

Rogers Ranch Unit 5

Reserve Study Report Reserve Study With Site Visit

For 30-Year Projection Period Beginning January 1, 2015



Rogers Ranch Unit 5

Reserve Study

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Board of Directors
Rogers Ranch Unit 5
Phoenix, AZ

Preparer's Report - Level I Reserve Study With Site Visit

We have prepared the accompanying Reserve Funding Forecast of The Master Association as of and for the thirty-year period beginning January 1, 2015 as a Level I Reserve Study.

We conducted our engagement in accordance with National Reserve Study Standards of the Community Associations Institute and the Association of Professional Reserve Analysts. Those standards require that we perform a site visit to visually observe and assess the condition of the significant common area components of the Association. A Level I Reserve Study also includes assessing the significant estimates used by management, as well as evaluating the overall forecast report presentation.

This report presents, in the form of a financial forecast, information that is the representation of management of the Association. We do not express an opinion or any other form of assurance on the accompanying report or assumptions. Furthermore, there will usually be differences between the forecast and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

Facilities Advisors, Inc.

Pierre Del Rosario

Pierre Del Rosario PRA

February 24, 2015

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Executive Summary

This summary identifies the major characteristics of the project.

Association Name:	Rogers Ranch Unit 5
Location	Phoenix,AZ
# of Lots	116
30-Year Projection Period	January 1, 2015 - December 31, 2045
Site Visit Date	January 5, 2015
Report Effective Date	January 1, 2015
Projected Reserve Fund Balance at January 1, 2015	\$ 127,400
Ideal Reserve Balance at January 1, 2015	\$ 63,624
Percent Funded at January 1, 2015	200.23 %
Recommended Annual Contribution to Reserves Year 1	\$ 10,371
Estimated Interest Rate	0.90 %
Estimated Inflation Rate	2.00 %
Estimated Tax Rate	0.00 %

The Association is a 116- lot planned development.

The status of the Association's Reserve Fund is evaluated primarily by attempting to measure its strength. While there are subjective considerations that can be applied, the percent funded calculation represents the most universally accepted objective measure of the strength of the reserve fund. The discussion in the paragraph above evaluates the strength of the Association's reserve fund.

This financial projection was prepared for the Association by Preparer and is based upon certain assumptions regarding condition, replacement costs, and estimated useful lives of the components contained in this study. Estimated replacement costs are based upon bids received, prior costs paid, construction costs manuals and other sources. This study is limited to those components contained herein. Certain components have been omitted as they have useful lives in excess of the scope of this study (30 years), or major repair and replacement costs are included in the operating budget. Funding has been calculated using a pooled, cash flow calculation. Assumptions for interest earnings on invested funds, the inflation rates estimated for future replacement costs, and the applicable net income tax rate are shown above.

The Board of Directors has determined that, based upon the reserve study, **no special assessments are presently anticipated** for any year covered by this study. However, actual expenditures may vary from the estimated amounts, and the variations may be material. Therefore, amounts accumulated in the reserve fund may not be adequate to meet future needs. The Board regularly updates assumptions and estimates used in the reserve study in order to have accurate financial projections of future cash needs.

That portion of the annual budget related to reserves generally consists simply of the assessment. Because of the multi-year approach of the reserve budget, the reserve study itself is the budget tool used

to determine the assessment amount. The current year reserve assessment amount is simply extracted from the 30-year reserve funding plan and inserted into the annual budget. The reserve study funding plan is an integral part of the annual budget process and overall financial plan for the Association.

The property described in this report is a common interest development. As such, it contains common areas and facilities that are owned "in common" by the members. As the elected governing body of the association, the Board of Directors is responsible for maintenance of the common areas and the sound financial management and operation of the Association.

One of the primary duties of the Board of Directors is the preparation and/or review of the annual budget. The annual budget process must, at a minimum, address two areas; Operating Funds and Reserve Funds. The net result is a determination of the annual assessment to be charged to members, which will consist of an operating assessment and a reserve assessment.

The operating budget is intended to provide for all annually recurring expenses of the Association, including routine maintenance of common areas. Such routine maintenance is the basis of the facilities maintenance plan, and to a large degree, will dictate the timing and amount of future expenditures of the reserve fund. The normal budget process is to estimate the required expenditures for the Association's governance, business, member services, and maintenance activities, then determine the assessment required to provide for those costs. By its nature, this is geared to an annual cycle.

Reserve funds are a part of the monthly or annual assessments paid by owners of an individual unit or lot. These funds are intended to be set aside specifically for major repairs and replacements and not be used for any other purpose. These funds are accumulated by the Association, earn interest, and should be expended as approved by management only for major repairs and replacements of the common area components.

This Reserve Study assists the Board of Directors by providing the information to determine the appropriate amount of money to assess owners. Specifically, the reserve study report provides a 30-year funding plan to assure an equitable assessment structure to provide for the non-annual major repairs and replacements of common area components. The report is a financial projection that is based upon an evaluation and Visit of the common area components.

Because the reserve study is a projection of future events, it necessarily is based upon a number of assumptions. The reserve study process is an exercise in refining those assumptions to those most likely to occur. Future events occurring near term are inherently more predictable than those occurring long term. That is why it is necessary to perform periodic updates to the reserve study; to update and refine the assumptions based on the passage of time and actual maintenance activities that have occurred.

The reserve study consists of two parts; the physical analysis, and the financial analysis. The findings of the physical evaluation, including identification of components, condition, useful and remaining life, and replacement cost, are summarized in this report. The financial analysis consists of the evaluation of the current reserve funding status, and a 30-year projection of cash inflows and outflows.

Physical Analysis

The physical analysis itself consists of two parts;

1. The site visit wherein (a) all common area components are identified, (b) measurements or counts are made or verified, and (c) condition of components is assessed,
2. The analysis, usually performed after the site Visit, consisting of determining what components are to be included in the reserve funding study, and the useful (normal) life and remaining life, and repair or replacement cost of each component to be included in the funding study.

The identification of all common area components is based upon prior reserve studies, inquiries of management, depreciation schedules, asset listings, plot maps, building plans, vendor or contractor representations, and insurance records, in addition to our own observations to attempt to correctly identify all common area components. In addition, management representations and governing documents help determine maintenance responsibility.

Measurements or counts of common area components are included, except for certain items where an "allowance" factor is included. Quantification; counts and measurements are in accordance industry standards and the Association's maintenance plan. As an example, measurements of roofing or painting may not be necessary if we have firm bids or contracts that specify a cost, as the measurement then becomes irrelevant, except for cost verification purposes. Components are included in the study at the level where costs are anticipated to be incurred, not grouped so at a level of detail data becomes meaningless.

Condition is assessed on a subjective basis considering a number of factors: original useful life, age, quality, rate of wear and tear, management representations, and maintenance plan. The maintenance plan is the most important factor, as often components will be replaced long before their useful life has ended, strictly for aesthetic purposes.

The identification of components to be included in the reserve study is based upon a number of factors. CAI National Reserve Study Standards established a four part test:

- 1) The component must be a common area maintenance responsibility
- 2) The component must have a limited life
- 3) The limited life must be predictable
- 4) The component must be above a minimum threshold cost.

Based on the above standards, most small equipment and tool items are excluded from the study. Most building infrastructure components are also excluded from the study. Again, however, the Association's maintenance plan may override these considerations. For instance, if smaller, low cost items such as pool equipment, which may otherwise be excluded based on individual cost to replace, are considered to be part of the swimming pool "system," then it would be appropriate to include such items in the reserve study.

Likewise, small tools may be grouped for this purpose to provide a funding vehicle for non-annual expenses that simply do not fit into the operating budget.

Useful life is usually based on our experience with similar components. However, other factors that may factor into this decision are the Association's maintenance plan, warranty periods, assumptions regarding quality, wear and tear, maintenance procedures, and climate conditions. The useful life is also used as the normal replacement cycle for calculation of future major repairs and replacements.

Remaining life will normally be the difference between a component's age and its useful life. However, we will often modify remaining life based on observed condition, maintenance history, and the Association's maintenance plan. Also, because maintenance records are often sketchy, and staff and board members have changed, it is often very difficult to determine when a component was actually placed into service. The date placed in service may end up being an estimated date, calculated from the estimated remaining useful life. The following categories help us establish guidelines for determining useful life and remaining life.

- Cyclic Regular - Items like road slurry or wood painting fall into this category. Such components have a very predictable life cycle. That life cycle may vary based upon local climate, usage, exposure to weather, or similar issues, but will generally stabilize for the components of a given property and have a reasonably high degree of predictability concerning both useful and remaining life.
- Cyclic Irregular - Items like deck surfaces and roofing fall into this category. These items have a normal life span great enough that climate, level of preventive maintenance, owner care, and other issues can materially affect the actual life.
- Predictable but Irregular Non-Catastrophic Failure - This category includes pool pumps, spa heaters, and other items which can be expected to wear out with some predictability (regular or irregular), but do not need to be replaced until failure. With these items the Association may well have accumulated the money for repair or replacement and then actually wait for failure to spend this money. This does not affect the reserve contribution prior to the expected replacement date, but once that date is reached assessments can be reduced until failure because adequate reserves are on hand.
- Catastrophic Failure - With these items waiting until failure is not appropriate. A hydraulic elevator falls into this category. In these cases, a fund is built for a general replacement time frame, then a decision is made to repair or replace before failure.
- Outdated Design/Aesthetics - This category refers to items where aesthetics are a major concern. Examples include light fixtures, window coverings, and other items that may be quite functional past the time they are desirable. They should be recognized and reserved for in order to keep the common area from appearing dated and unappealing.

Cost estimates can be derived from a number of different sources. Since the preparation of a reserve study is an attempt to refine estimates as much as possible, the use of "real costs" is our goal. That means we try to use the most reliable costs available, and if they're not available, go to the next most reliable source.

In order of reliability, costs are obtained from:

- Actual cost of most recent repair
- Bid for repair not yet under taken
- Contractor or vendor estimate
- Facilities Advisors inc. cost database (continually updated)

- Construction cost estimating guides

Site Visit Observations

No unusual items noted.

Financial Analysis

The attached Cash Flow Projection summarizes the cash inflows and outflows of the reserve fund for the thirty-year projection period. This analysis incorporates the assumptions set forth in the Summary of Significant Assumptions. The projected assessments should reflect the amounts set forth in the Association's annual budget.

The starting point for the Cash Flow Projection is the estimated combined cash and investment balance at the first day of the fiscal year of the 30- year projection period. Since this report is prepared prior to that actual date, the amount must be estimated. Several factors must be considered; the current cash balance, the estimated reserve fund transfers from the interim report date until year end, estimated expenditures from the interim report date until year end, and estimated interest earnings from the interim report date until year end. For purposes of this analysis, estimated interest income is ignored as being an immaterial amount.

The financial analysis of a reserve study consists of creating a forecast of future expenditures, then building a cash flow stream to provide funding for those future expenditures. This is necessarily dependent upon a number of assumptions about both current and future events.

The calculation of future expenditures is based upon the information obtained from the physical analysis; the estimated replacement cost and estimated remaining life for each component. This future cost typically includes an inflation assumption, as the future replacement cost is normally higher than the current replacement cost. Future replacement cost may also include a minor contingency factor into the projected future cost of each component, simply as a precaution against estimating mistakes in replacement costs or replacement dates.

Building a stream of estimated future cash inflows to adequately provide for the projected future expenditures is a subjective process. This stream of cash inflows may consist of several parts, including regular member assessments, special assessments, interest income, bank loans, or other income. In addition, we normally recommend an assessment "adjustment factor" that slowly increases annual assessments to keep pace with effect of inflation increases on future expenditures for replacement of the common area components.

Assessments - While we are usually able to calculate an "ideal" first year assessment amount, for most associations that is impractical, as Association's are generally limited to a maximum "politically acceptable" assessment for the first year. We honor that, because with a 30-year budget, we can make up any deficiency in future (the remaining 29) years.

Interest Income - Interest income is normally retained within the reserve fund, so is normally included as a factor in building the funding plan. For purposes of this financial forecast, interest is compounded on a monthly basis. Interest rates may vary from year to year, but are essentially not able to be predicted over long periods of time. Most associations choose to build their funding plan using known, current interest rates, and do not modify that rate over time. We have performed a comparative study of interest and inflation rates over a 70-year time period that indicates that interest and inflation rates tend to correlate relatively closely over long periods of time, so relatively offset each other at high percent funded levels.

Adjustment factor - We generally recommend that reserve assessments be increased annually as an offset to the effects of inflation. Failure to do so will likely leave the Association in an underfunded situation, unless the entire reserve assessment structure is re-challenged and revised yearly.

Funding Goals - The Association's funding plan can be built using one of three recognized goals; Baseline funding, Threshold funding, or Full funding. However, as discussed below, any of the three methods should also be combined with a relatively uniform assessment structure to provide consistency for members so they can better plan their own cash flows.

The goal of Baseline funding is simply to make sure your cash balance does not drop below zero. Since this term is not precisely defined, a number of different funding plans could be developed that could all be described as "Baseline funding." The simplest example is that the cash balance does not drop below zero in a single year, normally the year in which the largest expenditures are made, and is well above zero in other years. A more extreme example is that annual assessments, instead of attempting to be relatively uniform, are more erratic over time, conforming to the timing of expenditures. Since this essentially defeats the purpose of having a long term reserve plan, that example, although still technically qualifying as a "baseline funding" goal, should not be used.

Threshold funding establishes a funding goal greater than Baseline funding, but less than Full funding, or 100% funded. This is generally defined as a specific minimum dollar amount below which the reserve fund is not allowed to go, as an example \$100,000 might be established as the minimum threshold. Again, strict adherence to using threshold funding could lead to erratic annual funding, so a threshold funding plan should be used only when using a relatively uniform assessment structure.

Full funding establishes a goal of 100% funding. This is interpreted as having 100% of the funds needed at a given point in time (the ideal balance), not as having 100% of the replacement cost of all components.

The percent funded calculation is generally regarded as the best objective measure of the strength, or status, of an association's reserve fund. Percent funded measures the ideal balance against the funds actually set aside for reserves. There is general consensus amongst industry professionals that a percent funded ratio of less than 30% represents a "weak" reserve fund. 30% to 70% is generally considered "adequate." 70% and above is considered "strong."

Summary of 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.

The Association will not have to replace the components that have a remaining life of more than 30 years. Those components are assumed to be permanent, lifetime components. A projection of events 30 years in the future can only be made in general terms. However, as the Association matures, certain components may

deteriorate and the remaining physical life will be reduced such that those components may need to be reevaluated to determine if they should be included in future studies.

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.

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 risks, such as all-risk property liability, and theft.

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, 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.

Components Excluded from this report

Major Component	Reason Not Included
Building Structures	Lifetime Component
Utilities - Underground / In Structure	Lifetime Component
Irrigation Heads, Pipes	Operating Budget

Disclosures

Neither Facilities Advisors, Inc. nor its owners individually have other relationships with the Association that would represent a conflict of interest.

Your Facilities Advisors, Inc. Reserve Specialist is Pierre Del Rosario. Mr. Del Rosario has been preparing reserve studies since 1999, and has performed hundreds of reserve studies. His reserve study experience encompasses all types of reserve studies, including condominium, homeowners, and timeshare associations.

Mr. Del Rosario holds the Professional Reserve Analyst (PRA) designation issued by APRA, the Association of Professional Reserve Analysts, and is a member of APRA. He is also registered as a Reserve Study Specialist (RSS) with the Nevada Division of Real Estate, Certificate # 108.

Mr. Del Rosario has worked in a CPA firm for more than ten years and possesses the skills directly applicable to preparation of a financial forecast for future major repairs and replacements.

The skill-set involved in the above described experiences and designations represent the skills most directly applicable to evaluation of existing facilities for purposes of a reserve study.

The site visit performed as part of this engagement included observations of all significant visible common area components, unless otherwise indicated on the detail component listing. No destructive testing was performed.

We are not aware of any material issues that, if not disclosed, would cause a significant distortion of the Association's reserve status or funding plan.

Limitations on Report

The preparer has relied upon certain information provided by Association representatives in the performance of this reserve study. Such information includes, but is not necessarily limited to, financial data, identification or quantification of common area components, and historical maintenance information. Such information is deemed reliable by Facilities Advisors, Inc.

The reserve study is a reflection of information provided to the preparer and this report has been assembled for use by the Association. This report has not been audited, nor subjected to a forensic or quality analysis, or background checks of historical records.

The reserve balance projected in this report is based upon information provided by the Association to the preparer and was not audited.

Information provided to the preparer by the Association about reserve projects is considered reliable. The onsite visit cannot be considered a project audit or a quality visit.

Terminology

Report Effective Date – Effective date of report based on the Association fiscal year end.

Current Replacement Cost - Calculation based upon unit cost, measurement basis, and quantity.

Common Area - The areas of a project whose ownership is under an undivided interest basis. These areas are shared equally between all owners, in use and maintenance.

Component - A specific item of the common areas that requires major repair or replacement (pool pump, tennis court net, couch, roof, etc.).

Compound Interest - A financial calculation that takes into account that interest, added to the principal at specified compounding periods, also earns interest.

Funds - Actual monies that are on deposit or to be collected.

Future Cost - Estimated cost to replace at a specific future date based upon estimated current replacement cost and the rate of inflation applied on a compounded basis for a specified period.

Project Date - Date that the first unit was delivered for occupancy.

Estimated Life - Estimated total life of a reserve component, for recurring replacement cycles.

Unit - This is an actual residence or condominium.

Remaining Life - An estimate of the service life of a particular component made after the first year in which a reserve item has been in place.

Adjusted Life - Changed life for the first replacement cycle only of a component.

Date Placed in Service - The initial date that a component is placed in service.

Special Assessment - Supplemental contributions by owners (in addition to the normal contributions) usually assessed when long-term maintenance or replacements of reserve items are of immediate nature and sufficient funds are not available to pay for these items

Measurement Basis - The basis in which costs are measured for reserve items (sq. yd., linear feet, etc.).

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/15 - 12/15	\$ 127,400	\$ 10,371	0.00 %	\$ 1,159	\$ 9,463	\$ 129,467	198.65 %	\$ 65,173
1/16 - 12/16	129,467	10,423	0.50	1,160	10,791	130,261	198.62	65,583
1/17 - 12/17	130,261	10,475	0.50	1,206	3,146	138,797	187.72	73,938
1/18 - 12/18	138,797	10,528	0.50	1,278	2,653	147,951	177.94	83,146
1/19 - 12/19	147,951	10,581	0.50	1,382	546	159,368	167.92	94,902
1/20 - 12/20	159,368	10,633	0.50	1,201	51,568	119,635	215.90	55,412
1/21 - 12/21	119,635	10,687	0.50	1,129	0	131,451	194.46	67,595
1/22 - 12/22	131,451	10,740	0.50	1,039	44,403	98,828	279.42	35,368
1/23 - 12/23	98,828	10,794	0.50	931	1,171	109,382	235.72	46,403
1/24 - 12/24	109,382	10,848	0.50	999	6,010	115,219	217.46	52,983
1/25 - 12/25	115,219	10,902	0.50	1,042	11,535	115,629	212.62	54,380
1/26 - 12/26	115,629	10,956	0.50	1,056	4,351	123,291	194.90	63,256
1/27 - 12/27	123,291	11,011	0.50	1,163	0	135,466	175.94	76,993
1/28 - 12/28	135,466	11,066	0.50	1,202	13,685	134,050	173.19	77,400
1/29 - 12/29	134,050	11,122	0.50	1,247	1,985	144,434	160.65	89,905
1/30 - 12/30	144,434	11,177	0.50	1,271	16,709	140,174	159.23	88,029
1/31 - 12/31	140,174	11,233	0.50	1,305	2,778	149,935	149.21	100,483
1/32 - 12/32	149,935	11,289	0.50	1,363	4,900	157,687	141.72	111,264
1/33 - 12/33	157,687	11,346	0.50	1,476	0	170,510	133.69	127,535
1/34 - 12/34	170,510	11,402	0.50	1,509	16,148	167,274	130.61	128,066
1/35 - 12/35	167,274	11,459	0.50	1,111	89,550	90,295	165.32	54,617
1/36 - 12/36	90,295	11,517	0.50	835	3,789	98,858	148.10	66,749
1/37 - 12/37	98,858	11,574	0.50	945	0	111,379	133.72	83,287
1/38 - 12/38	111,379	11,632	0.50	998	8,710	115,299	125.86	91,607
1/39 - 12/39	115,299	11,690	0.50	904	45,971	81,923	130.39	62,828

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Percent Funded - Annual - Ending Balance

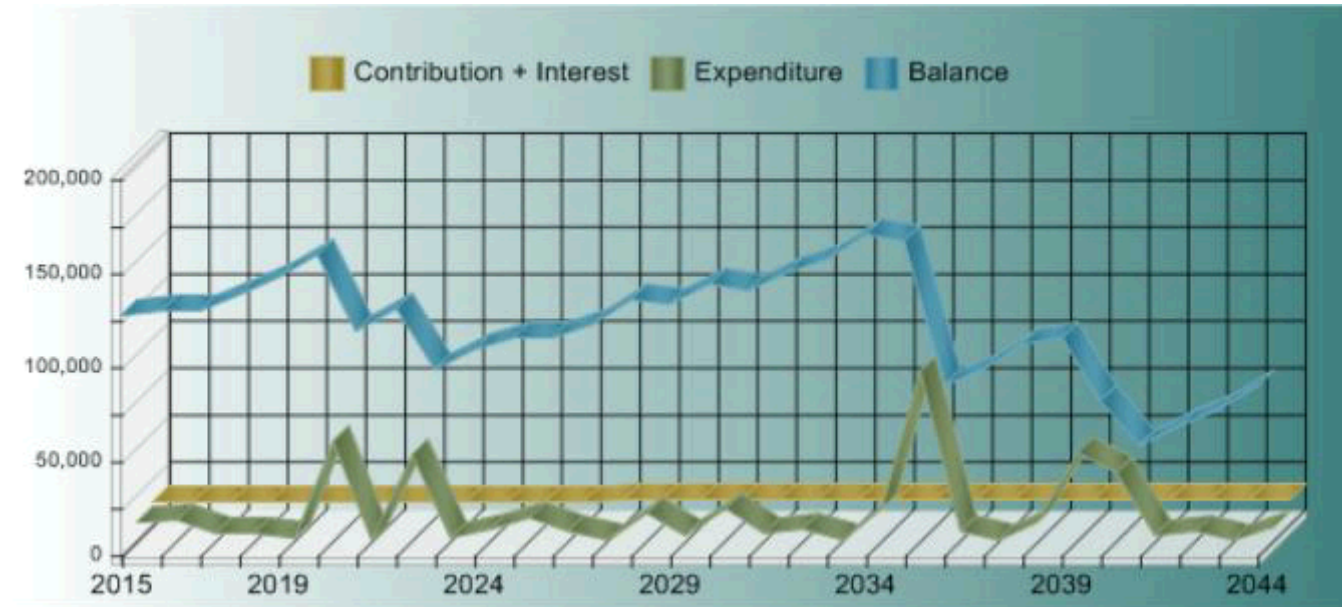
Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/40 - 12/40	\$ 81,923	\$ 11,749	0.50 %	\$ 627	\$ 35,612	\$ 58,687	132.74 %	\$ 44,210
1/41 - 12/41	58,687	11,808	0.50	569	1,673	69,391	115.95	59,844
1/42 - 12/42	69,391	11,867	0.50	643	4,267	77,635	105.66	73,474
1/43 - 12/43	77,635	11,926	0.50	755	0	90,317	98.10	92,064
1/44 - 12/44	90,317	11,986	0.50	812	7,112	96,003	80.99	117,220

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

Cash Flow - Chart



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Expenditures - by Year

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Year --2015							
07/01/2015	Block Walls - Repair Allowance	910-000-0004	07/01/2005	10:00	\$ 1,131.14	\$ 0.00	\$ 1,131.14
07/01/2015	Dry Well Allowance	910-000-0005	07/01/2010	5:00	1,969.40	0.00	1,969.40
07/01/2015	Rubber Floor	910-000-0019	07/01/2005	10:00	6,362.69	0.00	6,362.69
					\$ 9,463.23	\$ 0.00	\$ 9,463.23
Year --2016							
01/01/2016	Tree Trimming	910-000-0026	01/01/2014	2:00	2,550.00	0.00	2,550.00
07/01/2016	Landscape Renovation	910-000-0009	07/01/2010	6:00	8,241.20	0.00	8,241.20
					\$ 10,791.20	\$ 0.00	\$ 10,791.20
Year --2017							
01/01/2017	Sidewalks	910-000-0027	01/01/2014	3:00	1,040.40	0.00	1,040.40
07/01/2017	Sand	910-000-0020	07/01/2010	7:00	2,105.71	0.00	2,105.71
					\$ 3,146.11	\$ 0.00	\$ 3,146.11
Year --2018							
01/01/2018	Tree Trimming	910-000-0026	01/01/2016	2:00	2,653.02	0.00	2,653.02
					\$ 2,653.02	\$ 0.00	\$ 2,653.02
Year --2019							
07/01/2019	Pathways Allowance	910-000-0015	07/01/2014	5:00	546.60	0.00	546.60
					\$ 546.60	\$ 0.00	\$ 546.60
Year --2020							
01/01/2020	Sidewalks	910-000-0027	01/01/2017	3:00	1,104.08	0.00	1,104.08
01/01/2020	Tree Trimming	910-000-0026	01/01/2018	2:00	2,760.20	0.00	2,760.20
03/01/2020	Mailbox	920-001-0012	03/01/2005	15:00	7,975.66	0.00	7,975.66
03/01/2020	Mailbox	920-002-0012	03/01/2005	15:00	2,658.55	0.00	2,658.55
03/01/2020	Mailbox	920-003-0012	03/01/2005	15:00	3,987.83	0.00	3,987.83
03/01/2020	Mailbox	920-004-0012	03/01/2005	15:00	3,987.83	0.00	3,987.83
07/01/2020	BBQ - Replace	910-000-0002	07/01/2005	15:00	390.27	0.00	390.27
07/01/2020	Backflows	910-000-0001	07/01/2005	15:00	892.05	0.00	892.05
07/01/2020	Block Walls - Paint	910-000-0003	07/01/2010	10:00	4,683.28	0.00	4,683.28
07/01/2020	Dry Well Allowance	910-000-0005	07/01/2015	5:00	2,174.38	0.00	2,174.38
07/01/2020	Gazebo Paint	910-000-0006	07/01/2010	10:00	390.27	0.00	390.27
07/01/2020	Gravel	910-000-0007	07/01/2005	15:00	11,150.67	0.00	11,150.67
07/01/2020	Irrigation Controller	910-000-0008	07/01/2005	15:00	1,895.61	0.00	1,895.61
07/01/2020	Park Trash Can Holder	910-000-0014	07/01/2005	15:00	473.90	0.00	473.90
07/01/2020	Picnic Tables - Replace	910-000-0016	07/01/2005	15:00	1,784.11	0.00	1,784.11
07/01/2020	Spring Ride Toys	910-000-0021	07/01/2005	15:00	1,561.09	0.00	1,561.09
07/01/2020	Wrought Iron 4.5' Paint	910-000-0022	07/01/2010	10:00	1,532.10	0.00	1,532.10
07/01/2020	Wrought Iron 6' Paint	910-000-0024	07/01/2010	10:00	2,167.02	0.00	2,167.02
					\$ 51,568.90	\$ 0.00	\$ 51,568.90
Year --2022							

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Expenditures - by Year

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
01/01/2022	Tree Trimming	910-000-0026	01/01/2020	2:00	\$ 2,871.71	\$ 0.00	\$ 2,871.71
07/01/2022	Landscape Renovation	910-000-0009	07/01/2016	6:00	9,280.93	0.00	9,280.93
07/01/2022	Light - Solar Light Pole Fixtures	910-000-0011	07/01/2005	17:00	3,248.32	0.00	3,248.32
07/01/2022	Playground Equipment	910-000-0017	07/01/2005	17:00	29,002.89	0.00	29,002.89
					\$ 44,403.85	\$ 0.00	\$ 44,403.85
Year --2023							
01/01/2023	Sidewalks	910-000-0027	01/01/2020	3:00	1,171.66	0.00	1,171.66
					\$ 1,171.66	\$ 0.00	\$ 1,171.66
Year --2024							
01/01/2024	Tree Trimming	910-000-0026	01/01/2022	2:00	2,987.73	0.00	2,987.73
07/01/2024	Pathways Allowance	910-000-0015	07/01/2019	5:00	603.49	0.00	603.49
07/01/2024	Sand	910-000-0020	07/01/2017	7:00	2,418.80	0.00	2,418.80
					\$ 6,010.02	\$ 0.00	\$ 6,010.02
Year --2025							
07/01/2025	Block Walls - Repair Allowance	910-000-0004	07/01/2015	10:00	1,378.86	0.00	1,378.86
07/01/2025	Dry Well Allowance	910-000-0005	07/01/2020	5:00	2,400.69	0.00	2,400.69
07/01/2025	Rubber Floor	910-000-0019	07/01/2015	10:00	7,756.08	0.00	7,756.08
					\$ 11,535.63	\$ 0.00	\$ 11,535.63
Year --2026							
01/01/2026	Sidewalks	910-000-0027	01/01/2023	3:00	1,243.37	0.00	1,243.37
01/01/2026	Tree Trimming	910-000-0026	01/01/2024	2:00	3,108.44	0.00	3,108.44
					\$ 4,351.81	\$ 0.00	\$ 4,351.81
Year --2028							
01/01/2028	Tree Trimming	910-000-0026	01/01/2026	2:00	3,234.02	0.00	3,234.02
07/01/2028	Landscape Renovation	910-000-0009	07/01/2022	6:00	10,451.83	0.00	10,451.83
					\$ 13,685.85	\$ 0.00	\$ 13,685.85
Year --2029							
01/01/2029	Sidewalks	910-000-0027	01/01/2026	3:00	1,319.48	0.00	1,319.48
07/01/2029	Pathways Allowance	910-000-0015	07/01/2024	5:00	666.30	0.00	666.30
					\$ 1,985.78	\$ 0.00	\$ 1,985.78
Year --2030							
01/01/2030	Tree Trimming	910-000-0026	01/01/2028	2:00	3,364.67	0.00	3,364.67
07/01/2030	Block Walls - Paint	910-000-0003	07/01/2020	10:00	5,708.89	0.00	5,708.89
07/01/2030	Dry Well Allowance	910-000-0005	07/01/2025	5:00	2,650.56	0.00	2,650.56
07/01/2030	Gazebo Paint	910-000-0006	07/01/2020	10:00	475.74	0.00	475.74
07/01/2030	Wrought Iron 4.5' Paint	910-000-0022	07/01/2020	10:00	1,867.62	0.00	1,867.62
07/01/2030	Wrought Iron 6' Paint	910-000-0024	07/01/2020	10:00	2,641.59	0.00	2,641.59
					\$ 16,709.07	\$ 0.00	\$ 16,709.07

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Expenditures - by Year

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Year --2031							
07/01/2031	Sand	910-000-0020	07/01/2024	7:00	\$ 2,778.44	\$ 0.00	\$ 2,778.44
					\$ 2,778.44	\$ 0.00	\$ 2,778.44
Year --2032							
01/01/2032	Sidewalks	910-000-0027	01/01/2029	3:00	1,400.24	0.00	1,400.24
01/01/2032	Tree Trimming	910-000-0026	01/01/2030	2:00	3,500.60	0.00	3,500.60
					\$ 4,900.84	\$ 0.00	\$ 4,900.84
Year --2034							
01/01/2034	Tree Trimming	910-000-0026	01/01/2032	2:00	3,642.03	0.00	3,642.03
07/01/2034	Landscape Renovation	910-000-0009	07/01/2028	6:00	11,770.46	0.00	11,770.46
07/01/2034	Pathways Allowance	910-000-0015	07/01/2029	5:00	735.65	0.00	735.65
					\$ 16,148.14	\$ 0.00	\$ 16,148.14
Year --2035							
01/01/2035	Sidewalks	910-000-0027	01/01/2032	3:00	1,485.95	0.00	1,485.95
03/01/2035	Mailbox	920-001-0012	03/01/2020	15:00	10,734.19	0.00	10,734.19
03/01/2035	Mailbox	920-002-0012	03/01/2020	15:00	3,578.06	0.00	3,578.06
03/01/2035	Mailbox	920-003-0012	03/01/2020	15:00	5,367.10	0.00	5,367.10
03/01/2035	Mailbox	920-004-0012	03/01/2020	15:00	5,367.10	0.00	5,367.10
07/01/2035	BBQ - Replace	910-000-0002	07/01/2020	15:00	525.26	0.00	525.26
07/01/2035	Backflows	910-000-0001	07/01/2020	15:00	1,200.59	0.00	1,200.59
07/01/2035	Block Walls - Repair Allowance	910-000-0004	07/01/2025	10:00	1,680.82	0.00	1,680.82
07/01/2035	Dry Well Allowance	910-000-0005	07/01/2030	5:00	2,926.43	0.00	2,926.43
07/01/2035	Gravel	910-000-0007	07/01/2020	15:00	15,007.33	0.00	15,007.33
07/01/2035	Irrigation Controller	910-000-0008	07/01/2020	15:00	2,551.25	0.00	2,551.25
07/01/2035	Light - Solar Light Pole	910-000-0010	07/01/2005	30:00	1,125.55	0.00	1,125.55
07/01/2035	Park Trash Can Holder	910-000-0014	07/01/2020	15:00	637.81	0.00	637.81
07/01/2035	Picnic Tables - Replace	910-000-0016	07/01/2020	15:00	2,401.17	0.00	2,401.17
07/01/2035	Rubber Floor	910-000-0019	07/01/2025	10:00	9,454.62	0.00	9,454.62
07/01/2035	Spring Ride Toys	910-000-0021	07/01/2020	15:00	2,101.03	0.00	2,101.03
07/01/2035	Wrought Iron 4.5' Replace	910-000-0023	07/01/2005	30:00	14,176.30	0.00	14,176.30
07/01/2035	Wrought Iron 6' Replace	910-000-0025	07/01/2005	30:00	9,229.51	0.00	9,229.51
					\$ 89,550.07	\$ 0.00	\$ 89,550.07
Year --2036							
01/01/2036	Tree Trimming	910-000-0026	01/01/2034	2:00	3,789.17	0.00	3,789.17
					\$ 3,789.17	\$ 0.00	\$ 3,789.17
Year --2038							
01/01/2038	Sidewalks	910-000-0027	01/01/2035	3:00	1,576.90	0.00	1,576.90
01/01/2038	Tree Trimming	910-000-0026	01/01/2036	2:00	3,942.25	0.00	3,942.25
07/01/2038	Sand	910-000-0020	07/01/2031	7:00	3,191.55	0.00	3,191.55
					\$ 8,710.70	\$ 0.00	\$ 8,710.70

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Expenditures - by Year

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Year --2039							
07/01/2039	Light - Solar Light Pole Fixtures	910-000-0011	07/01/2022	17:00	\$ 4,548.44	\$ 0.00	4,548.44
07/01/2039	Pathways Allowance	910-000-0015	07/01/2034	5:00	812.22	0.00	812.22
07/01/2039	Playground Equipment	910-000-0017	07/01/2022	17:00	40,611.05	0.00	40,611.05
					\$ 45,971.71	\$ 0.00	45,971.71
Year --2040							
01/01/2040	Tree Trimming	910-000-0026	01/01/2038	2:00	4,101.51	0.00	4,101.51
07/01/2040	Block Walls - Paint	910-000-0003	07/01/2030	10:00	6,959.11	0.00	6,959.11
07/01/2040	Dry Well Allowance	910-000-0005	07/01/2035	5:00	3,231.02	0.00	3,231.02
07/01/2040	Gazebo Paint	910-000-0006	07/01/2030	10:00	579.93	0.00	579.93
07/01/2040	Landscape Renovation	910-000-0009	07/01/2034	6:00	13,255.45	0.00	13,255.45
07/01/2040	Roof - Replace	910-000-0018	07/01/2005	35:00	1,988.32	0.00	1,988.32
07/01/2040	Wrought Iron 4.5' Paint	910-000-0022	07/01/2030	10:00	2,276.62	0.00	2,276.62
07/01/2040	Wrought Iron 6' Paint	910-000-0024	07/01/2030	10:00	3,220.08	0.00	3,220.08
					\$ 35,612.04	\$ 0.00	35,612.04
Year --2041							
01/01/2041	Sidewalks	910-000-0027	01/01/2038	3:00	1,673.42	0.00	1,673.42
					\$ 1,673.42	\$ 0.00	1,673.42
Year --2042							
01/01/2042	Tree Trimming	910-000-0026	01/01/2040	2:00	4,267.22	0.00	4,267.22
					\$ 4,267.22	\$ 0.00	4,267.22
Year --2044							
01/01/2044	Sidewalks	910-000-0027	01/01/2041	3:00	1,775.84	0.00	1,775.84
01/01/2044	Tree Trimming	910-000-0026	01/01/2042	2:00	4,439.61	0.00	4,439.61
07/01/2044	Pathways Allowance	910-000-0015	07/01/2039	5:00	896.76	0.00	896.76
					\$ 7,112.21	\$ 0.00	7,112.21

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

Expenditures - Description

Date	Description	Code	Service Date	Estimated Life	Future Cost	Salavage Value	Net Expenditure
50th Ave							
03/01/2020	Mailbox	920-003-0012	03/01/2005	15:00	\$ 3,987.83	\$ 0.00	\$ 3,987.83
03/01/2035	Mailbox	920-003-0012	03/01/2020	15:00	5,367.10	0.00	5,367.10
					\$ 9,354.93	\$ 0.00	\$ 9,354.93
Common Area							
07/01/2020	Block Walls - Paint	910-000-0003	07/01/2010	10:00	4,683.28	0.00	4,683.28
07/01/2030	Block Walls - Paint	910-000-0003	07/01/2020	10:00	5,708.89	0.00	5,708.89
07/01/2040	Block Walls - Paint	910-000-0003	07/01/2030	10:00	6,959.11	0.00	6,959.11
07/01/2015	Block Walls - Repair Allowance	910-000-0004	07/01/2005	10:00	1,131.14	0.00	1,131.14
07/01/2025	Block Walls - Repair Allowance	910-000-0004	07/01/2015	10:00	1,378.86	0.00	1,378.86
07/01/2035	Block Walls - Repair Allowance	910-000-0004	07/01/2025	10:00	1,680.82	0.00	1,680.82
07/01/2020	Gravel	910-000-0007	07/01/2005	15:00	11,150.67	0.00	11,150.67
07/01/2035	Gravel	910-000-0007	07/01/2020	15:00	15,007.33	0.00	15,007.33
07/01/2019	Pathways Allowance	910-000-0015	07/01/2014	5:00	546.60	0.00	546.60
07/01/2024	Pathways Allowance	910-000-0015	07/01/2019	5:00	603.49	0.00	603.49
07/01/2029	Pathways Allowance	910-000-0015	07/01/2024	5:00	666.30	0.00	666.30
07/01/2034	Pathways Allowance	910-000-0015	07/01/2029	5:00	735.65	0.00	735.65
07/01/2039	Pathways Allowance	910-000-0015	07/01/2034	5:00	812.22	0.00	812.22
07/01/2044	Pathways Allowance	910-000-0015	07/01/2039	5:00	896.76	0.00	896.76
01/01/2017	Sidewalks	910-000-0027	01/01/2014	3:00	1,040.40	0.00	1,040.40
01/01/2020	Sidewalks	910-000-0027	01/01/2017	3:00	1,104.08	0.00	1,104.08
01/01/2023	Sidewalks	910-000-0027	01/01/2020	3:00	1,171.66	0.00	1,171.66
01/01/2026	Sidewalks	910-000-0027	01/01/2023	3:00	1,243.37	0.00	1,243.37
01/01/2029	Sidewalks	910-000-0027	01/01/2026	3:00	1,319.48	0.00	1,319.48
01/01/2032	Sidewalks	910-000-0027	01/01/2029	3:00	1,400.24	0.00	1,400.24
01/01/2035	Sidewalks	910-000-0027	01/01/2032	3:00	1,485.95	0.00	1,485.95
01/01/2038	Sidewalks	910-000-0027	01/01/2035	3:00	1,576.90	0.00	1,576.90
01/01/2041	Sidewalks	910-000-0027	01/01/2038	3:00	1,673.42	0.00	1,673.42
01/01/2044	Sidewalks	910-000-0027	01/01/2041	3:00	1,775.84	0.00	1,775.84
01/01/2016	Tree Trimming	910-000-0026	01/01/2014	2:00	2,550.00	0.00	2,550.00
01/01/2018	Tree Trimming	910-000-0026	01/01/2016	2:00	2,653.02	0.00	2,653.02
01/01/2020	Tree Trimming	910-000-0026	01/01/2018	2:00	2,760.20	0.00	2,760.20
01/01/2022	Tree Trimming	910-000-0026	01/01/2020	2:00	2,871.71	0.00	2,871.71
01/01/2024	Tree Trimming	910-000-0026	01/01/2022	2:00	2,987.73	0.00	2,987.73
01/01/2026	Tree Trimming	910-000-0026	01/01/2024	2:00	3,108.44	0.00	3,108.44
01/01/2028	Tree Trimming	910-000-0026	01/01/2026	2:00	3,234.02	0.00	3,234.02
01/01/2030	Tree Trimming	910-000-0026	01/01/2028	2:00	3,364.67	0.00	3,364.67
01/01/2032	Tree Trimming	910-000-0026	01/01/2030	2:00	3,500.60	0.00	3,500.60
01/01/2034	Tree Trimming	910-000-0026	01/01/2032	2:00	3,642.03	0.00	3,642.03
01/01/2036	Tree Trimming	910-000-0026	01/01/2034	2:00	3,789.17	0.00	3,789.17
01/01/2038	Tree Trimming	910-000-0026	01/01/2036	2:00	3,942.25	0.00	3,942.25
01/01/2040	Tree Trimming	910-000-0026	01/01/2038	2:00	4,101.51	0.00	4,101.51
01/01/2042	Tree Trimming	910-000-0026	01/01/2040	2:00	4,267.22	0.00	4,267.22
01/01/2044	Tree Trimming	910-000-0026	01/01/2042	2:00	4,439.61	0.00	4,439.61
07/01/2020	Wrought Iron 4.5' Paint	910-000-0022	07/01/2010	10:00	1,532.10	0.00	1,532.10
07/01/2030	Wrought Iron 4.5' Paint	910-000-0022	07/01/2020	10:00	1,867.62	0.00	1,867.62
07/01/2040	Wrought Iron 4.5' Paint	910-000-0022	07/01/2030	10:00	2,276.62	0.00	2,276.62
07/01/2035	Wrought Iron 4.5' Replace	910-000-0023	07/01/2005	30:00	14,176.30	0.00	14,176.30
07/01/2020	Wrought Iron 6' Paint	910-000-0024	07/01/2010	10:00	2,167.02	0.00	2,167.02
07/01/2030	Wrought Iron 6' Paint	910-000-0024	07/01/2020	10:00	2,641.59	0.00	2,641.59

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

Expenditures - Description

Date	Description	Code	Service Date	Estimated Life	Future Cost	Salavage Value	Net Expenditure
Common Area							
07/01/2040	Wrought Iron 6' Paint	910-000-0024	07/01/2030	10:00	\$ 3,220.08	\$ 0.00	\$ 3,220.08
07/01/2035	Wrought Iron 6' Replace	910-000-0025	07/01/2005	30:00	9,229.51	0.00	9,229.51
					\$ 154,075.48	\$ 0.00	\$ 154,075.48
Green Area							
07/01/2020	Backflows	910-000-0001	07/01/2005	15:00	892.05	0.00	892.05
07/01/2035	Backflows	910-000-0001	07/01/2020	15:00	1,200.59	0.00	1,200.59
07/01/2015	Dry Well Allowance	910-000-0005	07/01/2010	5:00	1,969.40	0.00	1,969.40
07/01/2020	Dry Well Allowance	910-000-0005	07/01/2015	5:00	2,174.38	0.00	2,174.38
07/01/2025	Dry Well Allowance	910-000-0005	07/01/2020	5:00	2,400.69	0.00	2,400.69
07/01/2030	Dry Well Allowance	910-000-0005	07/01/2025	5:00	2,650.56	0.00	2,650.56
07/01/2035	Dry Well Allowance	910-000-0005	07/01/2030	5:00	2,926.43	0.00	2,926.43
07/01/2040	Dry Well Allowance	910-000-0005	07/01/2035	5:00	3,231.02	0.00	3,231.02
					\$ 17,445.12	\$ 0.00	\$ 17,445.12
Park							
07/01/2020	BBQ - Replace	910-000-0002	07/01/2005	15:00	390.27	0.00	390.27
07/01/2035	BBQ - Replace	910-000-0002	07/01/2020	15:00	525.26	0.00	525.26
07/01/2020	Gazebo Paint	910-000-0006	07/01/2010	10:00	390.27	0.00	390.27
07/01/2030	Gazebo Paint	910-000-0006	07/01/2020	10:00	475.74	0.00	475.74
07/01/2040	Gazebo Paint	910-000-0006	07/01/2030	10:00	579.93	0.00	579.93
07/01/2020	Irrigation Controller	910-000-0008	07/01/2005	15:00	1,895.61	0.00	1,895.61
07/01/2035	Irrigation Controller	910-000-0008	07/01/2020	15:00	2,551.25	0.00	2,551.25
07/01/2016	Landscape Renovation	910-000-0009	07/01/2010	6:00	8,241.20	0.00	8,241.20
07/01/2022	Landscape Renovation	910-000-0009	07/01/2016	6:00	9,280.93	0.00	9,280.93
07/01/2028	Landscape Renovation	910-000-0009	07/01/2022	6:00	10,451.83	0.00	10,451.83
07/01/2034	Landscape Renovation	910-000-0009	07/01/2028	6:00	11,770.46	0.00	11,770.46
07/01/2040	Landscape Renovation	910-000-0009	07/01/2034	6:00	13,255.45	0.00	13,255.45
07/01/2035	Light - Solar Light Pole	910-000-0010	07/01/2005	30:00	1,125.55	0.00	1,125.55
07/01/2022	Light - Solar Light Pole Fixtures	910-000-0011	07/01/2005	17:00	3,248.32	0.00	3,248.32
07/01/2039	Light - Solar Light Pole Fixtures	910-000-0011	07/01/2022	17:00	4,548.44	0.00	4,548.44
07/01/2020	Park Trash Can Holder	910-000-0014	07/01/2005	15:00	473.90	0.00	473.90
07/01/2035	Park Trash Can Holder	910-000-0014	07/01/2020	15:00	637.81	0.00	637.81
07/01/2020	Picnic Tables - Replace	910-000-0016	07/01/2005	15:00	1,784.11	0.00	1,784.11
07/01/2035	Picnic Tables - Replace	910-000-0016	07/01/2020	15:00	2,401.17	0.00	2,401.17
07/01/2022	Playground Equipment	910-000-0017	07/01/2005	17:00	29,002.89	0.00	29,002.89
07/01/2039	Playground Equipment	910-000-0017	07/01/2022	17:00	40,611.05	0.00	40,611.05
07/01/2040	Roof - Replace	910-000-0018	07/01/2005	35:00	1,988.32	0.00	1,988.32
07/01/2015	Rubber Floor	910-000-0019	07/01/2005	10:00	6,362.69	0.00	6,362.69
07/01/2025	Rubber Floor	910-000-0019	07/01/2015	10:00	7,756.08	0.00	7,756.08
07/01/2035	Rubber Floor	910-000-0019	07/01/2025	10:00	9,454.62	0.00	9,454.62
07/01/2017	Sand	910-000-0020	07/01/2010	7:00	2,105.71	0.00	2,105.71
07/01/2024	Sand	910-000-0020	07/01/2017	7:00	2,418.80	0.00	2,418.80
07/01/2031	Sand	910-000-0020	07/01/2024	7:00	2,778.44	0.00	2,778.44
07/01/2038	Sand	910-000-0020	07/01/2031	7:00	3,191.55	0.00	3,191.55
07/01/2020	Spring Ride Toys	910-000-0021	07/01/2005	15:00	1,561.09	0.00	1,561.09
07/01/2035	Spring Ride Toys	910-000-0021	07/01/2020	15:00	2,101.03	0.00	2,101.03
					\$ 183,359.77	\$ 0.00	\$ 183,359.77

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

Expenditures - Description

Date	Description	Code	Service Date	Estimated Life	Future Cost	Salavage Value	Net Expenditure
S 50th Ave.							
03/01/2020	Mailbox	920-001-0012	03/01/2005	15:00	\$ 7,975.66	\$ 0.00	\$ 7,975.66
03/01/2035	Mailbox	920-001-0012	03/01/2020	15:00	10,734.19	0.00	10,734.19
					\$ 18,709.85	\$ 0.00	\$ 18,709.85
St. Catherine A							
03/01/2020	Mailbox	920-004-0012	03/01/2005	15:00	3,987.83	0.00	3,987.83
03/01/2035	Mailbox	920-004-0012	03/01/2020	15:00	5,367.10	0.00	5,367.10
					\$ 9,354.93	\$ 0.00	\$ 9,354.93
W. Leodra Ln.							
03/01/2020	Mailbox	920-002-0012	03/01/2005	15:00	2,658.55	0.00	2,658.55
03/01/2035	Mailbox	920-002-0012	03/01/2020	15:00	3,578.06	0.00	3,578.06
					\$ 6,236.61	\$ 0.00	\$ 6,236.61

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Detail

Description	Code	Condition	Replace Date	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
50th Ave									
Mailbox	920-003-0012	Good	03/01/2005	3.00	\$ 3,600.00	15:00	15:00	5:02	\$ 3,987.83
				3.00	\$ 3,600.00				\$ 3,987.83
Common Area									
Block Walls - Paint	910-000-0003	Good	07/01/2010	14000.00	\$ 4,200.00	10:00	10:00	5:06	\$ 4,683.28
Block Walls - Repair Allowanc	910-000-0004	Good	07/01/2005	14000.00	1,120.00	10:00	10:00	0:06	1,131.14
Gravel	910-000-0007	Fair	07/01/2005	1.00	10,000.00	15:00	15:00	5:06	11,150.67
Pathways Allowance	910-000-0015	Good	07/01/2014	1.00	500.00	5:00	5:00	4:06	546.60
Sidewalks	910-000-0027		01/01/2014	1.00	1,000.00	3:00	3:00	2:00	1,040.40
Tree Trimming	910-000-0026		01/01/2014	1.00	2,500.00	2:00	2:00	1:00	2,550.00
Wrought Iron 4.5' Paint	910-000-0022	Good	07/01/2010	1717.50	1,374.00	10:00	10:00	5:06	1,532.10
Wrought Iron 4.5' Replace	910-000-0023	Good	07/01/2005	1717.50	9,446.25	30:00	30:00	20:06	14,176.30
Wrought Iron 6' Paint	910-000-0024	Good	07/01/2010	1230.00	1,943.40	10:00	10:00	5:06	2,167.02
Wrought Iron 6' Replace	910-000-0025	Good	07/01/2005	1230.00	6,150.00	30:00	30:00	20:06	9,229.51
				33899.00	\$ 38,233.65				\$ 48,207.02
Green Area									
Backflows	910-000-0001	Good	07/01/2005	2.00	\$ 800.00	15:00	15:00	5:06	\$ 892.05
Dry Well Allowance	910-000-0005	Good	07/01/2010	3.00	1,950.00	5:00	5:00	0:06	1,969.40
				5.00	\$ 2,750.00				\$ 2,861.45
Park									
BBQ - Replace	910-000-0002	Good	07/01/2005	1.00	\$ 350.00	15:00	15:00	5:06	\$ 390.27
Gazebo Paint	910-000-0006	Good	07/01/2010	1.00	350.00	10:00	10:00	5:06	390.27
Irrigation Controller	910-000-0008	Good	07/01/2005	2.00	1,700.00	15:00	15:00	5:06	1,895.61
Landscape Renovation	910-000-0009	Good	07/01/2010	1.00	8,000.00	6:00	6:00	1:06	8,241.20
Light - Solar Light Pole	910-000-0010	Good	07/01/2005	1.00	750.00	30:00	30:00	20:06	1,125.55
Light - Solar Light Pole Fixture	910-000-0011	Good	07/01/2005	1.00	2,800.00	17:00	17:00	7:06	3,248.32
Park Trash Can Holder	910-000-0014	Good	07/01/2005	1.00	425.00	15:00	15:00	5:06	473.90
Picnic Tables - Replace	910-000-0016	Good	07/01/2005	2.00	1,600.00	15:00	15:00	5:06	1,784.11

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Detail

Description	Code	Condition	Replace Date	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Park									
Playground Equipment	910-000-0017	Good	07/01/2005	1.00	\$ 25,000.00	17:00	17:00	7:06	\$ 29,002.89
Roof - Replace	910-000-0018	Good	07/01/2005	1.00	1,200.00	35:00	35:00	25:06	1,988.32
Rubber Floor	910-000-0019	Good	07/01/2005	420.00	6,300.00	10:00	10:00	0:06	6,362.69
Sand	910-000-0020	Good	07/01/2010	334.00	2,004.00	7:00	7:00	2:06	2,105.71
Spring Ride Toys	910-000-0021	Good	07/01/2005	2.00	1,400.00	15:00	15:00	5:06	1,561.09
				<u>768.00</u>	<u>\$ 51,879.00</u>				<u>\$ 58,569.93</u>
S 50th Ave.									
Mailbox	920-001-0012	Good	03/01/2005	6.00	\$ 7,200.00	15:00	15:00	5:02	\$ 7,975.66
				<u>6.00</u>	<u>\$ 7,200.00</u>				<u>\$ 7,975.66</u>
St. Catherine A									
Mailbox	920-004-0012	Good	03/01/2005	3.00	\$ 3,600.00	15:00	15:00	5:02	\$ 3,987.83
				<u>3.00</u>	<u>\$ 3,600.00</u>				<u>\$ 3,987.83</u>
W. Leodra Ln.									
Mailbox	920-002-0012	Good	03/01/2005	2.00	\$ 2,400.00	15:00	15:00	5:02	\$ 2,658.55
				<u>2.00</u>	<u>\$ 2,400.00</u>				<u>\$ 2,658.55</u>
				<u>34686.00</u>	<u>109,662.65</u>				<u>\$ 128,248.27</u>

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Summary

	Basis Cost	Quantity	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
BBQ - Replace	\$ 350.00	1.000	07/01/2005	\$ 350	15:00	15:00	5:06	\$ 390
Backflows	400.00	2.000	07/01/2005	800	15:00	15:00	5:06	892
Block Walls - Paint	0.30	14,000.000	07/01/2010	4,200	10:00	10:00	5:06	4,683
Block Walls - Repair Allowance	0.08	14,000.000	07/01/2005	1,120	10:00	10:00	0:06	1,131
Dry Well Allowance	650.00	3.000	07/01/2010	1,950	5:00	5:00	0:06	1,969
Gazebo Paint	350.00	1.000	07/01/2010	350	10:00	10:00	5:06	390
Gravel	10,000.00	1.000	07/01/2005	10,000	15:00	15:00	5:06	11,150
Irrigation Controller	850.00	2.000	07/01/2005	1,700	15:00	15:00	5:06	1,895
Landscape Renovation	8,000.00	1.000	07/01/2010	8,000	6:00	6:00	1:06	8,241
Light - Solar Light Pole	750.00	1.000	07/01/2005	750	30:00	30:00	20:06	1,125
Light - Solar Light Pole Fixtures	2,800.00	1.000	07/01/2005	2,800	17:00	17:00	7:06	3,248
Mailbox	1,200.00	14.000	03/01/2005	16,800	15:00	15:00	5:02	18,609
Park Trash Can Holder	425.00	1.000	07/01/2005	425	15:00	15:00	5:06	473
Pathways Allowance	500.00	1.000	07/01/2014	500	5:00	5:00	4:06	546
Picnic Tables - Replace	800.00	2.000	07/01/2005	1,600	15:00	15:00	5:06	1,784
Playground Equipment	25,000.00	1.000	07/01/2005	25,000	17:00	17:00	7:06	29,002
Roof - Replace	1,200.00	1.000	07/01/2005	1,200	35:00	35:00	25:06	1,988
Rubber Floor	15.00	420.000	07/01/2005	6,300	10:00	10:00	0:06	6,362
Sand	6.00	334.000	07/01/2010	2,004	7:00	7:00	2:06	2,105
Sidewalks	1,000.00	1.000	01/01/2014	1,000	3:00	3:00	2:00	1,040
Spring Ride Toys	700.00	2.000	07/01/2005	1,400	15:00	15:00	5:06	1,561
Tree Trimming	2,500.00	1.000	01/01/2014	2,500	2:00	2:00	1:00	2,550
Wrought Iron 4.5' Paint	0.80	1,717.500	07/01/2010	1,374	10:00	10:00	5:06	1,532
Wrought Iron 4.5' Replace	5.50	1,717.500	07/01/2005	9,446	30:00	30:00	20:06	14,176
Wrought Iron 6' Paint	1.58	1,230.000	07/01/2010	1,943	10:00	10:00	5:06	2,167
Wrought Iron 6' Replace	5.00	1,230.000	07/01/2005	6,150	30:00	30:00	20:06	9,229
				\$ 109,662				\$ 128,248

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

BBQ - Replace

Item Number	2	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15:00
Category	Equipment	Basis Cost	350.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0002	Park	Good	07/01/2005	07/01/2020	5:06	15:00	1.00	\$ 350.00	\$ 390.27
								\$ 350.00	\$ 390.27

Comments

Allocation for repairs and/or replacements on an "as needed" basis.



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Backflows

Item Number	1	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15:00
Category	Fixtures	Basis Cost	400.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0001	Green Area	Good	07/01/2005	07/01/2020	5:06	15:00	2.00	\$ 800.00	\$ 892.05
								\$ 800.00	\$ 892.05

Comments

Allocation for repairs and/or replacements on an "as needed" basis.

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

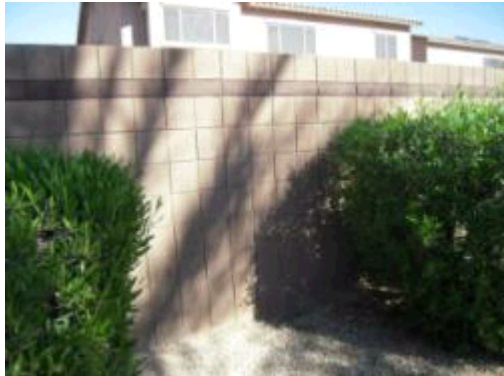
Block Walls - Paint

Item Number	3	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	10:00
Category	Paint	Basis Cost	0.30
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0003	Common Area	Good	07/01/2010	07/01/2020	5:06	10:00	14000.00	\$ 4,200.00	\$ 4,683.28
								\$ 4,200.00	\$ 4,683.28

Comments

Paint the exterior common area block walls.



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Block Walls - Repair Allowance

Item Number	4	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	10:00
Category	Fences & Walls	Basis Cost	0.08
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0004	Common Area	Good	07/01/2005	07/01/2015	0:06	10:00	14000.00	\$ 1,120.00	\$ 1,131.14
								\$ 1,120.00	\$ 1,131.14

Comments

Repair the exterior common area block walls.



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Dry Well Allowance

Item Number	5	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5:00
Category	Drains	Basis Cost	650.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0005	Green Area	Good	07/01/2010	07/01/2015	0:06	5:00	3.00	\$ 1,950.00	\$ 1,969.40
								\$ 1,950.00	\$ 1,969.40

Comments

Allowance for Dry wells that should be cleaned out every 3-5 years .



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Gazebo Paint

Item Number	6	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10:00
Category	Paint	Basis Cost	350.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0006	Park	Good	07/01/2010	07/01/2020	5:06	10:00	1.00	\$ 350.00	\$ 390.27
								\$ 350.00	\$ 390.27

Comments

Allocation for repairs and/or replacements on an "as needed" basis



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

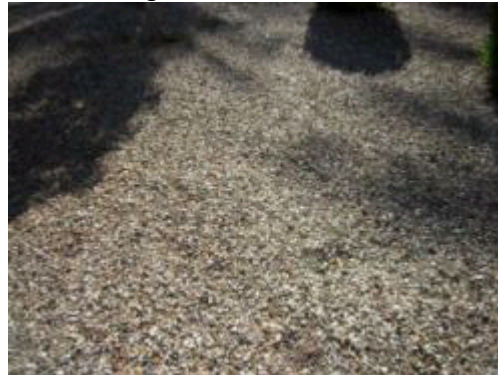
Gravel

Item Number	7	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15:00
Category	Landscape	Basis Cost	10,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0007	Common Area	Fair	07/01/2005	07/01/2020	5:06	15:00	1.00	\$ 10,000.00	\$ 11,150.67
								\$ 10,000.00	\$ 11,150.67

Comments

More gravel should be add soon.



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Irrigation Controller

Item Number	8	Measurement Basis	Each						
Type	Common Area	Estimated Useful Life	15:00						
Category	Equipment	Basis Cost	850.00						
Tracking	Logistical	Salvage Value	\$ 0.00						
Method	Fixed								

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0008	Park	Good	07/01/2005	07/01/2020	5:06	15:00	2.00	\$ 1,700.00	\$ 1,895.61
								\$ 1,700.00	\$ 1,895.61

Comments

Allocation for repairs and/or replacements of the controllers, the pipes and heads are not considerate.



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Landscape Renovation

Item Number	9	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	6:00
Category	Landscape	Basis Cost	8,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0009	Park	Good	07/01/2010	07/01/2016	1:06	6:00	1.00	\$ 8,000.00	\$ 8,241.20
								\$ 8,000.00	\$ 8,241.20

Comments

Allocation for replacements of the flowers and small plants.

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Light - Solar Light Pole

Item Number	10	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30:00
Category	Lighting	Basis Cost	750.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0010	Park	Good	07/01/2005	07/01/2035	20:06	30:00	1.00 \$	750.00 \$	1,125.55
								\$ 750.00	\$ 1,125.55

Comments

Aluminum Pole.

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Light - Solar Light Pole Fixtures

Item Number	11	Measurement Basis	Set
Type	Common Area	Estimated Useful Life	17:00
Category	Lighting	Basis Cost	2,800.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0011	Park	Good	07/01/2005	07/01/2022	7:06	17:00	1.00	\$ 2,800.00	\$ 3,248.32
								\$ 2,800.00	\$ 3,248.32

Comments

Commercial grade solar street light with a lamp head.



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Mailbox

Item Number	12	Measurement Basis	Each	
Type	Common Area	Estimated Useful Life	15:00	
Category	Equipment	Basis Cost	1,200.00	
Tracking Method	Logistical Fixed	Salvage Value	\$ 0.00	

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0012	S 50th Ave.	Good	03/01/2005	03/01/2020	5:02	15:00	6.00 \$	7,200.00 \$	7,975.66
920-002-0012	W. Leodra Ln.	Good	03/01/2005	03/01/2020	5:02	15:00	2.00 \$	2,400.00 \$	2,658.55
920-003-0012	50th Ave	Good	03/01/2005	03/01/2020	5:02	15:00	3.00 \$	3,600.00 \$	3,987.83
920-004-0012	St. Catherine A	Good	03/01/2005	03/01/2020	5:02	15:00	3.00 \$	3,600.00 \$	3,987.83
								\$ 16,800.00	\$ 18,609.87

Comments

Allocation for replacements on an "as needed" basis



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Park Trash Can Holder

Item Number	14	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15:00
Category	Equipment	Basis Cost	425.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0014	Park	Good	07/01/2005	07/01/2020	5:06	15:00	1.00	\$ 425.00	\$ 473.90
								\$ 425.00	\$ 473.90

Comments

Allocation for replacements on an "as needed" basis



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Pathways Allowance

Item Number	15	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5:00
Category	Concrete	Basis Cost	500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0015	Common Area	Good	07/01/2014	07/01/2019	4:06	5:00	1.00	\$ 500.00	\$ 546.60
								\$ 500.00	\$ 546.60

Comments

Allocation for replacements on an "as needed" basis

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Picnic Tables - Replace

Item Number	16	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15:00
Category	Equipment	Basis Cost	800.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0016	Park	Good	07/01/2005	07/01/2020	5:06	15:00	2.00	\$ 1,600.00	\$ 1,784.11
								\$ 1,600.00	\$ 1,784.11

Comments

Allocation for replacements on an "as needed" basis



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Playground Equipment

Item Number	17	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	17:00
Category	Equipment	Basis Cost	25,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0017	Park	Good	07/01/2005	07/01/2022	7:06	17:00	1.00 \$	25,000.00 \$	29,002.89
							\$	25,000.00 \$	29,002.89

Comments

Allocation for replacements on an "as needed" basis



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Roof - Replace

Item Number	18	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	35:00
Category	Structure	Basis Cost	1,200.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0018	Park	Good	07/01/2005	07/01/2040	25:06	35:00	1.00	\$ 1,200.00	\$ 1,988.32
								\$ 1,200.00	\$ 1,988.32

Comments

Allocation for replace the metal roof.



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Rubber Floor

Item Number	19	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	10:00
Category	Material	Basis Cost	15.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0019	Park	Good	07/01/2005	07/01/2015	0:06	10:00	420.00	\$ 6,300.00	\$ 6,362.69
								\$ 6,300.00	\$ 6,362.69

Comments

Allocation for repairs and/or replacements on an "as needed" basis



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Sand

Item Number	20	Measurement Basis	CF
Type	Common Area	Estimated Useful Life	7:00
Category	Landscape	Basis Cost	6.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0020	Park	Good	07/01/2010	07/01/2017	2:06	7:00	334.00	\$ 2,004.00	\$ 2,105.71
								\$ 2,004.00	\$ 2,105.71

Comments

Allocation for adding on "as needed" basis

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Sidewalks

Item Number	27	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	3:00
Category	Landscape	Basis Cost	1,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0027	Common Area		01/01/2014	01/01/2017	2:00	3:00	1.00	\$ 1,000.00	\$ 1,040.40
								\$ 1,000.00	\$ 1,040.40

Comments

Allowance for repair and maintenance.

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Spring Ride Toys

Item Number	21	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15:00
Category	Equipment	Basis Cost	700.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0021	Park	Good	07/01/2005	07/01/2020	5:06	15:00	2.00	\$ 1,400.00	\$ 1,561.09
								\$ 1,400.00	\$ 1,561.09

Comments

Allocation for repairs and/or replacements on an "as needed" basis



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Tree Trimming

Item Number	26	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	2:00
Category	Landscape	Basis Cost	2,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0026	Common Area		01/01/2014	01/01/2016	1:00	2:00	1.00	\$ 2,500.00	\$ 2,550.00
								\$ 2,500.00	\$ 2,550.00

Comments

Allowance for major tree trimming.

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Wrought Iron 4.5' Paint

Item Number	22	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	10:00
Category	Paint	Basis Cost	0.80
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0022	Common Area	Good	07/01/2010	07/01/2020	5:06	10:00	1717.50	\$ 1,374.00	\$ 1,532.10
								\$ 1,374.00	\$ 1,532.10

Comments

50% of cost is responsibility of the home owner per CC&R Article 13.2.1



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Wrought Iron 4.5' Replace

Item Number	23	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	30:00
Category	Fences & Walls	Basis Cost	5.50
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0023	Common Area	Good	07/01/2005	07/01/2035	20:06	30:00	1717.50	\$ 9,446.25	\$ 14,176.30
								\$ 9,446.25	\$ 14,176.30

Comments

50% of cost is responsibility of the home owner per CC&R Article 13.2.2

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

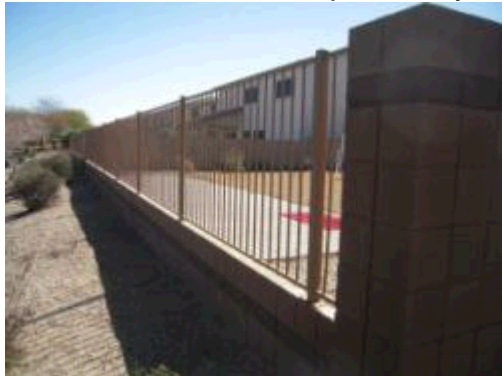
Wrought Iron 6' Paint

Item Number	24	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	10:00
Category	Paint	Basis Cost	1.58
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0024	Common Area	Good	07/01/2010	07/01/2020	5:06	10:00	1230.00	\$ 1,943.40	\$ 2,167.02
								\$ 1,943.40	\$ 2,167.02

Comments

50% of cost is responsibility of the home owner per CC&R Article 13.2.1



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Component List - Full Detail

Wrought Iron 6' Replace

Item Number	25	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	30:00
Category	Fences & Walls	Basis Cost	5.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0025	Common Area	Good	07/01/2005	07/01/2035	20:06	30:00	1230.00	\$ 6,150.00	\$ 9,229.51
								\$ 6,150.00	\$ 9,229.51

Comments

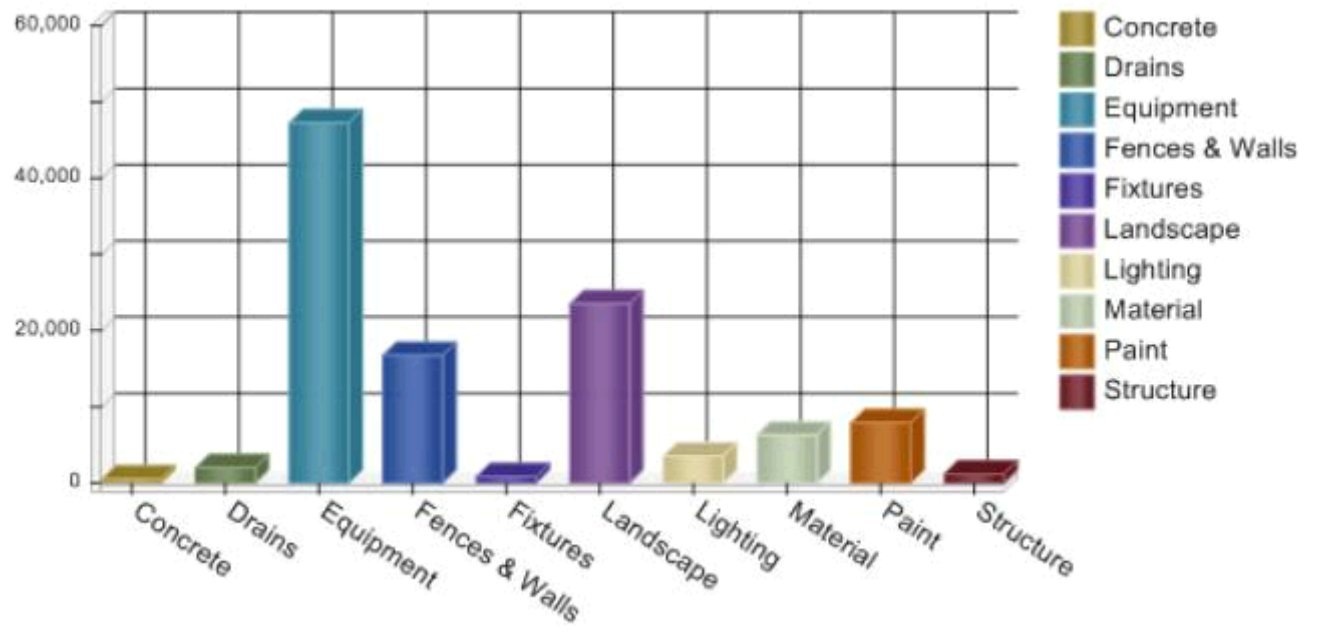
50% of cost is responsibility of the home owner per CC&R Article 13.2.1

Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

Item Parameter - Category - Chart



Rogers Ranch Unit 5

Analysis Date - January 1, 2015

Inflation:2.00% Investment:0.90% Contribution Factor:0.00% Calc:Future

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Supplementary Information on Future Major Repairs and Replacements

Categories	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost	2015 Funding Requirement	Components of Fund Balance at 12/31/2014
Concrete	4:06	\$ 547	\$ 118	\$ 581
Drains	0:06	1,969	427	2,265
Equipment	5:02 - 7:06	53,719	3,632	54,922
Fences & Walls	0:06 -20:06	24,537	967	19,420
Fixtures	5:06	892	64	929
Landscape	1:00 - 5:06	25,088	4,375	27,305
Lighting	7:06 -20:06	4,374	248	4,124
Material	0:06	6,363	689	7,319
Paint	5:06	8,772	950	9,140
Structure	25:06	1,988	62	1,394
		<u>\$ 128,249</u>	<u>\$ 11,532</u>	<u>\$ 127,400</u>