

**CAPX Lodge at Suncadia Master Condo Association**  
**Thirty-Year Cash Flow/Capital Budget Summary**  
**January 1, 2023**  
**Financial Exhibit**

<b>Number of Assessments, 1/1/2023</b>	<b>1</b>
<b>Annual capital assessment, 1/1/2023</b>	<b>\$ 214,000</b>
<b>Average increase/owner</b>	<b>-</b>
<b>Inflation rate</b>	<b>3.00%</b>
<b>Interest rate on investments</b>	<b>0.20%</b>
<b>Tax rate on investment income</b>	<b>0.50%</b>
<b>Capital contingency rate</b>	<b>0.00%</b>

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
1/1/2023	0.00%	1,001,834	2,418,591	41.42%	-	214,000	214,000.00	-	17,833.33	-	1,174	(1,037,598)	-	179,410
1/1/2024	10.00%	179,410	1,751,546	10.24%	21,400	235,400	235,400.00	21,400.00	19,616.67	1,783.33	486	(105,899)	-	309,397
1/1/2025	18.00%	309,397	2,015,683	15.35%	42,372	277,772	277,772.00	42,372.00	23,147.67	3,531.00	883	(9,276)	-	578,776
1/1/2026	10.00%	578,776	2,371,403	24.41%	27,777	305,549	305,549.20	27,777.20	25,462.43	2,314.77	1,425	(30,902)	-	854,848
1/1/2027	10.00%	854,848	2,707,572	31.57%	30,555	336,104	336,104.12	30,554.92	28,008.68	2,546.24	1,811	(225,308)	-	967,456
1/1/2028	5.00%	967,456	2,852,705	33.91%	16,805	352,909	352,909.33	16,805.21	29,409.11	1,400.43	1,968	(309,970)	-	1,012,364
1/1/2029	5.00%	1,012,364	2,929,750	34.55%	17,645	370,555	370,554.79	17,645.47	30,879.57	1,470.46	2,222	(161,988)	-	1,223,152
1/1/2030	5.00%	1,223,152	3,162,987	38.67%	18,528	389,083	389,082.53	18,527.74	32,423.54	1,543.98	1,754	(1,072,145)	-	541,845
1/1/2031	5.00%	541,845	2,535,334	21.37%	19,454	408,537	408,536.66	19,454.13	34,044.72	1,621.18	1,468	(16,961)	-	934,888
1/1/2032	5.00%	934,888	2,946,015	31.73%	20,427	428,963	428,963.49	20,426.83	35,746.96	1,702.24	2,262	(25,712)	-	1,340,401
1/1/2033	5.00%	1,340,401	3,348,804	40.03%	21,448	450,412	450,411.67	21,448.17	37,534.31	1,787.35	1,826	(1,295,577)	-	497,063
1/1/2034	5.00%	497,063	2,548,940	19.50%	22,521	472,932	472,932.25	22,520.58	39,411.02	1,876.72	1,439	(21,071)	-	950,362
1/1/2035	5.00%	950,362	3,012,159	31.55%	23,647	496,579	496,578.86	23,646.61	41,381.57	1,970.55	2,003	(384,165)	-	1,064,780
1/1/2036	5.00%	1,064,780	3,132,627	33.99%	24,829	521,408	521,407.80	24,828.94	43,450.65	2,069.08	2,437	(201,893)	-	1,386,731
1/1/2037	5.00%	1,386,731	3,434,156	40.38%	26,070	547,478	547,478.20	26,070.39	45,623.18	2,172.53	2,025	(1,285,870)	-	650,364
1/1/2038	5.00%	650,364	2,696,102	24.12%	27,374	574,852	574,852.10	27,373.91	47,904.34	2,281.16	1,469	(399,151)	-	827,535
1/1/2039	5.00%	827,535	2,859,771	28.94%	28,743	603,595	603,594.71	28,742.61	50,299.56	2,395.22	1,857	(392,366)	-	1,040,620
1/1/2040	0.00%	1,040,620	3,046,923	34.15%	-	603,595	603,594.71	-	50,299.56	-	2,011	(663,284)	-	982,942
1/1/2041	0.00%	982,942	2,994,778	32.82%	-	603,595	603,594.71	-	50,299.56	-	2,517	(40,028)	-	1,549,026
1/1/2042	0.00%	1,549,026	3,559,503	43.52%	-	603,595	603,594.71	-	50,299.56	-	3,358	(326,882)	-	1,829,097
1/1/2043	0.00%	1,829,097	3,849,302	47.52%	-	603,595	603,594.71	-	50,299.56	-	4,107	(133,717)	-	2,303,082
1/1/2044	0.00%	2,303,082	4,336,521	53.11%	-	603,595	603,594.71	-	50,299.56	-	3,569	(1,622,839)	-	1,287,407
1/1/2045	0.00%	1,287,407	3,388,088	38.00%	-	603,595	603,594.71	-	50,299.56	-	3,117	(45,707)	-	1,848,411
1/1/2046	0.00%	1,848,411	4,018,187	46.00%	-	603,595	603,594.71	-	50,299.56	-	4,260	(19,232)	-	2,437,033
1/1/2047	0.00%	2,437,033	4,675,355	52.13%	-	603,595	603,594.71	-	50,299.56	-	5,400	(50,538)	-	2,995,490
1/1/2048	0.00%	2,995,490	5,302,902	56.49%	-	603,595	603,594.71	-	50,299.56	-	5,876	(688,604)	-	2,916,358
1/1/2049	0.00%	2,916,358	5,318,006	54.84%	-	603,595	603,594.71	-	50,299.56	-	6,253	(151,810)	-	3,374,396
1/1/2050	0.00%	3,374,396	5,875,045	57.44%	-	603,595	603,594.71	-	50,299.56	-	6,581	(738,760)	-	3,245,811
1/1/2051	0.00%	3,245,811	5,872,835	55.27%	-	603,595	603,594.71	-	50,299.56	-	4,896	(2,174,577)	-	1,679,724
1/1/2052	0.00%	1,679,724	4,506,891	37.27%	-	603,595	603,594.71	-	50,299.56	-	3,917	(26,260)	-	2,260,976



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
Roofing	Roof R/R Allowance		Building Exterior		1	Allowance	15,000.00	4/1/2018	5	-	100%	04/01/23	15,000	15,110	5	0.25
Energy Mgt. System	Computer/Software		Mechanical Room		1	Allowance	5,000.00	4/1/2017	5	1	100%	04/01/23	5,000	5,037	6	0.25
Windows/Doors	Door Hardware R/R		Building Exterior		1	Allowance	3,000.00	4/1/2008	12	3	100%	04/01/23	3,000	3,022	15	0.25
Misc. Equipment	Air Compressor Fire System		Fire System Mechanical Room		1	Each	1,000.00	4/1/2008	10	5	100%	04/01/23	1,000	1,007	15	0.25
Paint	Lodge Exterior Paint Synthetic Siding/Shingles - North Lookout		Exterior	North/Lookout	1	Allowance	105,000.00	4/1/2015	7	1	100%	04/01/23	115,000	115,841	8	0.25
Paint	Lodge Exterior Paint Synthetic Siding/Shingles - South Portal		Exterior	South/Portal	1	Allowance	105,000.00	4/1/2015	7	1	100%	04/01/23	115,000	115,841	8	0.25
Paint	Lodge Exterior Paint Synthetic Siding/Shingles - Front Side		Exterior	Front Side/ East	1	Allowance	250,000.00	4/1/2015	7	1	100%	04/01/23	260,000	261,901	8	0.25
Paint	Lodge Exterior Paint Synthetic Siding/Shingles - Back Side		Exterior	Back Side/West	1	Allowance	320,000.00	4/1/2015	7	1	100%	04/01/23	330,000	332,412	8	0.25
Windows/Doors	Window Replacement Ongoing R/R		Building Exterior		1	Allowance	5,000.00	4/1/2008	15	-	100%	04/01/23	5,000	5,037	15	0.25
Flooring	Elevator Lobbies - R/R		Elevator Lobbies All Floors		1	Allowance	137,000.00	4/1/2008	15	-	100%	04/01/23	136,000	136,994	15	0.25
Pumps/Motors	75 hp Fire Pump/Motor		Fire System Mechanical Room		1	Each	6,200.00	4/1/2008	15	-	100%	04/01/23	6,200	6,245	15	0.25
Generator Component	Starter Solenoid		Generator Area		1	Each	1,200.00	4/1/2008	15	-	100%	04/01/23	1,200	1,209	15	0.25
Asphalt Surfaces	Seal Coating - Approach		Asphalt Approach to Lodge		27,200	Sq Ft	0.25	5/1/2018	5	-	100%	05/01/23	6,800	6,866	5	0.33
Plumbing	Backflow Preventors - Certifications		Mechanical Room		1	Allowance	3,600.00	6/1/2021	2	-	100%	06/01/23	3,600	3,644	2	0.41
Landscape	Landscape Restoration - Annual Allowance		Landscape Beds	Various	1	Allowance	5,000.00	9/1/2021	1	1	100%	09/01/23	5,000	5,099	2	0.67
Snow Melt System	Heat Tape R/R		Rain Gutters		1	Allowance	6,800.00	10/15/2008	15	-	100%	10/15/23	6,800	6,960	15	0.79
Paint	Porte Cochere		Exterior	Front Side	1	Allowance	15,000.00	11/1/2018	7	(2)	100%	11/02/23	15,000	15,374	5	0.84
Plumbing	Backflow Preventors		Various		1	Allowance	2,800.00	4/1/2008	12	4	100%	04/01/24	2,800	2,905	16	1.25
Misc. Equipment	Fire Pit		1000 Steps Side		1	Allowance	3,600.00	4/1/2016	8	-	100%	04/01/24	3,600	3,735	8	1.25
Structural	Concrete Pathway R/R		Building Exterior		1	Allowance	15,000.00	4/1/2020	3	1	100%	04/01/24	15,000	15,564	4	1.25
Paint	Paint - Interior Elevator Areas		Elevator Areas		6	Allowance	1,000.00	4/1/2020	4	-	100%	04/01/24	6,000	6,226	4	1.25
Fire Systems/Components	Fire System		Fire Command Center		1	Allowance	28,000.00	4/1/2008	15	1	100%	04/01/24	28,000	29,053	16	1.25
Fire Systems/Components	Electronic Fire Pump Control Panel		Fire System Mechanical Room		1	Allowance	17,000.00	4/1/2008	15	1	100%	04/01/24	17,000	17,639	16	1.25
Furnishing	Drapes		Floors 1-6		6	Each	2,000.00	4/1/2008	15	1	100%	04/01/24	12,000	12,451	16	1.25
Furnishing	Tables		Floors 1-6		6	Each	1,500.00	4/1/2008	15	1	100%	04/01/24	9,000	9,338	16	1.25
Misc. Equipment	Fire Pit		Spa Side		1	Allowance	3,600.00	4/1/2016	8	-	100%	04/01/24	3,600	3,735	8	1.25
Communication	CATV/Telephone System		Various		1	Contract	165,000.00	4/1/2008	15	4	100%	04/01/27	165,000	187,066	19	4.25
Landscape	Mulch R/R - Ornamental Beds		Landscape Beds	Various	1	Sq Ft	-	9/1/2021	3	-	100%	08/31/24	-	-	3	1.66
Generator Component	Field Circuit Breaker		Generator Area		1	Each	1,000.00	4/1/2008	18	-	100%	04/01/26	1,000	1,101	18	3.25
Electrical Components	Exhaust Fans R/R		Stairwell		2	Each	1,200.00	4/1/2008	18	-	100%	04/01/26	2,400	2,642	18	3.25
Electrical Components	Electrical R/R		Various		1	Allowance	15,000.00	4/1/2008	18	-	100%	04/01/26	15,000	16,511	18	3.25
Asphalt Surfaces	Seal Coating - Fire Access Road		Perimeter of Building		18,220	Sq Ft	0.25	9/1/2021	5	-	100%	09/01/26	4,555	5,076	5	3.67
Energy Mgt. System	Telkonet		Mechanical Room		1	Allowance	10,000.00	6/1/2021	7	(1)	100%	06/01/27	10,000	11,393	6	4.41
Structural	Building Siding R/R		Building Exterior		1	Allowance	25,000.00	4/1/2022	5	1	100%	03/31/28	25,000	29,195	6	5.25
Fire Systems/Components	Fire Extinguishers Replace		Various		1	Allowance	5,000.00	4/1/2018	10	-	100%	03/31/28	5,000	5,839	10	5.25
Waterproofing	Building Caulking R/R		Building Exterior		1	Allowance	2,000.00	4/1/2022	5	1	100%	03/31/28	2,000	2,336	6	5.25
Elevators	Elevator Cab Refurbish P1		Elevators		1	Allowance	20,000.00	4/1/2008	20	-	100%	04/01/28	20,000	23,356	20	5.25
Elevators	Elevator Cab Refurbish P2		Elevators		1	Allowance	20,000.00	4/1/2008	20	-	100%	04/01/28	20,000	23,356	20	5.25
Elevators	Elevator Cab Modernization P1		Elevators		1	Allowance	50,000.00	4/1/2008	20	-	100%	04/01/28	50,000	58,391	20	5.25
Elevators	Elevator Cab Modernization P2		Elevators		1	Allowance	50,000.00	4/1/2008	20	-	100%	04/01/28	50,000	58,391	20	5.25
Lighting	Street Lights		Exterior		2	Various	5,000.00	4/1/2008	20	-	100%	04/01/28	10,000	11,678	20	5.25
Plumbing	Misc. Fire System Valves/Piping R/R		Fire System Mechanical Room		1	Allowance	15,000.00	4/1/2008	20	-	100%	04/01/28	15,000	17,517	20	5.25
Mechanical Equipment	Cold Water Expansion Tank		Mechanical Room		1	Allowance	2,400.00	4/1/2008	20	-	100%	04/01/28	2,400	2,803	20	5.25
Waterproofing	Misc. Weatherproofing		Various		1	Allowance	18,000.00	4/1/2008	20	-	100%	04/01/28	18,000	21,021	20	5.25
Flooring	Trash Room VCT R/R		Floors 2-6		5	Each	2,000.00	10/1/2018	10	-	100%	09/30/28	10,000	11,852	10	5.75
Signage	Misc. Directional/Location Signage		Building Exterior		1	Allowance	6,200.00	4/1/2019	10	-	100%	03/31/29	6,200	7,458	10	6.25
Misc. Equipment	Ram Jet Trash Compactor R/R		Loading Dock		1	Allowance	55,000.00	4/1/2019	10	-	100%	03/31/29	55,000	66,156	10	6.25
Structural	Exterior Wood R/R		Building Exterior		1	Allowance	10,000.00	4/1/2022	7	-	100%	04/01/29	10,000	12,028	7	6.25
Asphalt Surfaces	Asphalt Overlay - Perimeter		Perimeter of Building		18,220	Sq Ft	3.00	5/1/2008	21	-	100%	05/01/29	54,660	65,906	21	6.33
Pumps/Motors	15 hp Circulating Water Pumps		Mechanical Room		3	Each	1,500.00	4/1/2020	10	-	100%	04/01/30	4,500	5,575	10	7.25
Pumps/Motors	25 hp Chill Water Motor/Pump		Mechanical Room		2	Each	2,800.00	4/1/2020	10	-	100%	04/01/30	5,600	6,938	10	7.25
Pumps/Motors	Grundfos Recirculating Pump/Motor		Fire System Mechanical Room		1	Each	1,300.00	4/1/2020	12	-	100%	04/01/32	1,300	1,709	12	9.25

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
Plumbing	Misc. Plumbing Piping R/R		Various		1	Allowance	26,000.00	4/1/2018	15	-	100%	03/31/33	26,000	35,199	15	10.25
Structural	Exterior Stonework R/R		Building Exterior		1	Allowance	10,000.00	4/1/2008	25	-	100%	04/01/33	10,000	13,538	25	10.25
Stairs/Railings	Steel Stairs/Railings		Emergency Exits		1	Allowance	3,500.00	4/1/2008	25	-	100%	04/01/33	3,500	4,738	25	10.25
Mechanical Equipment	Glycol Holding Tank		Fire Pump Room		1	Each	1,800.00	4/1/2008	25	-	100%	04/01/33	1,800	2,437	25	10.25
Generator Component	Misc. Generator R/R		Generator Area		1	Allowance	5,000.00	4/1/2008	25	-	100%	04/01/33	5,000	6,769	25	10.25
Snow Melt System	Electrical Snowmelt		Lobby Closet		1	Allowance	2,200.00	4/1/2008	25	-	100%	04/01/33	2,200	2,978	25	10.25
Electrical Components	Power Command Transfer Switch		Mechanical Room		2	Each	15,000.00	4/1/2008	25	-	100%	04/01/33	30,000	40,614	25	10.25
Stairs/Railings	Outdoor Stairs Metal Railing R/R - 1000 Steps		Pool Side		1	Allowance	4,500.00	4/1/2008	25	-	100%	04/01/33	4,500	6,092	25	10.25
Signage	Monument Sign		Property Entrance		1	Allowance	15,500.00	4/1/2008	25	-	100%	04/01/33	15,500	20,984	25	10.25
Roofing	Slope Roof Repair/Replacement		Roofing Areas		1	Allowance	780,000.00	4/1/2008	25	-	100%	04/01/33	780,000	1,055,960	25	10.25
Lighting	Light Poles LED Ballasts		Exterior		1	Various	5,600.00	4/1/2015	20	-	100%	04/01/35	5,600	8,043	20	12.25
Windows/Doors	Door Hardware R/R		Building Exterior	Common Areas	1	Allowance	12,000.00	4/1/2020	15	-	100%	04/01/35	12,000	17,234	15	12.25
Mechanical Equipment	Intellihot System		Mechanical Room		1	Allowance	238,210.00	4/1/2020	15	-	100%	04/01/35	238,210	342,113	15	12.25
Roofing	Rain Gutter R/R		Building Exterior		1	Allowance	13,000.00	4/1/2022	11	3	100%	03/31/36	13,000	19,232	14	13.25
Roofing	Flat Roof R/R		Building Exterior		20,000	Sq Ft	4.00	4/1/2021	15	-	100%	03/31/36	80,000	118,349	15	13.25
Plumbing	Underground Laterals		Various		1	Allowance	25,000.00	4/1/2008	30	-	100%	04/01/38	25,000	39,235	30	15.25
Asphalt Surfaces	Asphalt Overlay - Approach		Asphalt Approach to Lodge		27,200	Sq Ft	3.00	5/1/2018	21	-	100%	05/01/39	81,600	132,222	21	16.33
Lighting	Bollard Lights		Exterior		5	Various	2,000.00	6/1/2019	20	-	100%	06/01/39	10,000	16,244	20	16.41
Mechanical Equipment	Chiller		Roofing Areas		1	Allowance	370,000.00	4/1/2020	20	-	100%	04/01/40	370,000	616,062	20	17.25
Mechanical Equipment	Boilers Gas (Replaced by Intellihot System)		Mechanical Room		3	Allowance	65,000.00	4/1/2008	35	-	0%	04/01/43	-	-	35	20.25
Mechanical Equipment	Holding Tanks (Replaced by Intellihot System)		Mechanical Room		3	Each	1,600.00	4/1/2008	35	-	0%	04/01/43	-	-	35	20.25
Mechanical Equipment	Hot Water Expansion Tanks (Replaced by Intellihot System)		Mechanical Room		1	Each	1,800.00	4/1/2008	35	-	0%	04/01/43	-	-	35	20.25