

Vintage Ranch

Reserve Management Plan

Type 2 Engagement

Reserve Study Update with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2023



Draft Rev1

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**Preparer's Report on Reserve Study
Type 2 Reserve Management Plan Reserve Study Update with On-Site Analysis
For 30-Year Projection Period Beginning January 1, 2023**

Board of Directors
Vintage Ranch
Gilbert, AZ

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Vintage Ranch by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type 2 reserve study engagement is based on an updated on-site analysis. The on-site analysis of Vintage Ranch upon which this reserve management plan is based was performed by Greg Libke of Facilities Advisors Arizona on May 3, 2023.

The attached basic financial exhibits and disclosures comprise a Type 2 Reserve Study report of Vintage Ranch. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2023, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2023, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Vintage Ranch is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Vintage Ranch, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles

See Disclosures and Summary of Significant Assumptions

This reserve study report is restricted to the management and members of the Vintage Ranch and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Vintage Ranch's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Vintage Ranch's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Arizona
Greg Libke, RSS
June 8, 2023

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See Disclosures and Summary of Significant Assumptions

Statement of Position

Projection period: January 1, 2023 to 2052
 Type of Project: Planned Development
 Number of Units: 307
 Location: Gilbert, AZ
 Project Construction date: January 1, 2002
 On-Site analysis performed by: Greg Libke
 Component analysis performed by: Greg Libke
 Report prepared by: Greg Libke

No special assessments are considered necessary during the 30-year projection period.

Components Excluded from This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component – Never previously included in study, and Excluded per Board decision
Street & Parking Lot Base	Lifetime Component
Hardscape – sidewalks and curbs	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget
Major Tree Trimming	Included in Operating Budget
Landscape / Plant Replacement	Included in Operating Budget

Summary of major components is presented on next page

Current Replacement Cost of All Components	\$ 626,029
Future Replacement Cost of All Components	\$ 743,339
Projected Balance of Reserve Funds at January 1, 2023	\$ 472,443
100% Funded Amount at January 1, 2023	\$ 449,934
Percent Funded at January 1, 2023	105.00 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2023	\$ -73
Projected Reserve Contribution	\$ 41,860
Average Annual Reserve Contribution Per Unit	\$ 136
Monthly Reserve Contribution First Year of Projection	\$ 3,488
Average Monthly Reserve Contribution Per Unit	\$ 11
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	1.00 %

Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Equipment	1- 9	\$ 269,233
Furniture	4-18	140,023
Landscape	0- 3	203,221
Lighting	4	6,078
Painting	0- 4	17,345
Roof	9	15,456
Walls & Fencing	4	50,493
Water Feature	1- 4	41,490
		<u>\$ 743,339</u>

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/23 - 12/23	\$ 472,443.00	\$ 41,859.96	\$ 3,906.57	\$ 109,032.00	\$ 409,177.53
01/24 - 12/24	409,177.53	70,324.68	3,535.38	96,397.70	386,639.89
01/25 - 12/25	386,639.89	72,434.52	4,063.58	19,096.20	444,041.79
01/26 - 12/26	444,041.79	74,607.48	4,797.10	3,933.82	519,512.55
01/27 - 12/27	519,512.55	76,845.72	3,431.66	225,723.02	374,066.91
01/28 - 12/28	374,066.91	79,151.16	3,652.65	52,167.33	404,703.39
01/29 - 12/29	404,703.39	81,525.60	4,474.46	0.00	490,703.45
01/30 - 12/30	490,703.45	83,971.44	4,414.43	97,270.71	481,818.61
01/31 - 12/31	481,818.61	86,490.60	5,041.98	24,109.17	549,242.02
01/32 - 12/32	549,242.02	89,085.24	2,795.18	329,252.99	311,869.45
	<u>472,443.00</u>	<u>756,296.40</u>	<u>40,112.99</u>	<u>956,982.94</u>	<u>311,869.45</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/33 - 12/33	\$ 311,869.45	\$ 91,757.88	\$ 2,104.38	\$ 154,671.34	\$ 251,060.37
01/34 - 12/34	251,060.37	94,510.56	2,796.23	20,763.51	327,603.65
01/35 - 12/35	327,603.65	97,345.92	3,738.09	4,277.28	424,410.38
01/36 - 12/36	424,410.38	100,266.24	3,690.87	111,740.73	416,626.76
01/37 - 12/37	416,626.76	103,274.28	3,613.36	113,235.49	410,278.91
01/38 - 12/38	410,278.91	106,372.44	4,151.19	52,347.70	468,454.84
01/39 - 12/39	468,454.84	109,563.60	3,878.93	143,014.65	438,882.72
01/40 - 12/40	438,882.72	112,850.52	4,569.21	42,147.62	514,154.83
01/41 - 12/41	514,154.83	116,236.08	5,215.49	55,329.07	580,277.33
01/42 - 12/42	580,277.33	119,723.16	5,145.55	133,424.28	571,721.76
	<u>311,869.45</u>	<u>1,051,900.68</u>	<u>38,903.30</u>	<u>830,951.67</u>	<u>571,721.76</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/43 - 12/43	\$ 571,721.76	\$ 123,314.88	\$ 4,275.72	\$ 216,733.35	\$ 482,579.01
01/44 - 12/44	482,579.01	127,014.24	5,484.91	0.00	615,078.16
01/45 - 12/45	615,078.16	130,824.72	5,210.42	168,789.54	582,323.76
01/46 - 12/46	582,323.76	134,749.44	6,240.78	29,603.80	693,710.18
01/47 - 12/47	693,710.18	138,792.00	6,414.80	129,883.35	709,033.63
01/48 - 12/48	709,033.63	142,955.76	5,550.56	237,832.23	619,707.72
01/49 - 12/49	619,707.72	147,244.32	6,652.58	32,348.87	741,255.75
01/50 - 12/50	741,255.75	151,661.76	8,066.05	14,660.51	886,323.05
01/51 - 12/51	886,323.05	156,211.56	7,813.44	194,679.77	855,668.28
01/52 - 12/52	855,668.28	160,897.92	7,801.43	166,373.51	857,994.12
	<u>571,721.76</u>	<u>1,413,666.60</u>	<u>63,510.69</u>	<u>1,190,904.93</u>	<u>857,994.12</u>

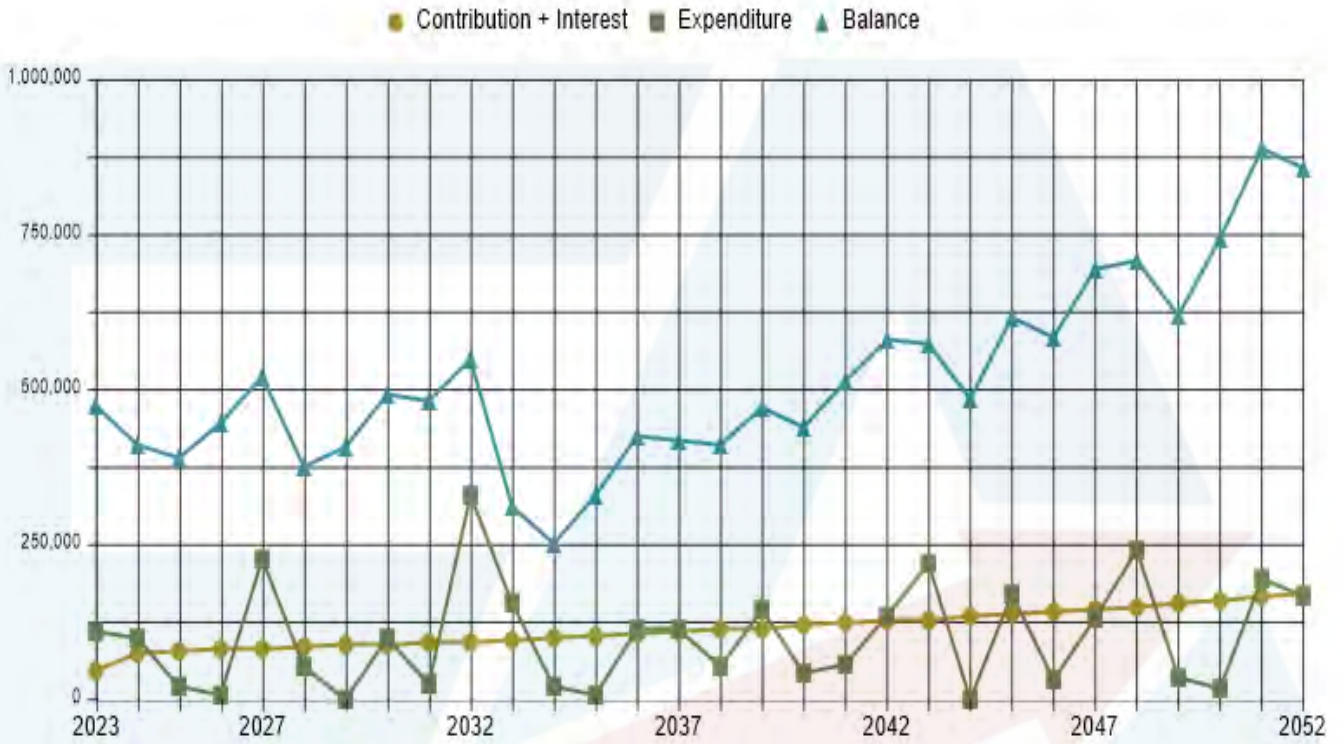
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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Chart



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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Equipment		10,300			4,502					254,430
Furniture					35,115					49,581
Landscape	105,000	78,372	15,913	3,933	85,639	52,167		93,581	19,001	
Lighting					6,077					
Painting	4,032		3,182		10,129			3,689	5,107	
Roof										15,455
Walls & Fencing					50,492					
Water Feature		7,725			33,765					9,785
	<u>109,032</u>	<u>96,397</u>	<u>19,096</u>	<u>3,933</u>	<u>225,723</u>	<u>52,167</u>	<u>0</u>	<u>97,270</u>	<u>24,109</u>	<u>329,252</u>

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Furniture									55,329	
Landscape	142,576	20,763		111,740	22,688	52,347	122,102	24,792		133,424
Painting	12,095		4,277				20,912	4,958		
Walls & Fencing					45,168					
Water Feature					45,377			12,396		
	<u>154,671</u>	<u>20,763</u>	<u>4,277</u>	<u>111,740</u>	<u>113,235</u>	<u>52,347</u>	<u>143,014</u>	<u>42,147</u>	<u>55,329</u>	<u>133,424</u>

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Equipment										9,426
Furniture										73,524
Landscape	216,733		145,796	29,603		222,128	32,348	7,996	174,088	35,348
Lighting										12,725
Painting			22,993		8,196			6,663	20,591	
Walls & Fencing					60,703					35,348
Water Feature					60,983	15,703				
	216,733	0	168,789	29,603	129,883	237,832	32,348	14,660	194,679	166,373

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Category	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Equipment										
Park Equipment Bball Hoop - Replace					4,502					
Playstructure - Repairs		10,300								
Playstructure - Replace										254,430
	0	10,300	0	0	4,502	0	0	0	0	254,430
Furniture										
Park BBQ Grills - Replace					6,753					
Park Benches - Replace					12,380					
Park Picnic Table - Replace					12,605					
Park Tot Turf - Replace										49,581
Park Trash Recepticles - Replace					3,376					
	0	0	0	0	35,115	0	0	0	0	49,581
Landscape										
Drywells - Clean & Inspect	30,000					34,778				
Irrigation Controller - Replace				3,933						
Irrigation System - Partial Replacemen	75,000									
Landscape Granite - Replenish		78,372			85,639			93,581		
Landscape Trees - Major Trimming			15,913			17,389			19,001	
	105,000	78,372	15,913	3,933	85,639	52,167	0	93,581	19,001	0
Lighting										
Lighting Pole Fixtures - Replace					6,077					
	0	0	0	0	6,077	0	0	0	0	0
Painting										
Block Walls - Repaint	4,032								5,107	
Concrete Lines (Bball) - Repaint			3,182					3,689		
Metal Surfaces - Repaint					5,627					
Park Ramada & Mailbox - Repaint					4,502					
	4,032	0	3,182	0	10,129	0	0	3,689	5,107	0

Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Category	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Roof										
Bldg Exterior Roof Underlayment - Re										15,455
	0	0	0	0	0	0	0	0	0	15,455
Walls & Fencing										
Block Walls - Repairs					33,609					
Monument Signage - Replace					16,882					
	0	0	0	0	50,492	0	0	0	0	0
Water Feature										
Water Feature - Drain & Clean		7,725								9,785
Water Feature - Repair & Maintain					33,765					
	0	7,725	0	0	33,765	0	0	0	0	9,785
	109,032	96,397	19,096	3,933	225,723	52,167	0	97,270	24,109	329,252

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Furniture										
Mailbox - Replace									55,329	
	0	0	0	0	0	0	0	0	55,329	0
Landscape										
Drywells - Clean & Inspect	40,317					46,739				
Irrigation Controller - Replace						5,608				
Landscape Granite - Replenish	102,258			111,740			122,102			133,424
Landscape Trees - Major Trimming		20,763			22,688			24,792		
	142,576	20,763	0	111,740	22,688	52,347	122,102	24,792	0	133,424
Painting										
Block Walls - Repaint							6,470			
Concrete Lines (Bball) - Repaint			4,277					4,958		
Metal Surfaces - Repaint	6,719						8,023			
Park Ramada & Mailbox - Repaint	5,375						6,418			
	12,095	0	4,277	0	0	0	20,912	4,958	0	0
Walls & Fencing										
Block Walls - Repairs					45,168					
	0	0	0	0	45,168	0	0	0	0	0
Water Feature										
Water Feature - Drain & Clean								12,396		
Water Feature - Repair & Maintain					45,377					
	0	0	0	0	45,377	0	0	12,396	0	0
	154,671	20,763	4,277	111,740	113,235	52,347	143,014	42,147	55,329	133,424

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Category	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Equipment										
Park Equipment Bball Hoop - Replace										9,426
	0	0	0	0	0	0	0	0	0	9,426
Furniture										
Park BBQ Grills - Replace										14,139
Park Benches - Replace										25,922
Park Picnic Table - Replace										26,393
Park Trash Recepticles - Replace										7,069
	0	0	0	0	0	0	0	0	0	73,524
Landscape										
Drywells - Clean & Inspect	54,183					62,813				
Irrigation Controller - Replace								7,996		
Irrigation System - Partial Replacemen	135,458									
Landscape Granite - Replenish			145,796			159,315			174,088	
Landscape Trees - Major Trimming	27,091			29,603			32,348			35,348
	216,733	0	145,796	29,603	0	222,128	32,348	7,996	174,088	35,348
Lighting										
Lighting Pole Fixtures - Replace										12,725
	0	0	0	0	0	0	0	0	0	12,725
Painting										
Block Walls - Repaint					8,196					
Concrete Lines (Bball) - Repaint			5,748					6,663		
Metal Surfaces - Repaint			9,580						11,439	
Park Ramada & Mailbox - Repaint			7,664						9,151	
	0	0	22,993	0	8,196	0	0	6,663	20,591	0

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Category	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Walls & Fencing										
Block Walls - Repairs					60,703					
Monument Signage - Replace										35,348
	0	0	0	0	60,703	0	0	0	0	35,348
Water Feature										
Water Feature - Drain & Clean						15,703				
Water Feature - Repair & Maintain					60,983					
	0	0	0	0	60,983	15,703	0	0	0	0
	216,733	0	168,789	29,603	129,883	237,832	32,348	14,660	194,679	166,373

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category	Service Date	Replace Life	Current Cost	Future Cost
Equipment	00/00-01/02	1:00 - 9:00	\$ 209,000.00	\$ 269,232.82
Furniture	01/02-01/16	4:00 - 18:00	101,700.00	140,026.28
Landscape	01/03-01/22	0:00 - 3:00	199,690.00	203,220.02
Lighting	01/02-01/02	4:00 - 4:00	5,400.00	6,077.76
Painting	01/15-01/21	0:00 - 4:00	16,032.00	17,344.28
Roof	01/02-01/02	9:00 - 9:00	11,845.00	15,455.04
Walls & Fencing	01/02-01/17	4:00 - 4:00	44,862.00	50,492.57
Water Feature	01/16-01/17	1:00 - 4:00	37,500.00	41,490.26
			<u>626,029.00</u>	<u>743,339.03</u>

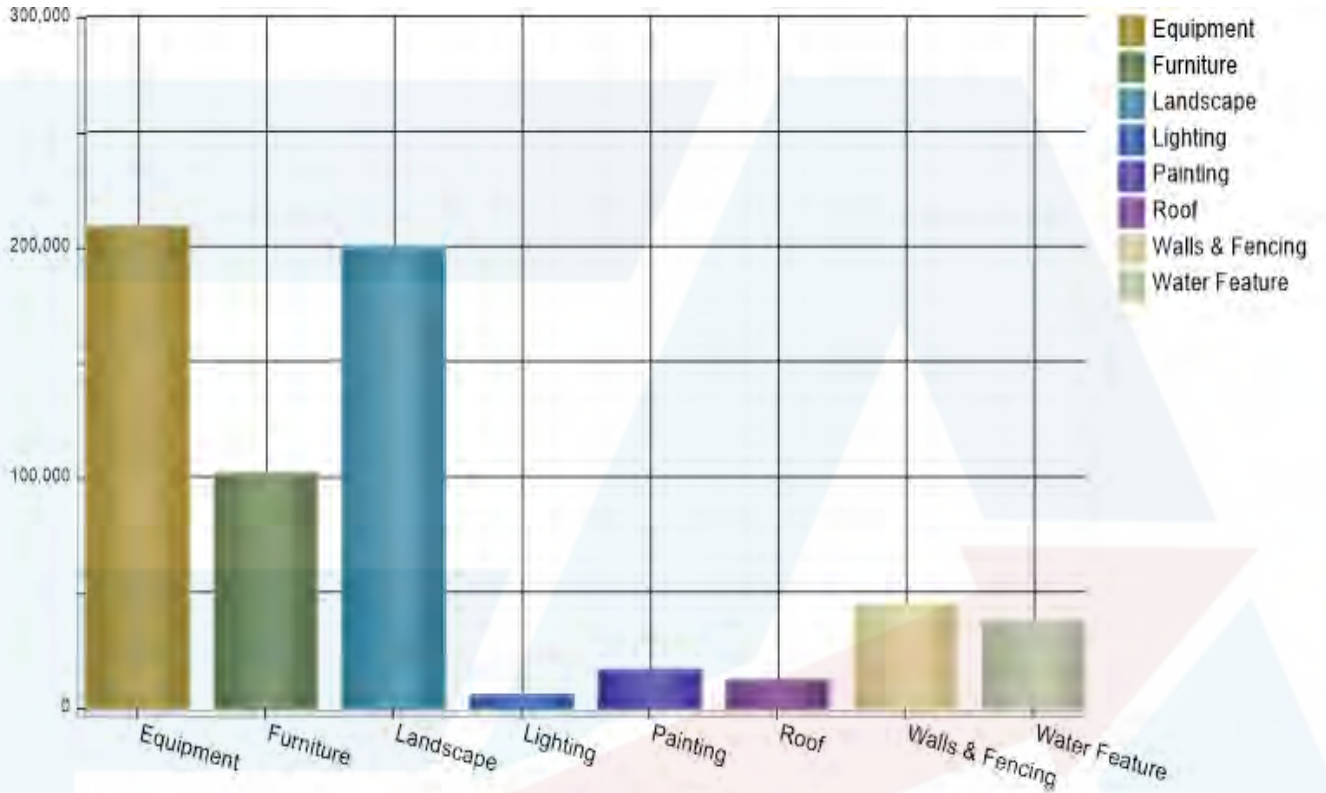
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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Category - Chart



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Disclosures

Site Analysis

Vintage Ranch is a planned development association located in Gilbert, AZ. The Association consists of 307 units located at the corner of E Sassafras Ln and S Lindsay Rd, encompassing approximately 140 acres. The units were constructed as a single phase in January 1, 2002. The project consists of resident homes, common green tract area with Playstructures and a Basketball Court.

The site analysis was performed on May 3, 2023 by Greg Libke of Facilities Advisors Arizona. The Association manager was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International's cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

Vintage Ranch
January 1, 2023

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 1.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 105.00% as of January 1, 2023 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 472,443, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

Total Funds available for reserves beginning balance \$ 472,443

Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 1.00% is used in the funding plan.
- Inflation rate of 3.00% is used in the funding plan.

Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Equipment	5:00 -30:00	1:00 - 9:00	\$ 269,233
Furniture	25:00 -30:00	4:00 -18:00	140,023
Landscape	3:00 -20:00	0:00 - 3:00	203,221
Lighting	25:00	4:00	6,078
Painting	5:00 - 8:00	0:00 - 4:00	17,345
Roof	30:00	9:00	15,456
Walls & Fencing	10:00 -25:00	4:00	50,493
Water Feature	8:00 -10:00	1:00 - 4:00	41,490
			<u>743,339</u>

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Bldg Exterior Roof Underlayment - Replace										
	East	Ramada	01/01/2002	\$ 5.75	515 Sq Ft	\$ 2,961	30:00	30:00	9:00	\$ 3,863
	North	Ramada	01/01/2002	5.75	515 Sq Ft	2,961	30:00	30:00	9:00	3,863
	South	Ramada	01/01/2002	5.75	515 Sq Ft	2,961	30:00	30:00	9:00	3,863
	Community	Ramada	01/01/2002	5.75	515 Sq Ft	2,961	30:00	30:00	9:00	3,863
						11,845				15,455
Block Walls - Repaint										
	Community		01/01/2015	\$ 0.80	5,040 Sq Ft	\$ 4,032	8:00	8:00	0:00	\$ 4,032
						4,032				4,032
Block Walls - Repairs										
	Community		01/01/2017	\$ 0.35	85,320 Sq Ft	\$ 29,862	10:00	10:00	4:00	\$ 33,609
						29,862				33,609
Concrete Lines (Bball) - Repaint										
	East	Bball Courts	01/01/2020	\$ 1,000.00	1 Job	\$ 1,000	5:00	5:00	2:00	\$ 1,060
	North	Bball Courts	01/01/2020	1,000.00	1 Job	1,000	5:00	5:00	2:00	1,060
	South	Bball Courts	01/01/2020	1,000.00	1 Job	1,000	5:00	5:00	2:00	1,060
						3,000				3,182
Drywells - Clean & Inspect										
	Community		01/01/2018	\$ 30,000.00	1 Job	\$ 30,000	5:00	5:00	0:00	\$ 30,000
						30,000				30,000
Irrigation Controller - Replace										
	Community		01/01/2014	\$ 900.00	4 Each	\$ 3,600	12:00	12:00	3:00	\$ 3,933
						3,600				3,933
Irrigation System - Partial Replacement										
	Community		01/01/2003	\$ 75,000.00	1 Job	\$ 75,000	20:00	20:00	0:00	\$ 75,000
						75,000				75,000

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Landscape Granite - Replenish										
	Community		01/01/2021	\$ 70.00	1,087 Tons	\$ 76,090	3:00	3:00	1:00	\$ 78,372
						76,090				78,372
Landscape Trees - Major Trimming										
	Community		01/01/2022	\$ 15,000.00	1 Job	\$ 15,000	3:00	3:00	2:00	\$ 15,913
						15,000				15,913
Lighting Pole Fixtures - Replace										
	East	Bball Courts	01/01/2002	\$ 900.00	2 Each	\$ 1,800	25:00	25:00	4:00	\$ 2,025
	North	Bball Courts	01/01/2002	900.00	2 Each	1,800	25:00	25:00	4:00	2,025
	South	Bball Courts	01/01/2002	900.00	2 Each	1,800	25:00	25:00	4:00	2,025
						5,400				6,077
Mailbox - Replace										
	Community		01/01/2016	\$ 32,500.00	1 Job	\$ 32,500	25:00	25:00	18:00	\$ 55,329
						32,500				55,329
Metal Surfaces - Repaint										
	Community		01/01/2021	\$ 5,000.00	1 Job	\$ 5,000	6:00	6:00	4:00	\$ 5,627
						5,000				5,627
Monument Signage - Replace										
	Entry		01/01/2002	\$ 15,000.00	1 Job	\$ 15,000	25:00	25:00	4:00	\$ 16,882
						15,000				16,882
Park BBQ Grills - Replace										
	East		01/01/2002	\$ 750.00	2 Each	\$ 1,500	25:00	25:00	4:00	\$ 1,688
	North		01/01/2002	750.00	2 Each	1,500	25:00	25:00	4:00	1,688
	South		01/01/2002	750.00	2 Each	1,500	25:00	25:00	4:00	1,688
	Community		01/01/2002	750.00	2 Each	1,500	25:00	25:00	4:00	1,688
						6,000				6,753

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Park Benches - Replace										
	East		01/01/2002	\$ 1,100.00	3 Each	\$ 3,300	25:00	25:00	4:00	\$ 3,714
	North		01/01/2002	1,100.00	3 Each	3,300	25:00	25:00	4:00	3,714
	South		01/01/2002	1,100.00	2 Each	2,200	25:00	25:00	4:00	2,476
	Community		01/01/2002	1,100.00	2 Each	2,200	25:00	25:00	4:00	2,476
						11,000				12,380
Park Equipment Bball Hoop - Replace										
	East	Bball Courts	01/01/2002	\$ 1,000.00	1 Each	\$ 1,000	25:00	25:00	4:00	\$ 1,125
	North	Bball Courts	01/01/2002	1,000.00	2 Each	2,000	25:00	25:00	4:00	2,251
	South	Bball Courts	01/01/2002	1,000.00	1 Each	1,000	25:00	25:00	4:00	1,125
						4,000				4,502
Park Picnic Table - Replace										
	East		01/01/2002	\$ 1,400.00	2 Each	\$ 2,800	25:00	25:00	4:00	\$ 3,151
	North		01/01/2002	1,400.00	2 Each	2,800	25:00	25:00	4:00	3,151
	South		01/01/2002	1,400.00	2 Each	2,800	25:00	25:00	4:00	3,151
	Community		01/01/2002	1,400.00	2 Each	2,800	25:00	25:00	4:00	3,151
						11,200				12,605
Park Ramada & Mailbox - Repaint										
	Community		01/01/2021	\$ 4,000.00	1 Job	\$ 4,000	6:00	6:00	4:00	\$ 4,502
						4,000				4,502
Park Tot Turf - Replace										
	East		01/01/2002	\$ 25.00	500 Sq Ft	\$ 12,500	30:00	30:00	9:00	\$ 16,309
	North		01/01/2002	25.00	500 Sq Ft	12,500	30:00	30:00	9:00	16,309
	South		01/01/2002	25.00	520 Sq Ft	13,000	30:00	30:00	9:00	16,962
						38,000				49,581
Park Trash Recepticles - Replace										
	East		01/01/2002	\$ 750.00	1 Each	\$ 750	25:00	25:00	4:00	\$ 844

Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Park Trash Recepticles - Replace										
	North		01/01/2002	\$ 750.00	1 Each	\$ 750	25:00	25:00	4:00	\$ 844
	South		01/01/2002	750.00	1 Each	750	25:00	25:00	4:00	844
	Community		01/01/2002	750.00	1 Each	750	25:00	25:00	4:00	844
						3,000				3,376
Playstructure - Repairs										
	Community			\$ 10,000.00	1 Each	\$ 10,000	5:00	5:00	1:00	\$ 10,300
						10,000				10,300
Playstructure - Replace										
	East		01/01/2002	\$ 65,000.00	1 Each	\$ 65,000	30:00	30:00	9:00	\$ 84,810
	North		01/01/2002	65,000.00	1 Each	65,000	30:00	30:00	9:00	84,810
	South		01/01/2002	65,000.00	1 Each	65,000	30:00	30:00	9:00	84,810
						195,000				254,430
Water Feature - Drain & Clean										
	Entry		01/01/2016	\$ 7,500.00	1 Job	\$ 7,500	8:00	8:00	1:00	\$ 7,725
						7,500				7,725
Water Feature - Repair & Maintain										
	Entry		01/01/2017	\$ 30,000.00	1 Job	\$ 30,000	10:00	10:00	4:00	\$ 33,765
						30,000				33,765
						<u>626,029</u>				<u>743,339</u>

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Vintage Ranch

Supplementary Schedules Reserve Management Plan

Type 2 - Reserve Study Update with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2023



Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

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Chandler, AZ 85244

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www.ArizonaReserveStudy.com
(602) 698-0905



Preparer's Report on Supplemental Information
Type 2 - Reserve Management Plan Reserve Study Update with On-Site Analysis
For 30-Year Projection Period Beginning January 1, 2023

Board of Directors
Vintage Ranch
Gilbert, AZ

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Vintage Ranch's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors International LLC
Greg Libke, RSS
June 8, 2023

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See Disclosures and Summary of Significant Assumptions

Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/23 - 12/23	\$ 472,443	\$ 41,859	0.00 %	\$ 3,906	\$ 109,032	\$ 409,177	98.20 %	\$ 416,664
1/24 - 12/24	409,177	70,324	68.00	3,535	96,397	386,639	97.82	395,254
1/25 - 12/25	386,639	72,434	3.00	4,063	19,096	444,041	97.63	454,783
1/26 - 12/26	444,041	74,607	3.00	4,797	3,933	519,512	97.33	533,736
1/27 - 12/27	519,512	76,845	3.00	3,431	225,723	374,066	96.23	388,695
1/28 - 12/28	374,066	79,151	3.00	3,652	52,167	404,703	96.30	420,209
1/29 - 12/29	404,703	81,525	3.00	4,474	0	490,703	96.47	508,608
1/30 - 12/30	490,703	83,971	3.00	4,414	97,270	481,818	96.02	501,745
1/31 - 12/31	481,818	86,490	3.00	5,041	24,109	549,242	95.95	572,373
1/32 - 12/32	549,242	89,085	3.00	2,795	329,252	311,869	93.58	333,235
1/33 - 12/33	311,869	91,757	3.00	2,104	154,671	251,060	93.25	269,226
1/34 - 12/34	251,060	94,510	3.00	2,796	20,763	327,603	95.29	343,781
1/35 - 12/35	327,603	97,345	3.00	3,738	4,277	424,410	96.41	440,189
1/36 - 12/36	424,410	100,266	3.00	3,690	111,740	416,626	96.54	431,518
1/37 - 12/37	416,626	103,274	3.00	3,613	113,235	410,278	96.79	423,843
1/38 - 12/38	410,278	106,372	3.00	4,151	52,347	468,454	97.28	481,532
1/39 - 12/39	468,454	109,563	3.00	3,878	143,014	438,882	97.41	450,533
1/40 - 12/40	438,882	112,850	3.00	4,569	42,147	514,154	97.83	525,552
1/41 - 12/41	514,154	116,236	3.00	5,215	55,329	580,277	97.95	592,392
1/42 - 12/42	580,277	119,723	3.00	5,145	133,424	571,721	97.89	584,041
1/43 - 12/43	571,721	123,314	3.00	4,275	216,733	482,579	97.89	492,970
1/44 - 12/44	482,579	127,014	3.00	5,484	0	615,078	98.28	625,842
1/45 - 12/45	615,078	130,824	3.00	5,210	168,789	582,323	98.30	592,390
1/46 - 12/46	582,323	134,749	3.00	6,240	29,603	693,710	98.40	704,943
1/47 - 12/47	693,710	138,792	3.00	6,414	129,883	709,033	98.29	721,344
1/48 - 12/48	709,033	142,955	3.00	5,550	237,832	619,707	98.22	630,920
1/49 - 12/49	619,707	147,244	3.00	6,652	32,348	741,255	98.38	753,419
1/50 - 12/50	741,255	151,661	3.00	8,066	14,660	886,323	98.27	901,918
1/51 - 12/51	886,323	156,211	3.00	7,813	194,679	855,668	97.93	873,683
1/52 - 12/52	855,668	160,897	3.00	7,801	166,373	857,994	97.72	863,517

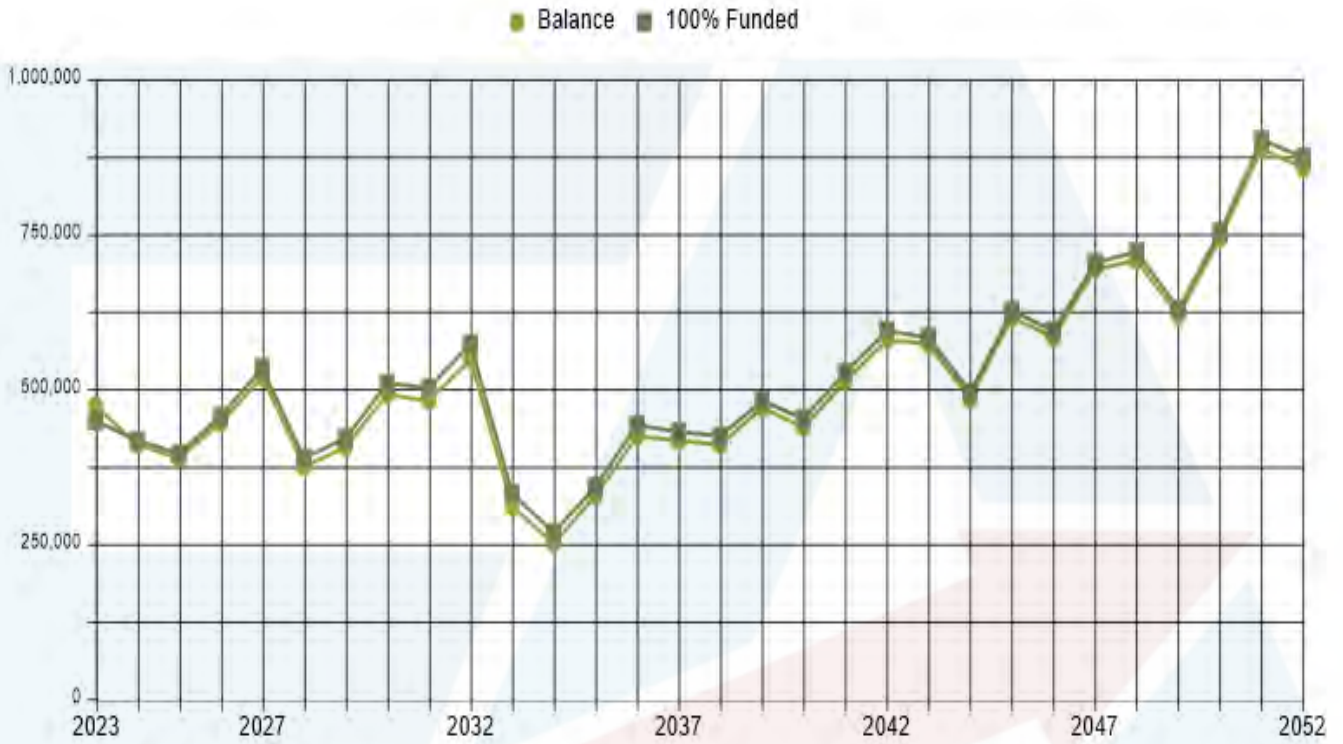
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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Chart



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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Category	Service	Estimated				
Date	Component	Location	Date	Life	Current Cost	Expenditure
Year : 2023						
Landscape						
01/01/2023	Drywells - Clean & Inspect	Community	01/01/2018	5:00	\$ 30,000.00	\$ 30,000.00
01/01/2023	Irrigation System - Partial Replacement	Community	01/01/2003	20:00	75,000.00	75,000.00
					105,000.00	105,000.00
Painting						
01/01/2023	Block Walls - Repaint	Community	01/01/2015	8:00	\$ 4,032.00	\$ 4,032.00
					4,032.00	4,032.00
Year : 2024						
Equipment						
01/01/2024	Playstructure - Repairs	Community		5:00	\$ 10,000.00	\$ 10,300.00
					10,000.00	10,300.00
Landscape						
01/01/2024	Landscape Granite - Replenish	Community	01/01/2021	3:00	\$ 76,090.00	\$ 78,372.70
					76,090.00	78,372.70
Water Feature						
01/01/2024	Water Feature - Drain & Clean	Entry	01/01/2016	8:00	\$ 7,500.00	\$ 7,725.00
					7,500.00	7,725.00
Year : 2025						
Landscape						
01/01/2025	Landscape Trees - Major Trimming	Community	01/01/2022	3:00	\$ 15,000.00	\$ 15,913.50
					15,000.00	15,913.50
Painting						
01/01/2025	Concrete Lines (Bball) - Repaint	East	01/01/2020	5:00	\$ 1,000.00	\$ 1,060.90
01/01/2025	Concrete Lines (Bball) - Repaint	North	01/01/2020	5:00	1,000.00	1,060.90
01/01/2025	Concrete Lines (Bball) - Repaint	South	01/01/2020	5:00	1,000.00	1,060.90
					3,000.00	3,182.70
Year : 2026						
Landscape						
01/01/2026	Irrigation Controller - Replace	Community	01/01/2014	12:00	\$ 3,600.00	\$ 3,933.82
					3,600.00	3,933.82
Year : 2027						
Equipment						
01/01/2027	Park Equipment Bball Hoop - Replace	East	01/01/2002	25:00	\$ 1,000.00	\$ 1,125.51
01/01/2027	Park Equipment Bball Hoop - Replace	North	01/01/2002	25:00	2,000.00	2,251.02
01/01/2027	Park Equipment Bball Hoop - Replace	South	01/01/2002	25:00	1,000.00	1,125.51
					4,000.00	4,502.04
Furniture						
01/01/2027	Park BBQ Grills - Replace	East	01/01/2002	25:00	\$ 1,500.00	\$ 1,688.26

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2027	Park BBQ Grills - Replace	North	01/01/2002	25:00	\$ 1,500.00	\$ 1,688.26
01/01/2027	Park BBQ Grills - Replace	South	01/01/2002	25:00	1,500.00	1,688.26
01/01/2027	Park BBQ Grills - Replace	Community	01/01/2002	25:00	1,500.00	1,688.26
01/01/2027	Park Benches - Replace	East	01/01/2002	25:00	3,300.00	3,714.18
01/01/2027	Park Benches - Replace	North	01/01/2002	25:00	3,300.00	3,714.18
01/01/2027	Park Benches - Replace	South	01/01/2002	25:00	2,200.00	2,476.12
01/01/2027	Park Benches - Replace	Community	01/01/2002	25:00	2,200.00	2,476.12
01/01/2027	Park Picnic Table - Replace	East	01/01/2002	25:00	2,800.00	3,151.42
01/01/2027	Park Picnic Table - Replace	North	01/01/2002	25:00	2,800.00	3,151.42
01/01/2027	Park Picnic Table - Replace	South	01/01/2002	25:00	2,800.00	3,151.42
01/01/2027	Park Picnic Table - Replace	Community	01/01/2002	25:00	2,800.00	3,151.42
01/01/2027	Park Trash Recepticles - Replace	East	01/01/2002	25:00	750.00	844.13
01/01/2027	Park Trash Recepticles - Replace	North	01/01/2002	25:00	750.00	844.13
01/01/2027	Park Trash Recepticles - Replace	South	01/01/2002	25:00	750.00	844.13
01/01/2027	Park Trash Recepticles - Replace	Community	01/01/2002	25:00	750.00	844.13
					31,200.00	35,115.84
Landscape						
01/01/2027	Landscape Granite - Replenish	Community	01/01/2024	3:00	\$ 76,090.00	\$ 85,639.97
					76,090.00	85,639.97
Lighting						
01/01/2027	Lighting Pole Fixtures - Replace	East	01/01/2002	25:00	\$ 1,800.00	\$ 2,025.92
01/01/2027	Lighting Pole Fixtures - Replace	North	01/01/2002	25:00	1,800.00	2,025.92
01/01/2027	Lighting Pole Fixtures - Replace	South	01/01/2002	25:00	1,800.00	2,025.92
					5,400.00	6,077.76
Painting						
01/01/2027	Metal Surfaces - Repaint	Community	01/01/2021	6:00	\$ 5,000.00	\$ 5,627.54
01/01/2027	Park Ramada & Mailbox - Repaint	Community	01/01/2021	6:00	4,000.00	4,502.04
					9,000.00	10,129.58
Walls & Fencing						
01/01/2027	Block Walls - Repairs	Community	01/01/2017	10:00	\$ 29,862.00	\$ 33,609.94
01/01/2027	Monument Signage - Replace	Entry	01/01/2002	25:00	15,000.00	16,882.63
					44,862.00	50,492.57
Water Feature						
01/01/2027	Water Feature - Repair & Maintain	Entry	01/01/2017	10:00	\$ 30,000.00	\$ 33,765.26
					30,000.00	33,765.26
Year : 2028						
Landscape						
01/01/2028	Drywells - Clean & Inspect	Community	01/01/2023	5:00	\$ 30,000.00	\$ 34,778.22
01/01/2028	Landscape Trees - Major Trimming	Community	01/01/2025	3:00	15,000.00	17,389.11
					45,000.00	52,167.33

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Category	Service	Estimated			Current Cost	Expenditure
Date	Component	Location	Date	Life		
Year : 2030						
Landscape						
01/01/2030	Landscape Granite - Replenish	Community	01/01/2027	3:00	\$ 76,090.00	\$ 93,581.10
					76,090.00	93,581.10
Painting						
01/01/2030	Concrete Lines (Bball) - Repaint	East	01/01/2025	5:00	\$ 1,000.00	\$ 1,229.87
01/01/2030	Concrete Lines (Bball) - Repaint	North	01/01/2025	5:00	1,000.00	1,229.87
01/01/2030	Concrete Lines (Bball) - Repaint	South	01/01/2025	5:00	1,000.00	1,229.87
					3,000.00	3,689.61
Year : 2031						
Landscape						
01/01/2031	Landscape Trees - Major Trimming	Community	01/01/2028	3:00	\$ 15,000.00	\$ 19,001.55
					15,000.00	19,001.55
Painting						
01/01/2031	Block Walls - Repaint	Community	01/01/2023	8:00	\$ 4,032.00	\$ 5,107.62
					4,032.00	5,107.62
Year : 2032						
Equipment						
01/01/2032	Playstructure - Replace	East	01/01/2002	30:00	\$ 65,000.00	\$ 84,810.26
01/01/2032	Playstructure - Replace	North	01/01/2002	30:00	65,000.00	84,810.26
01/01/2032	Playstructure - Replace	South	01/01/2002	30:00	65,000.00	84,810.26
					195,000.00	254,430.78
Furniture						
01/01/2032	Park Tot Turf - Replace	East	01/01/2002	30:00	\$ 12,500.00	\$ 16,309.66
01/01/2032	Park Tot Turf - Replace	North	01/01/2002	30:00	12,500.00	16,309.66
01/01/2032	Park Tot Turf - Replace	South	01/01/2002	30:00	13,000.00	16,962.05
					38,000.00	49,581.37
Roof						
01/01/2032	Bldg Exterior Roof Underlayment - Repl	East	01/01/2002	30:00	\$ 2,961.25	\$ 3,863.76
01/01/2032	Bldg Exterior Roof Underlayment - Repl	North	01/01/2002	30:00	2,961.25	3,863.76
01/01/2032	Bldg Exterior Roof Underlayment - Repl	South	01/01/2002	30:00	2,961.25	3,863.76
01/01/2032	Bldg Exterior Roof Underlayment - Repl	Community	01/01/2002	30:00	2,961.25	3,863.76
					11,845.00	15,455.04
Water Feature						
01/01/2032	Water Feature - Drain & Clean	Entry	01/01/2024	8:00	\$ 7,500.00	\$ 9,785.80
					7,500.00	9,785.80
Year : 2033						
Landscape						
01/01/2033	Drywells - Clean & Inspect	Community	01/01/2028	5:00	\$ 30,000.00	\$ 40,317.49
01/01/2033	Landscape Granite - Replenish	Community	01/01/2030	3:00	76,090.00	102,258.60

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Category	Service	Estimated			Current Cost	Expenditure
Date	Component	Location	Date	Life		
					106,090.00	142,576.09
Painting						
01/01/2033	Metal Surfaces - Repaint	Community	01/01/2027	6:00	\$ 5,000.00	\$ 6,719.58
01/01/2033	Park Ramada & Mailbox - Repaint	Community	01/01/2027	6:00	4,000.00	5,375.67
					9,000.00	12,095.25
Year : 2034						
Landscape						
01/01/2034	Landscape Trees - Major Trimming	Community	01/01/2031	3:00	\$ 15,000.00	\$ 20,763.51
					15,000.00	20,763.51
Year : 2035						
Painting						
01/01/2035	Concrete Lines (Bball) - Repaint	East	01/01/2030	5:00	\$ 1,000.00	\$ 1,425.76
01/01/2035	Concrete Lines (Bball) - Repaint	North	01/01/2030	5:00	1,000.00	1,425.76
01/01/2035	Concrete Lines (Bball) - Repaint	South	01/01/2030	5:00	1,000.00	1,425.76
					3,000.00	4,277.28
Year : 2036						
Landscape						
01/01/2036	Landscape Granite - Replenish	Community	01/01/2033	3:00	\$ 76,090.00	\$ 111,740.73
					76,090.00	111,740.73
Year : 2037						
Landscape						
01/01/2037	Landscape Trees - Major Trimming	Community	01/01/2034	3:00	\$ 15,000.00	\$ 22,688.85
					15,000.00	22,688.85
Walls & Fencing						
01/01/2037	Block Walls - Repairs	Community	01/01/2027	10:00	\$ 29,862.00	\$ 45,168.95
					29,862.00	45,168.95
Water Feature						
01/01/2037	Water Feature - Repair & Maintain	Entry	01/01/2027	10:00	\$ 30,000.00	\$ 45,377.69
					30,000.00	45,377.69
Year : 2038						
Landscape						
01/01/2038	Drywells - Clean & Inspect	Community	01/01/2033	5:00	\$ 30,000.00	\$ 46,739.02
01/01/2038	Irrigation Controller - Replace	Community	01/01/2026	12:00	3,600.00	5,608.68
					33,600.00	52,347.70
Year : 2039						
Landscape						
01/01/2039	Landscape Granite - Replenish	Community	01/01/2036	3:00	\$ 76,090.00	\$ 122,102.11
					76,090.00	122,102.11

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Painting						
01/01/2039	Block Walls - Repaint	Community	01/01/2031	8:00	\$ 4,032.00	\$ 6,470.18
01/01/2039	Metal Surfaces - Repaint	Community	01/01/2033	6:00	5,000.00	8,023.53
01/01/2039	Park Ramada & Mailbox - Repaint	Community	01/01/2033	6:00	4,000.00	6,418.83
					13,032.00	20,912.54
Year : 2040						
Landscape						
01/01/2040	Landscape Trees - Major Trimming	Community	01/01/2037	3:00	\$ 15,000.00	\$ 24,792.71
					15,000.00	24,792.71
Painting						
01/01/2040	Concrete Lines (Bball) - Repaint	East	01/01/2035	5:00	\$ 1,000.00	\$ 1,652.85
01/01/2040	Concrete Lines (Bball) - Repaint	North	01/01/2035	5:00	1,000.00	1,652.85
01/01/2040	Concrete Lines (Bball) - Repaint	South	01/01/2035	5:00	1,000.00	1,652.85
					3,000.00	4,958.55
Water Feature						
01/01/2040	Water Feature - Drain & Clean	Entry	01/01/2032	8:00	\$ 7,500.00	\$ 12,396.36
					7,500.00	12,396.36
Year : 2041						
Furniture						
01/01/2041	Mailbox - Replace	Community	01/01/2016	25:00	\$ 32,500.00	\$ 55,329.07
					32,500.00	55,329.07
Year : 2042						
Landscape						
01/01/2042	Landscape Granite - Replenish	Community	01/01/2039	3:00	\$ 76,090.00	\$ 133,424.28
					76,090.00	133,424.28
Year : 2043						
Landscape						
01/01/2043	Drywells - Clean & Inspect	Community	01/01/2038	5:00	\$ 30,000.00	\$ 54,183.34
01/01/2043	Irrigation System - Partial Replacement	Community	01/01/2023	20:00	75,000.00	135,458.34
01/01/2043	Landscape Trees - Major Trimming	Community	01/01/2040	3:00	15,000.00	27,091.67
					120,000.00	216,733.35
Year : 2045						
Landscape						
01/01/2045	Landscape Granite - Replenish	Community	01/01/2042	3:00	\$ 76,090.00	\$ 145,796.31
					76,090.00	145,796.31
Painting						
01/01/2045	Concrete Lines (Bball) - Repaint	East	01/01/2040	5:00	\$ 1,000.00	\$ 1,916.10
01/01/2045	Concrete Lines (Bball) - Repaint	North	01/01/2040	5:00	1,000.00	1,916.10
01/01/2045	Concrete Lines (Bball) - Repaint	South	01/01/2040	5:00	1,000.00	1,916.10
01/01/2045	Metal Surfaces - Repaint	Community	01/01/2039	6:00	5,000.00	9,580.52

Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Category	Service	Estimated				
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2045	Park Ramada & Mailbox - Repaint	Community	01/01/2039	6:00	\$ 4,000.00	\$ 7,664.41
					12,000.00	22,993.23
Year : 2046						
Landscape						
01/01/2046	Landscape Trees - Major Trimming	Community	01/01/2043	3:00	\$ 15,000.00	\$ 29,603.80
					15,000.00	29,603.80
Year : 2047						
Painting						
01/01/2047	Block Walls - Repaint	Community	01/01/2039	8:00	\$ 4,032.00	\$ 8,196.23
					4,032.00	8,196.23
Walls & Fencing						
01/01/2047	Block Walls - Repairs	Community	01/01/2037	10:00	\$ 29,862.00	\$ 60,703.30
					29,862.00	60,703.30
Water Feature						
01/01/2047	Water Feature - Repair & Maintain	Entry	01/01/2037	10:00	\$ 30,000.00	\$ 60,983.82
					30,000.00	60,983.82
Year : 2048						
Landscape						
01/01/2048	Drywells - Clean & Inspect	Community	01/01/2043	5:00	\$ 30,000.00	\$ 62,813.34
01/01/2048	Landscape Granite - Replenish	Community	01/01/2045	3:00	76,090.00	159,315.56
					106,090.00	222,128.90
Water Feature						
01/01/2048	Water Feature - Drain & Clean	Entry	01/01/2040	8:00	\$ 7,500.00	\$ 15,703.33
					7,500.00	15,703.33
Year : 2049						
Landscape						
01/01/2049	Landscape Trees - Major Trimming	Community	01/01/2046	3:00	\$ 15,000.00	\$ 32,348.87
					15,000.00	32,348.87
Year : 2050						
Landscape						
01/01/2050	Irrigation Controller - Replace	Community	01/01/2038	12:00	\$ 3,600.00	\$ 7,996.64
					3,600.00	7,996.64
Painting						
01/01/2050	Concrete Lines (Bball) - Repaint	East	01/01/2045	5:00	\$ 1,000.00	\$ 2,221.29
01/01/2050	Concrete Lines (Bball) - Repaint	North	01/01/2045	5:00	1,000.00	2,221.29
01/01/2050	Concrete Lines (Bball) - Repaint	South	01/01/2045	5:00	1,000.00	2,221.29
					3,000.00	6,663.87

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Category	Service	Estimated			Current Cost	Expenditure
Date	Component	Location	Date	Life		
Year : 2051						
Landscape						
01/01/2051	Landscape Granite - Replenish	Community	01/01/2048	3:00	\$ 76,090.00	\$ 174,088.42
					76,090.00	174,088.42
Painting						
01/01/2051	Metal Surfaces - Repaint	Community	01/01/2045	6:00	\$ 5,000.00	\$ 11,439.64
01/01/2051	Park Ramada & Mailbox - Repaint	Community	01/01/2045	6:00	4,000.00	9,151.71
					9,000.00	20,591.35
Year : 2052						
Equipment						
01/01/2052	Park Equipment Bball Hoop - Replace	East	01/01/2027	25:00	\$ 1,000.00	\$ 2,356.57
01/01/2052	Park Equipment Bball Hoop - Replace	North	01/01/2027	25:00	2,000.00	4,713.13
01/01/2052	Park Equipment Bball Hoop - Replace	South	01/01/2027	25:00	1,000.00	2,356.57
					4,000.00	9,426.27
Furniture						
01/01/2052	Park BBQ Grills - Replace	East	01/01/2027	25:00	\$ 1,500.00	\$ 3,534.85
01/01/2052	Park BBQ Grills - Replace	North	01/01/2027	25:00	1,500.00	3,534.85
01/01/2052	Park BBQ Grills - Replace	South	01/01/2027	25:00	1,500.00	3,534.85
01/01/2052	Park BBQ Grills - Replace	Community	01/01/2027	25:00	1,500.00	3,534.85
01/01/2052	Park Benches - Replace	East	01/01/2027	25:00	3,300.00	7,776.67
01/01/2052	Park Benches - Replace	North	01/01/2027	25:00	3,300.00	7,776.67
01/01/2052	Park Benches - Replace	South	01/01/2027	25:00	2,200.00	5,184.44
01/01/2052	Park Benches - Replace	Community	01/01/2027	25:00	2,200.00	5,184.44
01/01/2052	Park Picnic Table - Replace	East	01/01/2027	25:00	2,800.00	6,598.38
01/01/2052	Park Picnic Table - Replace	North	01/01/2027	25:00	2,800.00	6,598.38
01/01/2052	Park Picnic Table - Replace	South	01/01/2027	25:00	2,800.00	6,598.38
01/01/2052	Park Picnic Table - Replace	Community	01/01/2027	25:00	2,800.00	6,598.38
01/01/2052	Park Trash Recepticles - Replace	East	01/01/2027	25:00	750.00	1,767.42
01/01/2052	Park Trash Recepticles - Replace	North	01/01/2027	25:00	750.00	1,767.42
01/01/2052	Park Trash Recepticles - Replace	South	01/01/2027	25:00	750.00	1,767.42
01/01/2052	Park Trash Recepticles - Replace	Community	01/01/2027	25:00	750.00	1,767.42
					31,200.00	73,524.82
Landscape						
01/01/2052	Landscape Trees - Major Trimming	Community	01/01/2049	3:00	\$ 15,000.00	\$ 35,348.48
					15,000.00	35,348.48
Lighting						
01/01/2052	Lighting Pole Fixtures - Replace	East	01/01/2027	25:00	\$ 1,800.00	\$ 4,241.82
01/01/2052	Lighting Pole Fixtures - Replace	North	01/01/2027	25:00	1,800.00	4,241.82
01/01/2052	Lighting Pole Fixtures - Replace	South	01/01/2027	25:00	1,800.00	4,241.82
					5,400.00	12,725.46

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Walls & Fencing						
01/01/2052	Monument Signage - Replace	Entry	01/01/2027	25:00	\$ 15,000.00	\$ 35,348.48
					15,000.00	35,348.48

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category	Service	Estimated	Current Cost	Expenditure	
Date	Location	Date	Life		
Equipment					
Park Equipment Bball Hoop - Replace					
01/01/2027	East	01/01/2002	25:00	\$ 1,000.00	\$ 1,125.51
01/01/2027	North	01/01/2002	25:00	2,000.00	2,251.02
01/01/2027	South	01/01/2002	25:00	1,000.00	1,125.51
01/01/2052	East	01/01/2027	25:00	1,000.00	2,356.57
01/01/2052	North	01/01/2027	25:00	2,000.00	4,713.13
01/01/2052	South	01/01/2027	25:00	1,000.00	2,356.57
				<u>8,000.00</u>	<u>13,928.31</u>
Playstructure - Repairs					
01/01/2024	Community		5:00	\$ 10,000.00	\$ 10,300.00
				<u>10,000.00</u>	<u>10,300.00</u>
Playstructure - Replace					
01/01/2032	East	01/01/2002	30:00	\$ 65,000.00	\$ 84,810.26
01/01/2032	North	01/01/2002	30:00	65,000.00	84,810.26
01/01/2032	South	01/01/2002	30:00	65,000.00	84,810.26
				<u>195,000.00</u>	<u>254,430.78</u>
Furniture					
Mailbox - Replace					
01/01/2041	Community	01/01/2016	25:00	\$ 32,500.00	\$ 55,329.07
				<u>32,500.00</u>	<u>55,329.07</u>
Park BBQ Grills - Replace					
01/01/2027	East	01/01/2002	25:00	\$ 1,500.00	\$ 1,688.26
01/01/2027	North	01/01/2002	25:00	1,500.00	1,688.26
01/01/2027	South	01/01/2002	25:00	1,500.00	1,688.26
01/01/2027	Community	01/01/2002	25:00	1,500.00	1,688.26
01/01/2052	East	01/01/2027	25:00	1,500.00	3,534.85
01/01/2052	North	01/01/2027	25:00	1,500.00	3,534.85
01/01/2052	South	01/01/2027	25:00	1,500.00	3,534.85
01/01/2052	Community	01/01/2027	25:00	1,500.00	3,534.85
				<u>12,000.00</u>	<u>20,892.44</u>
Park Benches - Replace					
01/01/2027	East	01/01/2002	25:00	\$ 3,300.00	\$ 3,714.18
01/01/2027	North	01/01/2002	25:00	3,300.00	3,714.18
01/01/2027	South	01/01/2002	25:00	2,200.00	2,476.12
01/01/2027	Community	01/01/2002	25:00	2,200.00	2,476.12
01/01/2052	East	01/01/2027	25:00	3,300.00	7,776.67
01/01/2052	North	01/01/2027	25:00	3,300.00	7,776.67
01/01/2052	South	01/01/2027	25:00	2,200.00	5,184.44
01/01/2052	Community	01/01/2027	25:00	2,200.00	5,184.44
				<u>22,000.00</u>	<u>38,302.82</u>

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category	Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Park Picnic Table - Replace						
	01/01/2027	East	01/01/2002	25:00	\$ 2,800.00	\$ 3,151.42
	01/01/2027	North	01/01/2002	25:00	2,800.00	3,151.42
	01/01/2027	South	01/01/2002	25:00	2,800.00	3,151.42
	01/01/2027	Community	01/01/2002	25:00	2,800.00	3,151.42
	01/01/2052	East	01/01/2027	25:00	2,800.00	6,598.38
	01/01/2052	North	01/01/2027	25:00	2,800.00	6,598.38
	01/01/2052	South	01/01/2027	25:00	2,800.00	6,598.38
	01/01/2052	Community	01/01/2027	25:00	2,800.00	6,598.38
					<u>22,400.00</u>	<u>38,999.20</u>
Park Tot Turf - Replace						
	01/01/2032	East	01/01/2002	30:00	\$ 12,500.00	\$ 16,309.66
	01/01/2032	North	01/01/2002	30:00	12,500.00	16,309.66
	01/01/2032	South	01/01/2002	30:00	13,000.00	16,962.05
					<u>38,000.00</u>	<u>49,581.37</u>
Park Trash Recepticles - Replace						
	01/01/2027	East	01/01/2002	25:00	\$ 750.00	\$ 844.13
	01/01/2027	North	01/01/2002	25:00	750.00	844.13
	01/01/2027	South	01/01/2002	25:00	750.00	844.13
	01/01/2027	Community	01/01/2002	25:00	750.00	844.13
	01/01/2052	East	01/01/2027	25:00	750.00	1,767.42
	01/01/2052	North	01/01/2027	25:00	750.00	1,767.42
	01/01/2052	South	01/01/2027	25:00	750.00	1,767.42
	01/01/2052	Community	01/01/2027	25:00	750.00	1,767.42
					<u>6,000.00</u>	<u>10,446.20</u>
Landscape						
Drywells - Clean & Inspect						
	01/01/2023	Community	01/01/2018	5:00	\$ 30,000.00	\$ 30,000.00
	01/01/2028	Community	01/01/2023	5:00	30,000.00	34,778.22
	01/01/2033	Community	01/01/2028	5:00	30,000.00	40,317.49
	01/01/2038	Community	01/01/2033	5:00	30,000.00	46,739.02
	01/01/2043	Community	01/01/2038	5:00	30,000.00	54,183.34
	01/01/2048	Community	01/01/2043	5:00	30,000.00	62,813.34
					<u>180,000.00</u>	<u>268,831.41</u>
Irrigation Controller - Replace						
	01/01/2026	Community	01/01/2014	12:00	\$ 3,600.00	\$ 3,933.82
	01/01/2038	Community	01/01/2026	12:00	3,600.00	5,608.68
	01/01/2050	Community	01/01/2038	12:00	3,600.00	7,996.64
					<u>10,800.00</u>	<u>17,539.14</u>
Irrigation System - Partial Replacement						
	01/01/2023	Community	01/01/2003	20:00	\$ 75,000.00	\$ 75,000.00
	01/01/2043	Community	01/01/2023	20:00	75,000.00	135,458.34

Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category	Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Irrigation System - Partial Replacement					150,000.00	210,458.34
Landscape Granite - Replenish						
	01/01/2024	Community	01/01/2021	3:00	\$ 76,090.00	\$ 78,372.70
	01/01/2027	Community	01/01/2024	3:00	76,090.00	85,639.97
	01/01/2030	Community	01/01/2027	3:00	76,090.00	93,581.10
	01/01/2033	Community	01/01/2030	3:00	76,090.00	102,258.60
	01/01/2036	Community	01/01/2033	3:00	76,090.00	111,740.73
	01/01/2039	Community	01/01/2036	3:00	76,090.00	122,102.11
	01/01/2042	Community	01/01/2039	3:00	76,090.00	133,424.28
	01/01/2045	Community	01/01/2042	3:00	76,090.00	145,796.31
	01/01/2048	Community	01/01/2045	3:00	76,090.00	159,315.56
	01/01/2051	Community	01/01/2048	3:00	76,090.00	174,088.42
					760,900.00	1,206,319.78
Landscape Trees - Major Trimming						
	01/01/2025	Community	01/01/2022	3:00	\$ 15,000.00	\$ 15,913.50
	01/01/2028	Community	01/01/2025	3:00	15,000.00	17,389.11
	01/01/2031	Community	01/01/2028	3:00	15,000.00	19,001.55
	01/01/2034	Community	01/01/2031	3:00	15,000.00	20,763.51
	01/01/2037	Community	01/01/2034	3:00	15,000.00	22,688.85
	01/01/2040	Community	01/01/2037	3:00	15,000.00	24,792.71
	01/01/2043	Community	01/01/2040	3:00	15,000.00	27,091.67
	01/01/2046	Community	01/01/2043	3:00	15,000.00	29,603.80
	01/01/2049	Community	01/01/2046	3:00	15,000.00	32,348.87
	01/01/2052	Community	01/01/2049	3:00	15,000.00	35,348.48
					150,000.00	244,942.05
Lighting						
Lighting Pole Fixtures - Replace						
	01/01/2027	East	01/01/2002	25:00	\$ 1,800.00	\$ 2,025.92
	01/01/2027	North	01/01/2002	25:00	1,800.00	2,025.92
	01/01/2027	South	01/01/2002	25:00	1,800.00	2,025.92
	01/01/2052	East	01/01/2027	25:00	1,800.00	4,241.82
	01/01/2052	North	01/01/2027	25:00	1,800.00	4,241.82
	01/01/2052	South	01/01/2027	25:00	1,800.00	4,241.82
					10,800.00	18,803.22
Painting						
Block Walls - Repaint						
	01/01/2023	Community	01/01/2015	8:00	\$ 4,032.00	\$ 4,032.00
	01/01/2031	Community	01/01/2023	8:00	4,032.00	5,107.62
	01/01/2039	Community	01/01/2031	8:00	4,032.00	6,470.18
	01/01/2047	Community	01/01/2039	8:00	4,032.00	8,196.23
					16,128.00	23,806.03

Draft Rev 1

Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category	Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Concrete Lines (Bball) - Repaint						
	01/01/2025	East	01/01/2020	5:00	\$ 1,000.00	\$ 1,060.90
	01/01/2025	North	01/01/2020	5:00	1,000.00	1,060.90
	01/01/2025	South	01/01/2020	5:00	1,000.00	1,060.90
	01/01/2030	East	01/01/2025	5:00	1,000.00	1,229.87
	01/01/2030	North	01/01/2025	5:00	1,000.00	1,229.87
	01/01/2030	South	01/01/2025	5:00	1,000.00	1,229.87
	01/01/2035	East	01/01/2030	5:00	1,000.00	1,425.76
	01/01/2035	North	01/01/2030	5:00	1,000.00	1,425.76
	01/01/2035	South	01/01/2030	5:00	1,000.00	1,425.76
	01/01/2040	East	01/01/2035	5:00	1,000.00	1,652.85
	01/01/2040	North	01/01/2035	5:00	1,000.00	1,652.85
	01/01/2040	South	01/01/2035	5:00	1,000.00	1,652.85
	01/01/2045	East	01/01/2040	5:00	1,000.00	1,916.10
	01/01/2045	North	01/01/2040	5:00	1,000.00	1,916.10
	01/01/2045	South	01/01/2040	5:00	1,000.00	1,916.10
	01/01/2050	East	01/01/2045	5:00	1,000.00	2,221.29
	01/01/2050	North	01/01/2045	5:00	1,000.00	2,221.29
	01/01/2050	South	01/01/2045	5:00	1,000.00	2,221.29
					18,000.00	28,520.31
Metal Surfaces - Repaint						
	01/01/2027	Community	01/01/2021	6:00	\$ 5,000.00	\$ 5,627.54
	01/01/2033	Community	01/01/2027	6:00	5,000.00	6,719.58
	01/01/2039	Community	01/01/2033	6:00	5,000.00	8,023.53
	01/01/2045	Community	01/01/2039	6:00	5,000.00	9,580.52
	01/01/2051	Community	01/01/2045	6:00	5,000.00	11,439.64
					25,000.00	41,390.81
Park Ramada & Mailbox - Repaint						
	01/01/2027	Community	01/01/2021	6:00	\$ 4,000.00	\$ 4,502.04
	01/01/2033	Community	01/01/2027	6:00	4,000.00	5,375.67
	01/01/2039	Community	01/01/2033	6:00	4,000.00	6,418.83
	01/01/2045	Community	01/01/2039	6:00	4,000.00	7,664.41
	01/01/2051	Community	01/01/2045	6:00	4,000.00	9,151.71
					20,000.00	33,112.66
Roof						
Bldg Exterior Roof Underlayment - Replace						
	01/01/2032	East	01/01/2002	30:00	\$ 2,961.25	\$ 3,863.76
	01/01/2032	North	01/01/2002	30:00	2,961.25	3,863.76
	01/01/2032	South	01/01/2002	30:00	2,961.25	3,863.76
	01/01/2032	Community	01/01/2002	30:00	2,961.25	3,863.76
					11,845.00	15,455.04
Walls & Fencing						

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category	Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Block Walls - Repairs						
	01/01/2027	Community	01/01/2017	10:00	\$ 29,862.00	\$ 33,609.94
	01/01/2037	Community	01/01/2027	10:00	29,862.00	45,168.95
	01/01/2047	Community	01/01/2037	10:00	29,862.00	60,703.30
					<u>89,586.00</u>	<u>139,482.19</u>
Monument Signage - Replace						
	01/01/2027	Entry	01/01/2002	25:00	\$ 15,000.00	\$ 16,882.63
	01/01/2052	Entry	01/01/2027	25:00	15,000.00	35,348.48
					<u>30,000.00</u>	<u>52,231.11</u>
Water Feature						
Water Feature - Drain & Clean						
	01/01/2024	Entry	01/01/2016	8:00	\$ 7,500.00	\$ 7,725.00
	01/01/2032	Entry	01/01/2024	8:00	7,500.00	9,785.80
	01/01/2040	Entry	01/01/2032	8:00	7,500.00	12,396.36
	01/01/2048	Entry	01/01/2040	8:00	7,500.00	15,703.33
					<u>30,000.00</u>	<u>45,610.49</u>
Water Feature - Repair & Maintain						
	01/01/2027	Entry	01/01/2017	10:00	\$ 30,000.00	\$ 33,765.26
	01/01/2037	Entry	01/01/2027	10:00	30,000.00	45,377.69
	01/01/2047	Entry	01/01/2037	10:00	30,000.00	60,983.82
					<u>90,000.00</u>	<u>140,126.77</u>

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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Block Walls - Repaint

Item Number	2	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	8 Years
Category	Painting	Basis Cost	\$ 0.80
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2015	01/01/2023	0:00	8:00	5,040	4,032.00	4,032.00
								4,032.00	4,032.00

Comments



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Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Block Walls - Repairs

Item Number	3	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	10 Years
Category	Walls & Fencing	Basis Cost	\$ 0.35
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2017	01/01/2027	4:00	10:00	85,320	29,862.00	33,609.94
								29,862.00	33,609.94

Comments



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Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete Lines (Bball) - Repaint

Item Number	4	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Painting	Basis Cost	\$ 1,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
East	Bball Courts	Good	01/01/2020	01/01/2025	2:00	5:00	1	1,000.00	1,060.90
North	Bball Courts	Good	01/01/2020	01/01/2025	2:00	5:00	1	1,000.00	1,060.90
South	Bball Courts	Good	01/01/2020	01/01/2025	2:00	5:00	1	1,000.00	1,060.90
								3,000.00	3,182.70

Comments



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Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Drywells - Clean & Inspect

Item Number	24	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Landscape	Basis Cost	\$ 30,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2018	01/01/2023	0:00	5:00	1	30,000.00	30,000.00
								30,000.00	30,000.00

Comments



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Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Irrigation Controller - Replace

Item Number	5	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Landscape	Basis Cost	\$ 900.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2014	01/01/2026	3:00	12:00	4	3,600.00	3,933.82
								3,600.00	3,933.82

Comments



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Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Irrigation System - Partial Replacement

Item Number	6	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Landscape	Basis Cost	\$ 75,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2003	01/01/2023	0:00	20:00	1	75,000.00	75,000.00
								75,000.00	75,000.00

Comments



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Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscape Granite - Replenish

Item Number	7	Measurement Basis	Tons
Type	Common Area	Estimated Useful Life	3 Years
Category	Landscape	Basis Cost	\$ 70.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2021	01/01/2024	1:00	3:00	1,087	76,090.00	78,372.70
								76,090.00	78,372.70

Comments



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Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscape Trees - Major Trimming

Item Number	8	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	3 Years
Category	Landscape	Basis Cost	\$ 15,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2022	01/01/2025	2:00	3:00	1	15,000.00	15,913.50
								15,000.00	15,913.50

Comments



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Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Lighting Pole Fixtures - Replace

Item Number	9	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Lighting	Basis Cost	\$ 900.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
East	Bball Courts	Good	01/01/2002	01/01/2027	4:00	25:00	2	1,800.00	2,025.92
North	Bball Courts	Good	01/01/2002	01/01/2027	4:00	25:00	2	1,800.00	2,025.92
South	Bball Courts	Good	01/01/2002	01/01/2027	4:00	25:00	2	1,800.00	2,025.92
								5,400.00	6,077.76

Comments



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Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Mailbox - Replace

Item Number	10	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	25 Years
Category	Furniture	Basis Cost	\$ 32,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2016	01/01/2041	18:00	25:00	1	32,500.00	55,329.07
								32,500.00	55,329.07

Comments



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Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Metal Surfaces - Repaint

Item Number	11	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	6 Years
Category	Painting	Basis Cost	\$ 5,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2021	01/01/2027	4:00	6:00	1	5,000.00	5,627.54
								5,000.00	5,627.54

Comments



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Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Monument Signage - Replace

Item Number	12	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	25 Years
Category	Walls & Fencing	Basis Cost	\$ 15,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entry		Good	01/01/2002	01/01/2027	4:00	25:00	1	15,000.00	16,882.63
								15,000.00	16,882.63

Comments



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Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park BBQ Grills - Replace

Item Number	13	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Furniture	Basis Cost	\$ 750.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
East		Good	01/01/2002	01/01/2027	4:00	25:00	2	1,500.00	1,688.26
North		Good	01/01/2002	01/01/2027	4:00	25:00	2	1,500.00	1,688.26
South		Good	01/01/2002	01/01/2027	4:00	25:00	2	1,500.00	1,688.26
Community		Good	01/01/2002	01/01/2027	4:00	25:00	2	1,500.00	1,688.26
								6,000.00	6,753.04

Comments



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Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Benches - Replace

Item Number	14	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Furniture	Basis Cost	\$ 1,100.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
East		Good	01/01/2002	01/01/2027	4:00	25:00	3	3,300.00	3,714.18
North		Good	01/01/2002	01/01/2027	4:00	25:00	3	3,300.00	3,714.18
South		Good	01/01/2002	01/01/2027	4:00	25:00	2	2,200.00	2,476.12
Community		Good	01/01/2002	01/01/2027	4:00	25:00	2	2,200.00	2,476.12
								11,000.00	12,380.60

Comments



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Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Equipment Bball Hoop - Replace

Item Number	15	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Equipment	Basis Cost	\$ 1,000.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
East	Bball Courts	Good	01/01/2002	01/01/2027	4:00	25:00	1	1,000.00	1,125.51
North	Bball Courts	Good	01/01/2002	01/01/2027	4:00	25:00	2	2,000.00	2,251.02
South	Bball Courts	Good	01/01/2002	01/01/2027	4:00	25:00	1	1,000.00	1,125.51
								4,000.00	4,502.04

Comments



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Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Picnic Table - Replace

Item Number	16	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Furniture	Basis Cost	\$ 1,400.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
East		Good	01/01/2002	01/01/2027	4:00	25:00	2	2,800.00	3,151.42
North		Good	01/01/2002	01/01/2027	4:00	25:00	2	2,800.00	3,151.42
South		Good	01/01/2002	01/01/2027	4:00	25:00	2	2,800.00	3,151.42
Community		Good	01/01/2002	01/01/2027	4:00	25:00	2	2,800.00	3,151.42
								11,200.00	12,605.68

Comments



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Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Ramada & Mailbox - Repaint

Item Number	17	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	6 Years
Category	Painting	Basis Cost	\$ 4,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2021	01/01/2027	4:00	6:00	1	4,000.00	4,502.04
								4,000.00	4,502.04

Comments



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Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Tot Turf - Replace

Item Number	18	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	30 Years
Category	Furniture	Basis Cost	\$ 25.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
East		Good	01/01/2002	01/01/2032	9:00	30:00	500	12,500.00	16,309.66
North		Good	01/01/2002	01/01/2032	9:00	30:00	500	12,500.00	16,309.66
South		Good	01/01/2002	01/01/2032	9:00	30:00	520	13,000.00	16,962.05
								38,000.00	49,581.37

Comments



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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Trash Receptacles - Replace

Item Number	19	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Furniture	Basis Cost	\$ 750.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
East		Good	01/01/2002	01/01/2027	4:00	25:00	1	750.00	844.13
North		Good	01/01/2002	01/01/2027	4:00	25:00	1	750.00	844.13
South		Good	01/01/2002	01/01/2027	4:00	25:00	1	750.00	844.13
Community		Good	01/01/2002	01/01/2027	4:00	25:00	1	750.00	844.13
								3,000.00	3,376.52

Comments



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Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Playstructure - Repairs

Item Number	20	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 Years
Category	Equipment	Basis Cost	\$ 10,000.00
Tracking Method	Logistical One Time		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	/ /	01/01/2024	1:00	5:00	1	10,000.00	10,300.00
								10,000.00	10,300.00

Comments



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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Playstructure - Replace

Item Number	21	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Equipment	Basis Cost	\$ 65,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
East		Good	01/01/2002	01/01/2032	9:00	30:00	1	65,000.00	84,810.26
North		Good	01/01/2002	01/01/2032	9:00	30:00	1	65,000.00	84,810.26
South		Good	01/01/2002	01/01/2032	9:00	30:00	1	65,000.00	84,810.26
								195,000.00	254,430.78

Comments



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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Water Feature - Drain & Clean

Item Number	22	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	8 Years
Category	Water Feature	Basis Cost	\$ 7,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entry		Good	01/01/2016	01/01/2024	1:00	8:00	1	7,500.00	7,725.00
								7,500.00	7,725.00

Comments



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Vintage Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Water Feature - Repair & Maintain

Item Number	23	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Water Feature	Basis Cost	\$ 30,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entry		Good	01/01/2017	01/01/2027	4:00	10:00	1	30,000.00	33,765.26
								30,000.00	33,765.26

Comments



Draft Rev1