

Trailhead Condominium
 Thirty-Year Cash Flow/Capital Budget Summary
 January 1, 2023
 Financial Exhibit

| | |
|-------------------------------------|------------|
| Number of Units, 1/1/2023 | 32 |
| Annual capital assessment, 1/1/2023 | \$ 103,950 |
| Average CY assessment/Owner | \$ 3,248 |
| Average increase/Owner | 154.69 |
| Inflation rate | 3.00% |
| Interest rate on investments | 0.15% |
| 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 | 5.00% | 174,404 | 796,536 | 21.90% | 4,950 | 103,950 | 3,248 | 155 | 271 | 13 | 225 | (152,631) | - | 125,948 |
| 1/1/2024 | 5.00% | 125,948 | 774,065 | 16.27% | 5,198 | 109,148 | 3,411 | 162 | 284 | 14 | 236 | (46,610) | - | 188,721 |
| 1/1/2025 | 5.00% | 188,721 | 851,629 | 22.16% | 5,457 | 114,605 | 3,581 | 171 | 298 | 14 | 307 | (83,160) | - | 220,473 |
| 1/1/2026 | 12.00% | 220,473 | 896,208 | 24.60% | 13,753 | 128,357 | 4,011 | 430 | 334 | 36 | 417 | (13,827) | - | 335,420 |
| 1/1/2027 | 12.00% | 335,420 | 1,009,959 | 33.21% | 15,403 | 143,760 | 4,493 | 481 | 374 | 40 | 513 | (129,943) | - | 349,751 |
| 1/1/2028 | 15.00% | 349,751 | 1,017,925 | 34.36% | 21,564 | 165,324 | 5,166 | 674 | 431 | 56 | 577 | (95,429) | - | 420,223 |
| 1/1/2029 | 15.00% | 420,223 | 1,058,043 | 39.72% | 24,799 | 190,123 | 5,941 | 775 | 495 | 65 | 662 | (147,471) | - | 463,538 |
| 1/1/2030 | 15.00% | 463,538 | 1,056,473 | 43.88% | 28,518 | 218,642 | 6,833 | 891 | 569 | 74 | 369 | (653,110) | - | 29,439 |
| 1/1/2031 | 5.00% | 29,439 | 584,801 | 5.03% | 10,932 | 229,574 | 7,174 | 342 | 598 | 28 | 183 | (44,901) | - | 214,295 |
| 1/1/2032 | 0.00% | 214,295 | 706,248 | 30.34% | - | 229,574 | 7,174 | - | 598 | - | 462 | (42,267) | - | 402,063 |
| 1/1/2033 | 0.00% | 402,063 | 831,287 | 48.37% | - | 229,574 | 7,174 | - | 598 | - | 670 | (140,760) | - | 491,547 |
| 1/1/2034 | 0.00% | 491,547 | 864,628 | 56.85% | - | 229,574 | 7,174 | - | 598 | - | 813 | (129,196) | - | 592,737 |
| 1/1/2035 | 0.00% | 592,737 | 911,534 | 65.03% | - | 229,574 | 7,174 | - | 598 | - | 1,003 | (77,451) | - | 745,863 |
| 1/1/2036 | 0.00% | 745,863 | 1,013,713 | 73.58% | - | 229,574 | 7,174 | - | 598 | - | 1,174 | (155,355) | - | 821,256 |
| 1/1/2037 | 0.00% | 821,256 | 1,042,457 | 78.78% | - | 229,574 | 7,174 | - | 598 | - | 1,390 | (19,140) | - | 1,033,080 |
| 1/1/2038 | 0.00% | 1,033,080 | 1,208,027 | 85.52% | - | 229,574 | 7,174 | - | 598 | - | 1,596 | (168,126) | - | 1,096,123 |
| 1/1/2039 | 0.00% | 1,096,123 | 1,229,340 | 89.16% | - | 229,574 | 7,174 | - | 598 | - | 1,770 | (62,402) | - | 1,265,064 |
| 1/1/2040 | 0.00% | 1,265,064 | 1,359,539 | 93.05% | - | 229,574 | 7,174 | - | 598 | - | 1,902 | (224,182) | - | 1,272,358 |
| 1/1/2041 | 0.00% | 1,272,358 | 1,337,062 | 95.16% | - | 229,574 | 7,174 | - | 598 | - | 1,952 | (171,475) | - | 1,332,409 |
| 1/1/2042 | 0.00% | 1,332,409 | 1,372,354 | 97.09% | - | 229,574 | 7,174 | - | 598 | - | 2,102 | (92,306) | - | 1,471,778 |
| 1/1/2043 | 0.00% | 1,471,778 | 1,491,228 | 98.70% | - | 229,574 | 7,174 | - | 598 | - | 2,127 | (336,629) | - | 1,366,850 |
| 1/1/2044 | 0.00% | 1,366,850 | 1,374,638 | 99.43% | - | 229,574 | 7,174 | - | 598 | - | 2,173 | (66,290) | - | 1,532,306 |
| 1/1/2045 | 0.00% | 1,532,306 | 1,532,469 | 99.99% | - | 229,574 | 7,174 | - | 598 | - | 2,359 | (148,776) | - | 1,615,463 |
| 1/1/2046 | 0.00% | 1,615,463 | 1,613,264 | 100.14% | - | 229,574 | 7,174 | - | 598 | - | 2,556 | (52,946) | - | 1,794,646 |
| 1/1/2047 | 0.00% | 1,794,646 | 1,791,920 | 100.15% | - | 229,574 | 7,174 | - | 598 | - | 2,780 | (112,615) | - | 1,914,385 |
| 1/1/2048 | 0.00% | 1,914,385 | 1,914,601 | 99.99% | - | 229,574 | 7,174 | - | 598 | - | 2,761 | (377,313) | - | 1,769,406 |
| 1/1/2049 | 0.00% | 1,769,406 | 1,785,337 | 99.11% | - | 229,574 | 7,174 | - | 598 | - | 2,814 | (17,029) | - | 1,984,764 |
| 1/1/2050 | 0.00% | 1,984,764 | 2,016,916 | 98.41% | - | 229,574 | 7,174 | - | 598 | - | 2,188 | (1,281,457) | - | 935,070 |
| 1/1/2051 | 0.00% | 935,070 | 1,033,408 | 90.48% | - | 229,574 | 7,174 | - | 598 | - | 1,545 | (39,489) | - | 1,126,699 |
| 1/1/2052 | 0.00% | 1,126,699 | 1,293,213 | 87.12% | - | 229,574 | 7,174 | - | 598 | - | 1,813 | (65,605) | - | 1,292,482 |

| 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 # |
|-----------------------|--|---------|---------------------------|----------------------|-----------|------------|--------------------|--------------|-----------------|---------------|------------|------------------|------------------|-------------------------|--|---------------------|--------------------|-----------------|-------------------------------|----------|--|------------|---------|----------|
| Roofing | Asphalt Shingle Roofing | A | Outdoor Amenity Structure | | 1.00 | Allowance | 2,200.00 | 6/1/2010 | 20 | 0.00 | 100% | 06/01/30 | 2,200 | 2,739 | 20 | 7.41 | - | FALSE | - | | | | | |
| HVAC | Space Heaters (REZNOR) | | Parking Garage | | 8.00 | Allowance | 3,500.00 | 6/1/2010 | 20 | 0.00 | 100% | 06/01/30 | 28,000 | 34,861 | 20 | 7.41 | - | FALSE | - | | | | | |
| Roofing | Asphalt Shingle Roofing | A | Pool Building | | 1.00 | Allowance | 6,500.00 | 6/1/2010 | 20 | 0.00 | 100% | 06/01/30 | 6,500 | 8,093 | 20 | 7.41 | - | FALSE | - | | | | | |
| Wood Decks | Decking R/R | | Various | Units | 1.00 | Allowance | 7,000.00 | 6/1/2010 | 20 | 0.00 | 100% | 06/01/30 | 7,000 | 8,715 | 20 | 7.41 | - | FALSE | - | | | | | |
| Asphalt Surfaces | Pavement Overlay | | Various | | 29,547.00 | Sq.ft. | 2.50 | 6/1/2010 | 20 | 0.00 | 100% | 06/01/30 | 73,868 | 91,967 | 20 | 7.41 | - | FALSE | - | | | | | |
| Furniture - Exterior | Trash Receptacle | | Various | | 2.00 | Each | 250.00 | 6/1/2010 | 20 | 0.00 | 100% | 06/01/30 | 500 | 623 | 20 | 7.41 | - | FALSE | - | | | | | |
| Doors & Hardware | Interior Door Lock System - Saflok | | Main Building | Lodge | 1.00 | Allowance | 5,000.00 | 6/1/2020 | 10 | 0.00 | 100% | 06/01/30 | 5,000 | 6,225 | 10 | 7.41 | - | FALSE | - | | | | | |
| Doors & Hardware | Interior Door Lock Hardware Saflok R/R | | Main Building | Various | 35.00 | Allowance | 550.00 | 6/1/2020 | 10 | 0.00 | 100% | 06/01/30 | 19,250 | 23,967 | 10 | 7.41 | - | FALSE | - | | | | | |
| Doors & Hardware | Exterior Door Lock Hardware Saflok R/R | | Main Building | Various | 3.00 | Each | 1,600.00 | 6/1/2020 | 10 | 0.00 | 100% | 06/01/30 | 4,800 | 5,976 | 10 | 7.41 | - | FALSE | - | | | | | |
| Irrigation | Misc. Irrigation R/R | | Various | | 1.00 | Allowance | 5,000.00 | 6/1/2022 | 10 | 0.00 | 100% | 05/31/32 | 5,000 | 6,604 | 10 | 9.41 | - | FALSE | - | | | | | |
| Plumbing | Triangle Tube Heating System | | Parking Garage | Entrance to ParkingG | 1.00 | Allowance | 27,000.00 | 6/1/2018 | 15 | 0.00 | 100% | 05/31/33 | 27,000 | 36,733 | 15 | 10.41 | - | FALSE | - | | | | | |
| Doors & Hardware | Exterior Utility Doors | | Main Building | Various | 1.00 | Allowance | 2,500.00 | 6/1/2010 | 25 | 0.00 | 100% | 06/01/35 | 2,500 | 3,608 | 25 | 12.41 | - | FALSE | - | | | | | |
| Life Safety | Fire Alarm System | Simplex | Main Building | Electrical Room | 1.00 | Allowance | 10,000.00 | 6/1/2010 | 25 | 0.00 | 100% | 06/01/35 | 10,000 | 14,433 | 25 | 12.41 | - | FALSE | - | | | | | |
| Doors & Hardware | Interior Doors | | Main Building | Various | 1.00 | Allowance | 10,000.00 | 6/1/2010 | 25 | 0.00 | 100% | 06/01/35 | 10,000 | 14,433 | 25 | 12.41 | - | FALSE | - | | | | | |
| HVAC | Space Heater Thermostats (REZNOR) | | Parking Garage | | 1.00 | Allowance | 7,000.00 | 6/1/2018 | 20 | 0.00 | 100% | 06/01/38 | 7,000 | 11,040 | 20 | 15.41 | - | FALSE | - | | | | | |
| Structural | Shade Structure R/R | A | Outdoor Amenity Structure | | 1.00 | Allowance | 15,000.00 | 6/1/2010 | 30 | 0.00 | 100% | 05/31/40 | 15,000 | 25,099 | 30 | 17.41 | - | FALSE | - | | | | | |
| Fencing/Railing/Gates | Chain Link Fencing | | Parking Garage | Storage Units | 1.00 | Allowance | 8,000.00 | 6/1/2010 | 30 | 0.00 | 100% | 05/31/40 | 8,000 | 13,386 | 30 | 17.41 | - | FALSE | - | | | | | |
| Windows | Windows R/R | | Main Building | | 1.00 | Allowance | 18,700.00 | 6/1/2010 | 32 | 0.00 | 100% | 06/01/42 | 18,700 | 33,194 | 32 | 19.41 | - | FALSE | - | | | | | |
| Electrical | Electrical R/R | | Various | | 1.00 | Allowance | 8,000.00 | 6/1/2010 | 32 | 0.00 | 100% | 06/01/42 | 8,000 | 14,201 | 32 | 19.41 | - | FALSE | - | | | | | |

3 for attic stock
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