

Suncadia Tumble Creek Cabins TCLCA
Thirty-Year Cash Flow/Capital Budget Summary
January 1, 2023
Financial Exhibit

Number of Units, 1/1/2023	48
Annual capital assessment, 1/1/2023	\$ 18,400
Average CY assessment/owner	\$ 383
Average increase/owner	(8.16)
Inflation rate	3.00%
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
1/1/2023	0.00%	148,869	257,295	57.86%	-	18,400	383.33	-	31.94	-	-	(6,580)	-	160,689
1/1/2024	15.00%	160,689	277,428	57.92%	2,760	21,160	440.83	57.50	36.74	4.79	-	(64,113)	-	117,736
1/1/2025	15.00%	117,736	252,255	46.67%	3,174	24,334	506.96	66.13	42.25	5.51	-	(18,258)	-	123,812
1/1/2026	15.00%	123,812	266,972	46.38%	3,650	27,984	583.00	76.04	48.58	6.34	-	(13,551)	-	138,245
1/1/2027	15.00%	138,245	286,973	48.17%	4,198	32,182	670.45	87.45	55.87	7.29	-	(22,787)	-	147,640
1/1/2028	15.00%	147,640	298,714	49.43%	4,827	37,009	771.02	100.57	64.25	8.38	-	(13,496)	-	171,153
1/1/2029	10.00%	171,153	319,971	53.49%	3,701	40,710	848.12	77.10	70.68	6.43	-	(2,417)	-	209,446
1/1/2030	10.00%	209,446	352,147	59.48%	4,071	44,781	932.93	84.81	77.74	7.07	-	(33,267)	-	220,959
1/1/2031	10.00%	220,959	355,272	62.19%	4,478	49,259	1,026.23	93.29	85.52	7.77	-	(72,439)	-	197,779
1/1/2032	0.00%	197,779	321,067	61.60%	-	49,259	1,026.23	-	85.52	-	-	(166,433)	-	80,605
1/1/2033	0.00%	80,605	202,749	39.76%	-	49,259	1,026.23	-	85.52	-	-	(78,840)	-	51,024
1/1/2034	0.00%	51,024	168,033	30.37%	-	49,259	1,026.23	-	85.52	-	-	(9,809)	-	90,474
1/1/2035	0.00%	90,474	206,825	43.74%	-	49,259	1,026.23	-	85.52	-	-	(54,845)	-	84,888
1/1/2036	0.00%	84,888	203,803	41.65%	-	49,259	1,026.23	-	85.52	-	-	(10,407)	-	123,740
1/1/2037	0.00%	123,740	244,673	50.57%	-	49,259	1,026.23	-	85.52	-	-	(3,062)	-	169,937
1/1/2038	0.00%	169,937	292,979	58.00%	-	49,259	1,026.23	-	85.52	-	-	(104,074)	-	115,122
1/1/2039	0.00%	115,122	243,656	47.25%	-	49,259	1,026.23	-	85.52	-	-	(3,249)	-	161,132
1/1/2040	0.00%	161,132	295,256	54.57%	-	49,259	1,026.23	-	85.52	-	-	(45,596)	-	164,795
1/1/2041	0.00%	164,795	306,087	53.84%	-	49,259	1,026.23	-	85.52	-	-	(3,447)	-	210,607
1/1/2042	0.00%	210,607	359,170	58.64%	-	49,259	1,026.23	-	85.52	-	-	(12,426)	-	247,440
1/1/2043	0.00%	247,440	403,650	61.30%	-	49,259	1,026.23	-	85.52	-	-	(11,884)	-	284,815
1/1/2044	0.00%	284,815	449,044	63.43%	-	49,259	1,026.23	-	85.52	-	-	(13,183)	-	320,891
1/1/2045	0.00%	320,891	493,539	65.02%	-	49,259	1,026.23	-	85.52	-	-	(109,571)	-	260,580
1/1/2046	0.00%	260,580	445,234	58.53%	-	49,259	1,026.23	-	85.52	-	-	(13,986)	-	295,853
1/1/2047	0.00%	295,853	492,937	60.02%	-	49,259	1,026.23	-	85.52	-	-	(93,118)	-	251,994
1/1/2048	0.00%	251,994	465,011	54.19%	-	49,259	1,026.23	-	85.52	-	-	(24,375)	-	276,878
1/1/2049	0.00%	276,878	506,580	54.66%	-	49,259	1,026.23	-	85.52	-	-	(4,366)	-	321,771
1/1/2050	0.00%	321,771	568,290	56.62%	-	49,259	1,026.23	-	85.52	-	-	(20,508)	-	350,522
1/1/2051	0.00%	350,522	614,527	57.04%	-	49,259	1,026.23	-	85.52	-	-	(45,396)	-	354,385
1/1/2052	0.00%	354,385	637,686	55.57%	-	49,259	1,026.23	-	85.52	-	-	(146,686)	-	256,958

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	1	100%	06/01/23	2,000	2,025	2	0.41	(2,024.59)	TRUE	0.00						
Lake	Vertex Pond Aerators Compressors		Ponds		1	Each	2,500.00	6/1/2017	5.00	1	100%	06/01/23	2,500	2,531	6	0.41	(2,530.74)	TRUE	0.00						
Amenities	Fire Pit R/R		OS 9		1	Each	2,000.00	6/1/2016	5.00	2	100%	06/01/23	2,000	2,025	7	0.41	(2,024.59)	TRUE	0.00						
Fire Systems	Fire Suppression		Barns		1	Allowance	5,000.00	6/1/2021	2.00	1	100%	05/31/24	5,000	5,214	3	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	8	100%	05/31/24	2,000	2,085	15	1.41	-	FALSE	0.00						
Paint	Paint Exterior Siding Surfaces Div 12		Barns		2	Each	1,500.00	6/1/2016	7.00	1	100%	06/01/24	3,000	3,128	8	1.42	-	FALSE	0.00						
Paint	Paint Exterior Siding Surfaces Div 11		Barns		6	Each	1,500.00	10/1/2016	7.00	1	100%	10/01/24	9,000	9,478	8	1.75	-	FALSE	0.00						
Paint	Paint Exterior Surfaces Shingles Div 12		Barns		2	Each	5,000.00	10/1/2016	7.00	1	100%	10/01/24	10,000	10,531	8	1.75	-	FALSE	0.00						
Paint	Paint Exterior Surfaces Shingles Div 11		Barns		6	Each	5,000.00	10/1/2016	7.00	1	100%	10/01/24	30,000	31,592	8	1.75	-	FALSE	0.00						
Lake	Pond Dredging		Ponds		1	Allowance	15,000.00	6/1/2007	15.00	3	100%	05/31/25	15,000	16,110	18	2.41	-	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	5,807	7	3.41	-	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	20,508	20	4.41	-	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	21,912	21	7.41	-	FALSE	0.00						
Electrical	Electrical Pedestal		Ponds		1	Each	2,100.00	9/27/2010	20.00	-	100%	09/27/30	2,100	2,640	20	7.74	-	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	130,769	25	9.41	-	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	26,418	15	9.41	-	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	62,855	26	10.41	-	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	51,958	25	12.41	-	FALSE	0.00						