis Cost	Service Date	Est Useful Life	Adjusted Life	% Assigned	Replacement Date	Total Basis Cost	Future Replacement Cost	Total Service Life (Est. Life + Adj. Life)	Est. Remaining Life	Budgetary Variance	Budgeted for CY	Total Actual Replacement Cost	Comments	Place a "Y" in the cell for a "One Time Expense"	Model/Type	Model #	Serial #
Landscape	Landscape Refurbishment		Open Spaces		1	Allowance	2,000.00	6/1/2021	1.00	-	100%	06/01/22	2,000	2,016	1	0.41	(2,016.44)	TRUE	0.00					
Fire Systems	Fire Suppression		Barns		1	Allowance	5,000.00	6/1/2021	2.00	(1)	100%	06/01/22	5,000	5,041	1	0.41	(5,041.10)	TRUE	0.00					
Lake	Vertex Pond Aerators Compressors		Ponds		1	Each	2,500.00	6/1/2017	5.00	-	100%	06/01/22	2,500	2,521	5	0.41	(2,520.55)	TRUE	0.00					
Amenities	Fire Pit R/R		OS 9		1	Each	2,000.00	6/1/2016	5.00	1	100%	06/01/22	2,000	2,016	6	0.41	(2,016.44)	TRUE	0.00					
Lake	Pond Dredging		Ponds		1	Allowance	15,000.00	6/1/2007	15.00	1	100%	06/01/23	15,000	15,426	16	1.41	-	FALSE	0.00					
Asphalt Surfaces	Asphalt Seal Coat Parking Lot Div. 12		Asphalt Surfaces	Parking	8,000	Sq. Ft.	0.25	6/1/2009	7.00	7	100%	06/01/23	2,000	2,057	14	1.41	-	FALSE	0.00					
Paint	Paint Exterior Siding Surfaces Div 12		Barns		2	Each	1,500.00	6/1/2016	7.00	-	100%	06/01/23	3,000	3,085	7	1.41	-	FALSE	0.00					
Paint	Paint Exterior Siding Surfaces Div 11		Barns		6	Each	1,500.00	10/1/2016	7.00	-	100%	10/01/23	9,000	9,317	7	1.75	-	FALSE	0.00					
Paint	Paint Exterior Surfaces Shingles Div 12		Barns		2	Each	5,000.00	10/1/2016	7.00	-	100%	10/01/23	10,000	10,352	7	1.75	-	FALSE	0.00					
Paint	Paint Exterior Surfaces Shingles Div 11		Barns		6	Each	5,000.00	10/1/2016	7.00	-	100%	10/01/23	30,000	31,056	7	1.75	-	FALSE	0.00					
Asphalt Surfaces	Asphalt Seal Coat Parking Lot Div. 11		Asphalt Surfaces	Parking	21,000	Sq. Ft.	0.25	6/1/2019	7.00	-	100%	05/31/26	5,250	5,729	7	4.41	-	FALSE	0.00					
Roofing	Asphalt Shingle Roofing R/R		Barns		60	Squares	300.00	6/1/2007	20.00	-	100%	06/01/27	18,000	20,037	20	5.41	-	FALSE	0.00					
Asphalt Surfaces	Asphalt Overlay Parking Lot Div. 12		Asphalt Surfaces	Parking	8,000	Sq. Ft.	2.20	6/1/2009	21.00	-	100%	06/01/30	17,600	20,791	21	8.41	-	FALSE	0.00					
Electrical	Electrical Pedestal		Ponds		1	Each	2,100.00	9/27/2010	20.00	-	100%	09/27/30	2,100	2,497	20	8.74	-	FALSE	0.00					
Windows/Doors	Garage Doors Div 11 Replacement		Barns		22	Each	4,500.00	6/1/2007	25.00	-	100%	05/31/32	99,000	121,676	25	10.41	-	FALSE	0.00					
Lake	Vertex Pond Aerators Replacement		Ponds		4	Each	5,000.00	6/1/2017	15.00	-	100%	05/31/32	20,000	24,581	15	10.41	-	FALSE	0.00					
Asphalt Surfaces	Asphalt Overlay Parking Lot Div. 11		Asphalt Surfaces	Parking	21,000	Sq. Ft.	2.20	6/1/2007	21.00	5	100%	05/31/33	46,200	57,917	26	11.41	-	FALSE	0.00					
Windows/Doors	Garage Doors Div 12 Replacement		Barns		8	Each	4,500.00	6/1/2010	25.00	-	100%	06/01/35	36,000	46,952	25	13.41	-	FALSE	0.00					