

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

Number of Units, 1/1/2023	223
Annual capital assessment, 1/1/2023	\$ 120,000
Average CY assessment/owner	\$ 538
Average increase/owner	-
Inflation rate	3.00%
Interest rate on investments	0.50%
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
1/1/2023	0.00%	566,414	706,176	80.21%	-	120,000	538.12	-	44.84	-	2,130	(400,948)	-	287,596
1/1/2024	3.00%	287,596	453,267	63.45%	3,600	123,600	554.26	16.14	46.19	1.35	1,345	(160,593)	-	251,948
1/1/2025	5.00%	251,948	449,831	56.01%	6,180	129,780	581.97	27.71	48.50	2.31	1,584	-	-	383,312
1/1/2026	5.00%	383,312	596,410	64.27%	6,489	136,269	611.07	29.10	50.92	2.42	2,236	(8,586)	-	513,231
1/1/2027	5.00%	513,231	734,856	69.84%	6,813	143,082	641.63	30.55	53.47	2.55	2,924	-	-	659,238
1/1/2028	3.00%	659,238	881,770	74.76%	4,292	147,375	660.87	19.25	55.07	1.60	3,399	(106,124)	-	703,888
1/1/2029	3.00%	703,888	926,888	75.94%	4,421	151,796	680.70	19.83	56.73	1.65	3,801	(39,109)	-	820,376
1/1/2030	3.00%	820,376	1,043,592	78.61%	4,554	156,350	701.12	20.42	58.43	1.70	3,914	(231,420)	-	749,220
1/1/2031	3.00%	749,220	982,516	76.26%	4,691	161,041	722.15	21.03	60.18	1.75	2,288	(744,333)	-	168,216
1/1/2032	3.00%	168,216	435,198	38.65%	4,831	165,872	743.82	21.66	61.98	1.81	1,069	(74,753)	-	260,403
1/1/2033	3.00%	260,403	547,377	47.57%	4,976	170,848	766.13	22.31	63.84	1.86	1,716	(5,442)	-	427,525
1/1/2034	0.00%	427,525	729,072	58.64%	-	170,848	766.13	-	63.84	-	2,565	-	-	600,937
1/1/2035	0.00%	600,937	916,442	65.57%	-	170,848	766.13	-	63.84	-	3,432	-	-	775,217
1/1/2036	0.00%	775,217	1,103,812	70.23%	-	170,848	766.13	-	63.84	-	3,713	(236,057)	-	713,721
1/1/2037	0.00%	713,721	1,065,869	66.96%	-	170,848	766.13	-	63.84	-	3,872	(49,542)	-	838,898
1/1/2038	0.00%	838,898	1,214,840	69.05%	-	170,848	766.13	-	63.84	-	4,138	(193,388)	-	820,496
1/1/2039	0.00%	820,496	1,226,342	66.91%	-	170,848	766.13	-	63.84	-	3,022	(602,961)	-	391,405
1/1/2040	0.00%	391,405	848,377	46.14%	-	170,848	766.13	-	63.84	-	1,612	(308,790)	-	255,076
1/1/2041	0.00%	255,076	774,948	32.92%	-	170,848	766.13	-	63.84	-	1,100	(241,091)	-	185,932
1/1/2042	0.00%	185,932	777,337	23.92%	-	170,848	766.13	-	63.84	-	1,299	(23,306)	-	334,772
1/1/2043	0.00%	334,772	998,550	33.53%	-	170,848	766.13	-	63.84	-	2,083	(7,313)	-	500,390
1/1/2044	0.00%	500,390	1,236,008	40.48%	-	170,848	766.13	-	63.84	-	2,654	(109,954)	-	563,938
1/1/2045	0.00%	563,938	1,374,387	41.03%	-	170,848	766.13	-	63.84	-	2,652	(237,844)	-	499,594
1/1/2046	0.00%	499,594	1,392,719	35.87%	-	170,848	766.13	-	63.84	-	2,763	(64,640)	-	608,566
1/1/2047	0.00%	608,566	1,586,410	38.36%	-	170,848	766.13	-	63.84	-	1,560	(763,813)	-	17,161
1/1/2048	0.00%	17,161	1,106,398	1.55%	-	170,848	766.13	-	63.84	-	-	(219,500)	-	(31,491)
1/1/2049	0.00%	(31,491)	1,178,366	(2.67%)	-	170,848	766.13	-	63.84	-	270	-	-	139,626
1/1/2050	0.00%	139,626	1,469,835	9.50%	-	170,848	766.13	-	63.84	-	302	(329,120)	-	(18,343)
1/1/2051	0.00%	(18,343)	1,443,582	(1.27%)	-	170,848	766.13	-	63.84	-	-	(275,609)	-	(123,104)
1/1/2052	0.00%	(123,104)	1,480,319	(8.32%)	-	170,848	766.13	-	63.84	-	-	(336,103)	-	(288,359)

			Lodge at Suncadia Residential Condo Association																	Lodge at Suncadia Residential Condo Association																	Lodge at Suncadia Residential Condo Association																
30 Year Expenditure Report	Inflation Rate	3.00%	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052																					
Res 2 Year Beginning:	01/01/23	Total	\$ (402,348)	\$ (160,393)					\$ (39,109)																																												
Category	Component	Location	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	Year11	Year12	Year13	Year14	Year15	Year16	Year17	Year18	Year19	Year20	Year21	Year22	Year23	Year24	Year25	Year26	Year27	Year28	Year29	Year30																					
Artwork	Hallway Artwork - Refurbishment	Hallways	6,044	-	-	-	-	-	-	-	-	7,884	-	-	-	-	-	-	-	-	10,289	-	-	-	-	-	-	-	-	13,425	-																						
Artwork	Hallway Artwork - Replacement	Hallways	-	-	-	-	-	23,356	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	42,184	-	-	-																						
Doors/Hardware	Misc. Door/Hardware Safflok R/R-PH	Hallways	-	-	-	-	-	-	-	148,156	-	-	-	-	-	-	-	-	-	-	199,110	-	-	-	-	-	-	-	-	267,387	-																						
Doors/Hardware	Misc. Door/Hardware Safflok R/R-PH	Hallways	-	-	-	-	-	-	-	152,598	-	-	-	-	-	-	-	-	-	-	-	205,079	-	-	-	-	-	-	-	275,869	-																						
Electrical Fixtures	Wall Light Fixtures	Hallways	15,110	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,723	-	-	-	-	-	-	-	-	-																						
Electrical Fixtures	Wall Light Fixtures - Shades	Hallways	4,049	-	-	-	-	-	-	-	-	-	-	5,442	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																						
Energy Mgt. System	Telkonet	Unit Thermostats	-	92,011	-	-	-	-	-	-	113,162	-	-	-	-	-	-	-	139,175	-	-	-	-	-	-	-	-	-	-	-	210,514																						
Flooring	Hallway Carpet Floor #1	Hallways	25,307	-	-	-	-	-	-	32,059	-	-	-	-	-	-	-	-	-	-	40,611	-	-	-	-	-	-	-	-	-	51,445																						
Flooring	Hallway Carpet Floor #2	Hallways	50,419	-	-	-	-	-	-	44,122	-	-	-	-	-	-	-	-	-	-	81,238	-	-	-	-	-	-	-	-	-	102,898																						
Flooring	Hallway Carpet Floor #3	Hallways	50,623	-	-	-	-	-	-	44,128	-	-	-	-	-	-	-	-	-	-	81,235	-	-	-	-	-	-	-	-	-	102,906																						
Flooring	Hallway Carpet Floor #4	Hallways	50,627	-	-	-	-	-	-	44,133	-	-	-	-	-	-	-	-	-	-	81,242	-	-	-	-	-	-	-	-	-	102,914																						
Flooring	Hallway Carpet Floor #5	Hallways	50,631	-	-	-	-	-	-	44,138	-	-	-	-	-	-	-	-	-	-	81,248	-	-	-	-	-	-	-	-	-	102,923																						
Flooring	Hallway Carpet Floor #6	Hallways	25,318	-	-	-	-	-	-	32,072	-	-	-	-	-	-	-	-	-	-	40,627	-	-	-	-	-	-	-	-	-	51,466																						
HVAC	Air Handlers #1 R/R	Hallways	-	-	-	2,862	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,872																						
HVAC	Air Handlers #2 R/R	Hallways	-	-	-	2,862	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,872																						
HVAC	Air Handlers #3 R/R	Hallways	-	-	-	2,862	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,872																						
Misc	Light Fixtures	Hallways	-	-	-	-	23,356	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	42,184																						
Paint	Balcony Rolling Phase #1	Various	-	-	-	-	-	-	39,109	-	-	-	-	-	-	-	-	-	49,542	-	-	-	-	-	-	-	-	-	-	-	62,759																						
Paint	Balcony Rolling Phase #2	Various	-	-	-	-	-	-	40,282	-	-	-	-	-	-	-	-	-	51,027	-	-	-	-	-	-	-	-	-	-	-	64,640																						
Paint	Balcony Rolling Phase #3	Various	32,752	-	-	-	-	-	-	41,489	-	-	-	-	-	-	-	-	-	-	52,557	-	-	-	-	-	-	-	-	-	66,578																						
Paint	Hallway Painting #1	Hallways	4,039	-	-	-	-	-	-	5,117	-	-	-	-	-	-	-	-	-	-	6,481	-	-	-	-	-	-	-	-	-	8,211																						
Paint	Hallway Painting #2	Hallways	21,205	-	-	-	-	-	-	26,862	-	-	-	-	-	-	-	-	-	-	34,028	-	-	-	-	-	-	-	-	-	43,105																						
Paint	Hallway Painting #3	Hallways	21,205	-	-	-	-	-	-	26,862	-	-	-	-	-	-	-	-	-	-	34,028	-	-	-	-	-	-	-	-	-	43,105																						
Paint	Hallway Painting #4	Hallways	21,205	-	-	-	-	-	-	26,862	-	-	-	-	-	-	-	-	-	-	34,028	-	-	-	-	-	-	-	-	-	43,105																						
Paint	Hallway Painting #5	Hallways	16,156	-	-	-	-	-	-	20,466	-	-	-	-	-	-	-	-	-	-	25,926	-	-	-	-	-	-	-	-	-	32,842																						
Paint	Hallway Painting #6	Hallways	6,059	-	-	-	-	-	-	7,675	-	-	-	-	-	-	-	-	-	-	9,722	-	-	-	-	-	-	-	-	-	12,316																						
Paint	Wood Privacy Walls - Pallo Fence R	Various	-	8,425	-	-	-	-	-	10,059	-	-	-	-	-	-	-	-	-	-	14,342	-	-	-	-	-	-	-	-	-	17,125																						
Paint	Wood Privacy Walls - Pallo Fence Sp	Various	-	5,265	-	-	-	-	-	6,287	-	-	-	-	-	-	-	-	-	-	7,507	-	-	-	-	-	-	-	-	-	10,703																						
Security	Card Reader System - Safflok	Various	-	-	-	-	-	-	-	18,383	-	-	-	-	-	-	-	-	-	-	-	24,974	-	-	-	-	-	-	-	-	33,564																						
Signage	Unit Numbers R/R	Hallways	-	-	-	-	-	-	-	8,053	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,544																						
Structural	Balcony R/R	Unit Balconies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	141,279	-	-	-	-	-	-	-	-	-	-																						
Waterproofing	Deck Coating/Waterproofing	Various	-	52,786	-	-	-	59,411	-	-	-	64,868	-	-	-	-	-	-	-	-	84,706	-	-	95,337	-	-	-	-	-	-	107,303																						
Wood Repair/Replace	Wood Privacy Walls	Various	-	2,106	-	-	-	-	-	2,590	-	-	-	-	-	-	-	-	-	-	3,186	-	-	-	-	-	-	-	-	-	4,819																						

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 #
Artwork	Hallway Artwork - Refurbishment		Hallways		1	Allowance	6,000.00	4/1/2016	9.00	(2)	100%	04/01/23	6,000	6,044	7	0.25	(6,043.86)	TRUE	-					
Electrical Fixtures	Wall Light Fixtures		Hallways		1	Allowance	15,000.00	4/1/2008	18.00	(3)	100%	04/01/23	15,000	15,110	15	0.25	(15,109.65)	TRUE	-					
Paint	Hallway Painting #1		Hallways		1	Allowance	4,000.00	5/1/2015	8.00	-	100%	05/01/23	4,000	4,039	8	0.33	(4,039.03)	TRUE	-	Changed to 8-year schedule - adjusted to match carpet schedule				
Paint	Hallway Painting #2		Hallways		1	Allowance	21,000.00	5/1/2015	8.00	-	100%	05/01/23	21,000	21,205	8	0.33	(21,204.93)	TRUE	-	Changed to 8-year schedule - adjusted to match carpet schedule				
Paint	Hallway Painting #3		Hallways		1	Allowance	21,000.00	5/1/2015	8.00	-	100%	05/01/23	21,000	21,205	8	0.33	(21,204.93)	TRUE	-	Changed to 8-year schedule - adjusted to match carpet schedule				
Paint	Hallway Painting #4		Hallways		1	Allowance	21,000.00	5/1/2015	8.00	-	100%	05/01/23	21,000	21,205	8	0.33	(21,204.93)	TRUE	-	Changed to 8-year schedule - adjusted to match carpet schedule				
Paint	Hallway Painting #5		Hallways		1	Allowance	16,000.00	5/1/2015	8.00	-	100%	05/01/23	16,000	16,156	8	0.33	(16,156.14)	TRUE	-	Changed to 8-year schedule - adjusted to match carpet schedule				
Paint	Hallway Painting #6		Hallways		1	Allowance	6,000.00	5/1/2015	8.00	-	100%	05/01/23	6,000	6,059	8	0.33	(6,058.55)	TRUE	-	Changed to 8-year schedule - adjusted to match carpet schedule				
Flooring	Hallway Carpet Floor #1		Hallways		1	Allowance	25,000.00	6/1/2014	8.00	1	100%	06/01/23	25,000	25,307	9	0.41	(25,307.38)	TRUE	-					
Electrical Fixtures	Wall Light Fixtures - Shades		Hallways		1	Allowance	4,000.00	6/1/2016	10.00	(3)	100%	06/01/23	4,000	4,049	7	0.41	(4,049.18)	TRUE	-					
Flooring	Hallway Carpet Floor #2		Hallways		1	Allowance	50,000.00	6/2/2014	8.00	1	100%	06/02/23	50,000	50,619	9	0.42	(50,618.85)	TRUE	-					
Flooring	Hallway Carpet Floor #3		Hallways		1	Allowance	50,000.00	6/3/2014	8.00	1	100%	06/03/23	50,000	50,623	9	0.42	(50,622.94)	TRUE	-					
Flooring	Hallway Carpet Floor #4		Hallways		1	Allowance	50,000.00	6/4/2014	8.00	1	100%	06/04/23	50,000	50,627	9	0.42	(50,627.04)	TRUE	-					
Flooring	Hallway Carpet Floor #5		Hallways		1	Allowance	50,000.00	6/5/2014	8.00	1	100%	06/05/23	50,000	50,631	9	0.42	(50,631.14)	TRUE	-					
Flooring	Hallway Carpet Floor #6		Hallways		1	Allowance	25,000.00	6/6/2014	8.00	1	100%	06/06/23	25,000	25,318	9	0.43	(25,317.62)	TRUE	-					
Paint	Balcony Railing Phse #3		Various		1	Allowance	32,000.00	10/15/2012	8.00	3	100%	10/15/23	32,000	32,752	11	0.79	(32,751.94)	TRUE	-					
Energy Mgt. System	Talkonet		Unit Thermostats		254	Allowance	350.00	3/1/2016	7.00	1	100%	03/01/24	88,900	92,011	8	1.16	-	FALSE	-					
Wood Repair/Replace	Wood Privacy Walls		Various		1	Allowance	2,000.00	10/1/2015	7.00	2	100%	09/30/24	2,000	2,106	9	1.75	-	FALSE	-					
Paint	Wood Privacy Walls - Patio Fence River Side		Various		1	Allowance	8,000.00	10/1/2015	6.00	3	100%	09/30/24	8,000	8,425	9	1.75	-	FALSE	-					
Paint	Wood Privacy Walls - Patio Fence Spa Side		Various		1	Allowance	5,000.00	10/1/2016	6.00	2	100%	10/01/24	5,000	5,265	8	1.75	-	FALSE	-					
Waterproofing	Deck Coating/Waterproofing		Various		1	Allowance	50,000.00	11/1/2018	4.00	2	100%	10/31/24	50,000	52,786	6	1.83	-	FALSE	-	2016 expense				
HVAC	Air Handlers #1 R/R		Hallways		1	Each	2,600.00	4/1/2008	18.00	-	100%	04/01/26	2,600	2,862	18	3.25	-	FALSE	-	36,000 2016 expense; adjusted to \$50K and 4-year life				
HVAC	Air Handlers #2 R/R		Hallways		1	Each	2,600.00	4/1/2008	18.00	-	100%	04/01/26	2,600	2,862	18	3.25	-	FALSE	-					
HVAC	Air Handlers #3 R/R		Hallways		1	Each	2,600.00	4/1/2008	18.00	-	100%	04/01/26	2,600	2,862	18	3.25	-	FALSE	-					
Artwork	Hallway Artwork - Replacement		Hallways		1	Allowance	20,000.00	4/1/2008	20.00	-	100%	04/01/28	20,000	23,356	20	5.25	-	FALSE	-					
Misc	Light Fixtures		Hallways		2	Allowance	10,000.00	4/1/2008	20.00	-	100%	04/01/28	20,000	23,356	20	5.25	-	FALSE	-					
Paint	Balcony Railing Phse #1		Various		1	Allowance	32,000.00	10/15/2021	8.00	-	100%	10/15/29	32,000	39,109	8	6.79	-	FALSE	-					
Security	Card Reader System - Saflok		Various		1	Allowance	15,000.00	4/1/2020	10.00	-	100%	04/01/30	15,000	18,583	10	7.25	-	FALSE	-					
Signage	Unit Numbers R/R		Hallways		1	Allowance	6,500.00	4/1/2008	20.00	2	100%	04/01/30	6,500	8,053	22	7.25	-	FALSE	-					
Doors/Hardware	Misc. Door/Hardware Saflok R/R-Phase 1		Hallways		127	Allowance	937.00	6/1/2020	10.00	-	100%	06/01/30	118,999	148,156	10	7.41	-	FALSE	-					
Paint	Balcony Railing Phse #2		Various		1	Allowance	32,000.00	10/15/2022	8.00	-	100%	10/15/30	32,000	40,282	8	7.79	-	FALSE	-					
Doors/Hardware	Misc. Door/Hardware Saflok R/R-Phase 2		Hallways		127	Allowance	937.00	6/1/2021	10.00	-	100%	06/01/31	118,999	152,598	10	8.41	-	FALSE	-					
Structural	Balcony R/R		Unit Balconies		1	Allowance	95,500.00	4/1/2008	28.00	-	100%	04/01/36	95,500	141,279	28	13.25	-	FALSE	-					