

Vintage Ranch

Reserve Management Plan

Type 2 Engagement

Reserve Study Update with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2023



Vintage Ranch

January 1, 2023

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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
November 27, 2023

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	\$ 553,428
Future Replacement Cost of All Components	\$ 616,964
Projected Balance of Reserve Funds at January 1, 2023	\$ 522,443
100% Funded Amount at January 1, 2023	\$ 414,786
Percent Funded at January 1, 2023	125.95 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2023	\$ -351
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

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/23 - 12/23	\$ 522,443.00	\$ 41,859.96	\$ 5,210.00	\$ 25,800.13	\$ 543,712.83
01/24 - 12/24	543,712.83	62,790.00	3,951.82	189,619.90	420,834.75
01/25 - 12/25	420,834.75	64,673.64	3,607.11	98,167.20	390,948.30
01/26 - 12/26	390,948.30	66,613.80	3,385.11	91,048.63	369,898.58
01/27 - 12/27	369,898.58	68,612.28	2,175.82	195,756.14	244,930.54
01/28 - 12/28	244,930.54	70,670.64	2,390.63	44,082.55	273,909.26
01/29 - 12/29	273,909.26	72,790.80	2,771.91	35,821.57	313,650.40
01/30 - 12/30	313,650.40	74,974.44	2,736.70	82,094.07	309,267.47
01/31 - 12/31	309,267.47	77,223.72	3,311.24	19,001.55	370,800.88
01/32 - 12/32	370,800.88	79,540.44	4,123.94	0.00	454,465.26
	<u>522,443.00</u>	<u>679,749.72</u>	<u>33,664.28</u>	<u>781,391.74</u>	<u>454,465.26</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/33 - 12/33	\$ 454,465.26	\$ 81,926.64	\$ 3,737.45	\$ 128,714.94	\$ 411,414.41
01/34 - 12/34	411,414.41	84,384.48	3,623.53	96,896.38	402,526.04
01/35 - 12/35	402,526.04	86,916.00	4,400.37	8,232.53	485,609.88
01/36 - 12/36	485,609.88	89,523.48	4,426.23	93,619.02	485,940.57
01/37 - 12/37	485,940.57	92,209.20	4,768.90	59,760.61	523,158.06
01/38 - 12/38	523,158.06	94,975.44	5,261.80	48,839.77	574,555.53
01/39 - 12/39	574,555.53	97,824.72	4,675.45	164,883.59	512,172.11
01/40 - 12/40	512,172.11	100,759.44	4,847.10	83,468.81	534,309.84
01/41 - 12/41	534,309.84	103,782.24	5,888.07	0.00	643,980.15
01/42 - 12/42	643,980.15	106,895.64	5,929.44	111,786.01	645,019.22
	<u>454,465.26</u>	<u>939,197.28</u>	<u>47,558.34</u>	<u>796,201.66</u>	<u>645,019.22</u>

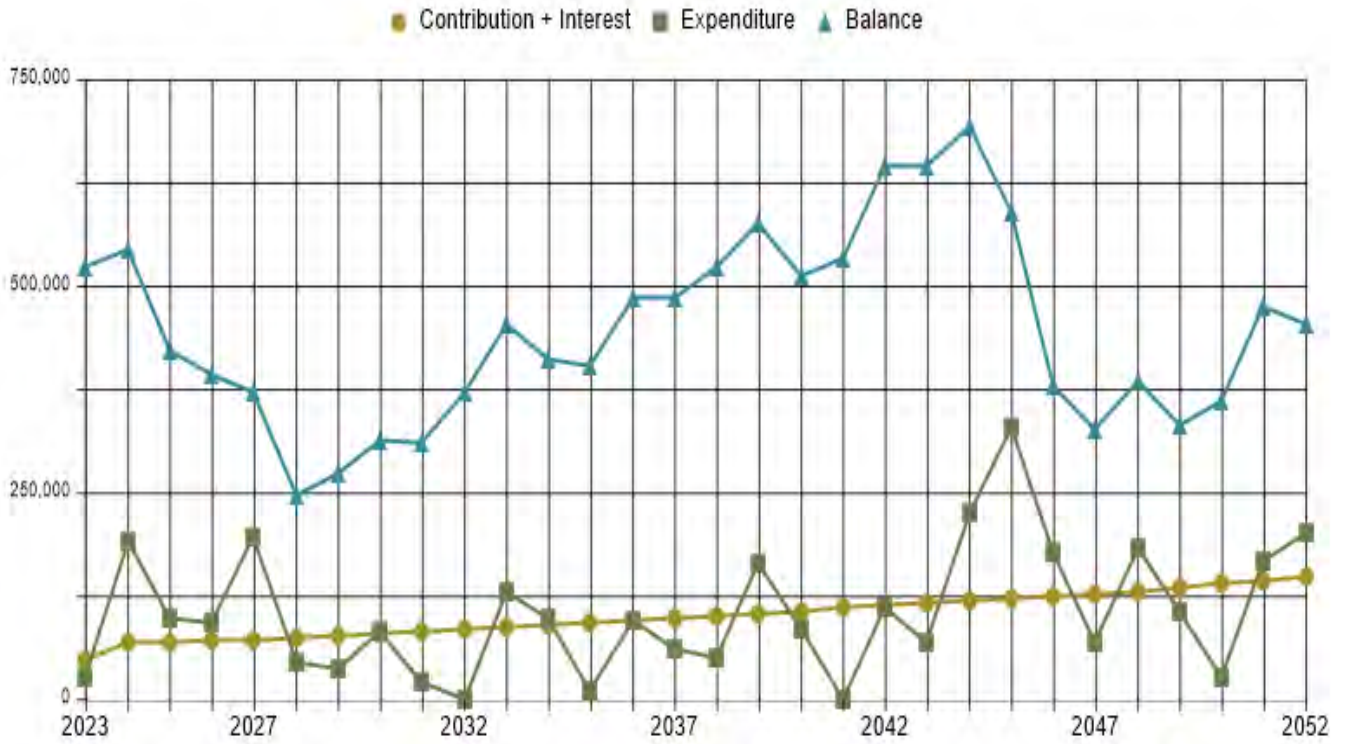
Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/43 - 12/43	\$ 645,019.22	\$ 110,102.52	\$ 6,370.90	\$ 68,679.19	\$ 692,813.45
01/44 - 12/44	692,813.45	113,405.64	5,373.72	223,880.89	587,711.92
01/45 - 12/45	587,711.92	116,807.76	3,331.44	328,132.70	379,718.42
01/46 - 12/46	379,718.42	120,312.00	2,708.26	177,622.79	325,115.89
01/47 - 12/47	325,115.89	123,921.36	3,227.15	68,608.70	383,655.70
01/48 - 12/48	383,655.70	127,639.08	2,745.41	181,689.67	332,350.52
01/49 - 12/49	332,350.52	131,468.16	2,980.22	105,741.99	361,056.91
01/50 - 12/50	361,056.91	135,412.20	4,064.11	25,150.30	475,382.92
01/51 - 12/51	475,382.92	139,474.56	3,872.95	166,446.74	452,283.69
01/52 - 12/52	452,283.69	143,658.84	3,331.44	200,779.36	398,494.61
	<u>645,019.22</u>	<u>1,262,202.12</u>	<u>38,005.60</u>	<u>1,546,732.33</u>	<u>398,494.61</u>

Vintage Ranch

Analysis Date - January 1, 2023

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

Cash Flow - Chart



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		77,250	74,793	81,955	6,078					
Furniture					44,795					
Landscape	25,800	65,663	15,914	9,094	71,751	44,083		78,404	19,002	
Lighting					11,818					
Painting			7,460		10,130			3,690		
Roof		15,807								
Walls & Fencing					51,185					
Water Feature		30,900					35,822			
	25,800	189,620	98,167	91,049	195,756	44,083	35,822	82,094	19,002	0

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
Equipment		34,606								
Furniture								53,718		
Landscape	116,620	20,764	3,955	93,619	22,689	48,840	102,300	24,793		111,786
Painting	12,095		4,277		6,099		14,442	4,959		
Walls & Fencing					30,973					
Water Feature		41,527					48,141			
	128,715	96,896	8,233	93,619	59,761	48,840	164,884	83,469	0	111,786

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		139,522	182,988	148,019						12,725
Furniture										93,791
Landscape	68,679		122,152	29,604	5,639	181,690	32,349	18,486	145,855	35,348
Lighting					21,344					
Painting			22,993				8,695	6,664	20,591	
Roof		28,550								
Walls & Fencing					41,625					58,914
Water Feature		55,809					64,698			
	68,679	223,881	328,133	177,623	68,609	181,690	105,742	25,150	166,447	200,779

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					6,078					
Playstructure - Replace		77,250	74,793	81,955						
	0	77,250	74,793	81,955	6,078	0	0	0	0	0
Furniture										
Park BBQ Grills - Replace					11,255					
Park Benches - Replace					15,757					
Park Picnic Table - Replace					14,407					
Park Trash Recepticles - Replace					3,377					
	0	0	0	0	44,795	0	0	0	0	0
Landscape										
Drywells - Clean & Inspect	23,026					26,693				
Irrigation Controller - Replace	2,774			9,094						
Landscape Granite - Replenish		65,663			71,751			78,404		
Landscape Trees - Major Trimming			15,914			17,389			19,002	
	25,800	65,663	15,914	9,094	71,751	44,083	0	78,404	19,002	0
Lighting										
Lighting Pole Fixtures - Replace					11,818					
	0	0	0	0	11,818	0	0	0	0	0
Painting										
Block Walls - Repaint			4,278							
Concrete Lines (Bball) - Repaint			3,183					3,690		
Metal Surfaces - Repaint					5,628					
Park Ramada & Mailbox - Repaint					4,502					
	0	0	7,460	0	10,130	0	0	3,690	0	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		15,807								
	0	15,807	0	0	0	0	0	0	0	0
Walls & Fencing										
Block Walls - Repairs					23,047					
Monument Signage - Replace					28,138					
	0	0	0	0	51,185	0	0	0	0	0
Water Feature										
Water Feature - Repair & Maintain		30,900					35,822			
	0	30,900	0	0	0	0	35,822	0	0	0
	25,800	189,620	98,167	91,049	195,756	44,083	35,822	82,094	19,002	0

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
Equipment										
Playstructure - Repairs		34,606								
	0	34,606	0	0	0	0	0	0	0	0
Furniture										
Mailbox - Replace								53,718		
	0	0	0	0	0	0	0	53,718	0	0
Landscape										
Drywells - Clean & Inspect	30,945					35,874				
Irrigation Controller - Replace			3,955			12,966				
Landscape Granite - Replenish	85,675			93,619			102,300			111,786
Landscape Trees - Major Trimming		20,764			22,689			24,793		
	116,620	20,764	3,955	93,619	22,689	48,840	102,300	24,793	0	111,786
Painting										
Block Walls - Repaint					6,099					
Concrete Lines (Bball) - Repaint			4,277					4,959		
Metal Surfaces - Repaint	6,720						8,024			
Park Ramada & Mailbox - Repaint	5,376						6,419			
	12,095	0	4,277	0	6,099	0	14,442	4,959	0	0
Walls & Fencing										
Block Walls - Repairs					30,973					
	0	0	0	0	30,973	0	0	0	0	0
Water Feature										
Water Feature - Repair & Maintain		41,527					48,141			
	0	41,527	0	0	0	0	48,141	0	0	0
	128,715	96,896	8,233	93,619	59,761	48,840	164,884	83,469	0	111,786

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										12,725
Playstructure - Repairs			47,903							
Playstructure - Replace		139,522	135,085	148,019						
	0	139,522	182,988	148,019	0	0	0	0	0	12,725
Furniture										
Park BBQ Grills - Replace										23,566
Park Benches - Replace										32,992
Park Picnic Table - Replace										30,164
Park Trash Recepticles - Replace										7,070
	0	0	0	0	0	0	0	0	0	93,791
Landscape										
Drywells - Clean & Inspect	41,588					48,211				
Irrigation Controller - Replace					5,639			18,486		
Landscape Granite - Replenish			122,152			133,478			145,855	
Landscape Trees - Major Trimming	27,092			29,604			32,349			35,348
	68,679	0	122,152	29,604	5,639	181,690	32,349	18,486	145,855	35,348
Lighting										
Lighting Pole Fixtures - Replace					21,344					
	0	0	0	0	21,344	0	0	0	0	0
Painting										
Block Walls - Repaint							8,695			
Concrete Lines (Bball) - Repaint			5,748					6,664		
Metal Surfaces - Repaint			9,581						11,440	
Park Ramada & Mailbox - Repaint			7,664						9,152	
	0	0	22,993	0	0	0	8,695	6,664	20,591	0

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
Roof										
Bldg Exterior Roof Underlayment - Re		28,550								
	0	28,550	0	0	0	0	0	0	0	0
Walls & Fencing										
Block Walls - Repairs					41,625					
Monument Signage - Replace										58,914
	0	0	0	0	41,625	0	0	0	0	58,914
Water Feature										
Water Feature - Repair & Maintain		55,809					64,698			
	0	55,809	0	0	0	0	64,698	0	0	0
	68,679	223,881	328,133	177,623	68,609	181,690	105,742	25,150	166,447	200,779

Vintage Ranch

Analysis Date - January 1, 2023

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

Component List - Summary

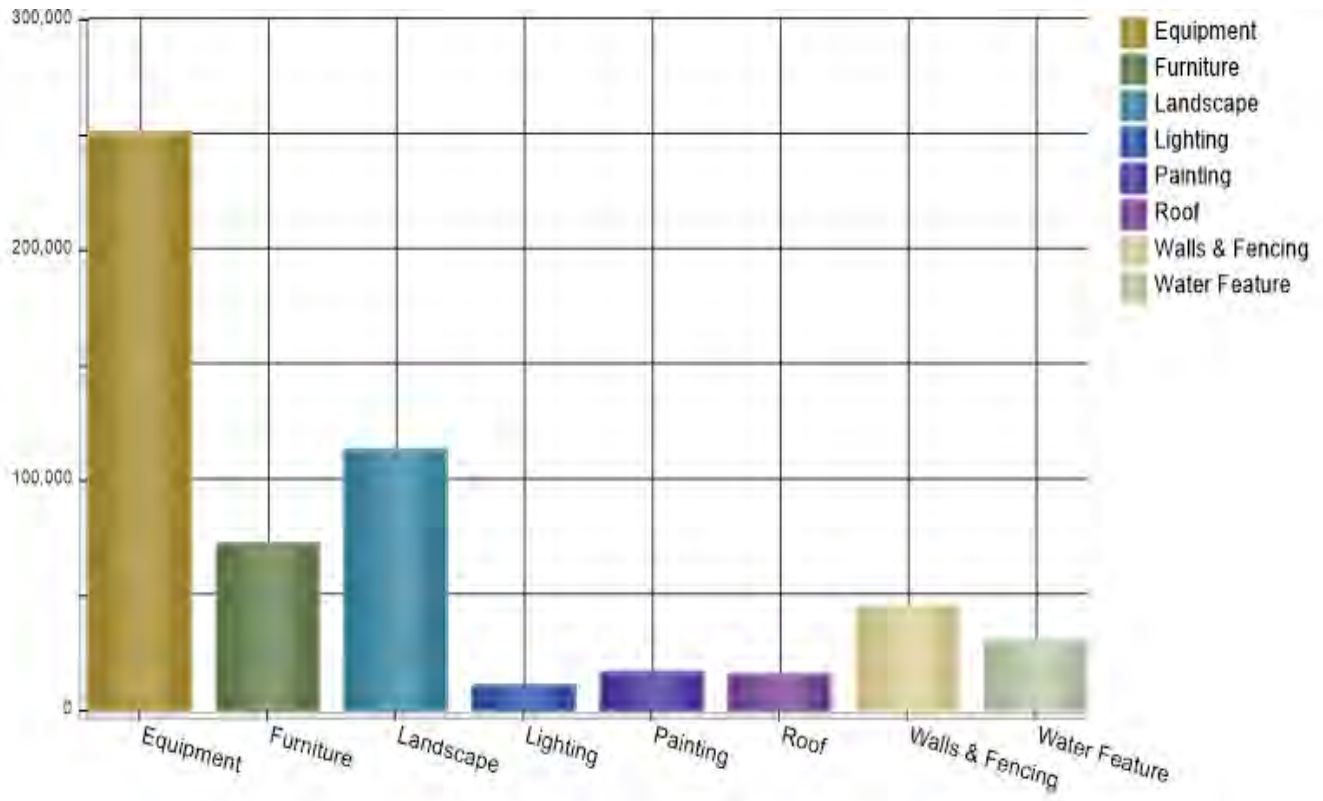
Category	Service Date	Replace Life	Current Cost	Future Cost
Equipment	01/02-01/23	1:00 -11:00	\$ 250,900.00	\$ 274,681.58
Furniture	01/02-01/15	4:00 -17:00	72,300.00	98,512.79
Landscape	01/03-01/22	0:00 - 5:00	112,872.52	116,470.23
Lighting	01/07-01/07	4:00 - 4:00	10,500.00	11,817.84
Painting	01/13-01/21	2:00 - 4:00	16,032.00	17,589.83
Roof	01/04-01/04	1:00 - 1:00	15,347.00	15,807.40
Walls & Fencing	01/02-01/17	4:00 - 4:00	45,476.80	51,184.54
Water Feature	01/19-01/19	1:00 - 1:00	30,000.00	30,900.00
			<u>553,428.32</u>	<u>616,964.21</u>

Vintage Ranch

Analysis Date - January 1, 2023

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

Component List - Category - Chart



Vintage Ranch
January 1, 2023

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 125.95% as of January 1, 2023 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 522,443, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

Total Funds available for reserves beginning balance \$ 522,443

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	11:00 -25:00	1:00 -11:00	\$ 274,681
Furniture	25:00	4:00 -17:00	98,514
Landscape	3:00 -12:00	0:00 - 3:00	116,471
Lighting	20:00	4:00	11,817
Painting	5:00 - 8:00	2:00 - 4:00	17,591
Roof	20:00	1:00	15,808
Walls & Fencing	10:00 -25:00	4:00	51,185
Water Feature	5:00	1:00	30,900
			<u>616,967</u>

Vintage Ranch

Analysis Date - January 1, 2023

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

Component List - Detail

Component		Service				Est	Adj	Rem	
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Bldg Exterior Roof Underlayment - Replace									
East	Ramada	01/01/2004	\$ 7.45	515 Sq Ft	\$ 3,837	20:00	20:00	1:00	\$ 3,952
North	Ramada	01/01/2004	7.45	515 Sq Ft	3,837	20:00	20:00	1:00	3,952
South	Ramada	01/01/2004	7.45	515 Sq Ft	3,837	20:00	20:00	1:00	3,952
Community	Ramada	01/01/2004	7.45	515 Sq Ft	3,837	20:00	20:00	1:00	3,952
					15,347				15,807
Block Walls - Repaint									
Community		01/01/2013	\$ 0.80	5,040 Sq Ft	\$ 4,032	8:00	12:00	2:00	\$ 4,278
					4,032				4,278
Block Walls - Repairs									
Community		01/01/2017	\$ 0.24	85,320 Sq Ft	\$ 20,477	10:00	10:00	4:00	\$ 23,047
					20,477				23,047
Concrete Lines (Bball) - Repaint									
East	Bball Courts	01/01/2020	\$ 1,000.00	1 Job	\$ 1,000	5:00	5:00	2:00	\$ 1,061
North	Bball Courts	01/01/2020	1,000.00	1 Job	1,000	5:00	5:00	2:00	1,061
South	Bball Courts	01/01/2020	1,000.00	1 Job	1,000	5:00	5:00	2:00	1,061
					3,000				3,183
Drywells - Clean & Inspect									
Community		01/01/2018	\$ 23,026.00	1 Job	\$ 23,026	5:00	5:00	0:00	\$ 23,026
					23,026				23,026
Irrigation Controller - Replace									
Community		01/01/2014	\$ 2,774.13	3 Each	\$ 8,322	12:00	12:00	3:00	\$ 9,094
Community	North	01/01/2011	2,774.13	1 Each	2,774	12:00	12:00	0:00	2,774
					11,097				11,868
Irrigation System - Partial Replacement									
Community		01/01/2003	\$ 75,000.00	0 Job	\$ 0	25:00	25:00	5:00	\$ 0
					0				0

Vintage Ranch

Analysis Date - January 1, 2023

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

Component List - Detail

Component		Service				Est	Adj	Rem	
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Landscape Granite - Replenish									
Community		01/01/2021	\$ 85.00	750 Tons	\$ 63,750	3:00	3:00	1:00	\$ 65,663
					63,750				65,663
Landscape Trees - Major Trimming									
Community		01/01/2022	\$ 15,000.00	1 Job	\$ 15,000	3:00	3:00	2:00	\$ 15,914
					15,000				15,914
Lighting Pole Fixtures - Replace									
East	Bball Courts	01/01/2007	\$ 1,750.00	2 Each	\$ 3,500	20:00	20:00	4:00	\$ 3,939
North	Bball Courts	01/01/2007	1,750.00	2 Each	3,500	20:00	20:00	4:00	3,939
South	Bball Courts	01/01/2007	1,750.00	2 Each	3,500	20:00	20:00	4:00	3,939
					10,500				11,818
Mailbox - Replace									
Community		01/01/2015	\$ 32,500.00	1 Job	\$ 32,500	25:00	25:00	17:00	\$ 53,718
					32,500				53,718
Metal Surfaces - Repaint									
Community		01/01/2021	\$ 5,000.00	1 Job	\$ 5,000	6:00	6:00	4:00	\$ 5,628
					5,000				5,628
Monument Signage - Replace									
North		01/01/2002	\$ 5,000.00	1 Job	\$ 5,000	25:00	25:00	4:00	\$ 5,628
East		01/01/2002	5,000.00	2 Job	10,000	25:00	25:00	4:00	11,255
South		01/01/2002	5,000.00	2 Job	10,000	25:00	25:00	4:00	11,255
					25,000				28,138
Park BBQ Grills - Replace									
East		01/01/2002	\$ 1,250.00	2 Each	\$ 2,500	25:00	25:00	4:00	\$ 2,814
North		01/01/2002	1,250.00	2 Each	2,500	25:00	25:00	4:00	2,814
South		01/01/2002	1,250.00	2 Each	2,500	25:00	25:00	4:00	2,814
Community		01/01/2002	1,250.00	2 Each	2,500	25:00	25:00	4:00	2,814

Vintage Ranch

Analysis Date - January 1, 2023

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

Component List - Detail

Component		Service				Est	Adj	Rem	
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Park BBQ Grills - Replace									
					10,000				11,255
Park Benches - Replace									
East		01/01/2002	\$ 1,400.00	3 Each	\$ 4,200	25:00	25:00	4:00	\$ 4,727
North		01/01/2002	1,400.00	3 Each	4,200	25:00	25:00	4:00	4,727
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
					14,000				15,757
Park Equipment Bball Hoop - Replace									
East	Bball Courts	01/01/2002	\$ 1,350.00	1 Each	\$ 1,350	25:00	25:00	4:00	\$ 1,519
North	Bball Courts	01/01/2002	1,350.00	2 Each	2,700	25:00	25:00	4:00	3,039
South	Bball Courts	01/01/2002	1,350.00	1 Each	1,350	25:00	25:00	4:00	1,519
					5,400				6,078
Park Picnic Table - Replace									
East		01/01/2002	\$ 1,600.00	2 Each	\$ 3,200	25:00	25:00	4:00	\$ 3,602
North		01/01/2002	1,600.00	2 Each	3,200	25:00	25:00	4:00	3,602
South		01/01/2002	1,600.00	2 Each	3,200	25:00	25:00	4:00	3,602
Community		01/01/2002	1,600.00	2 Each	3,200	25:00	25:00	4:00	3,602
					12,800				14,407
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 Trash Recepticles - Replace									
East		01/01/2002	\$ 750.00	1 Each	\$ 750	25:00	25:00	4:00	\$ 844
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

Vintage Ranch

Analysis Date - January 1, 2023

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

Component List - Detail

Component		Service				Est	Adj	Rem	
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Park Trash Recepticles - Replace									
					3,000				3,377
Playstructure - Repairs									
Community		01/01/2023	\$ 25,000.00	1 Each	\$ 25,000	11:00	11:00	11:00	\$ 34,606
					25,000				34,606
Playstructure - Replace									
East		01/01/2006	\$ 75,000.00	1 Each	\$ 75,000	20:00	20:00	3:00	\$ 81,955
North		01/01/2005	75,000.00	0.94 Each	70,500	20:00	20:00	2:00	74,793
South		01/01/2004	75,000.00	1 Each	75,000	20:00	20:00	1:00	77,250
					220,500				233,998
Water Feature - Repair & Maintain									
Entry		01/01/2019	\$ 30,000.00	1 Job	\$ 30,000	5:00	5:00	1:00	\$ 30,900
					30,000				30,900
					553,428				616,964

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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North Las Vegas, NV 89084

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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
November 27, 2023

Vintage Ranch

Analysis Date - January 1, 2023

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

Percent Funded - Annual - Ending Balance

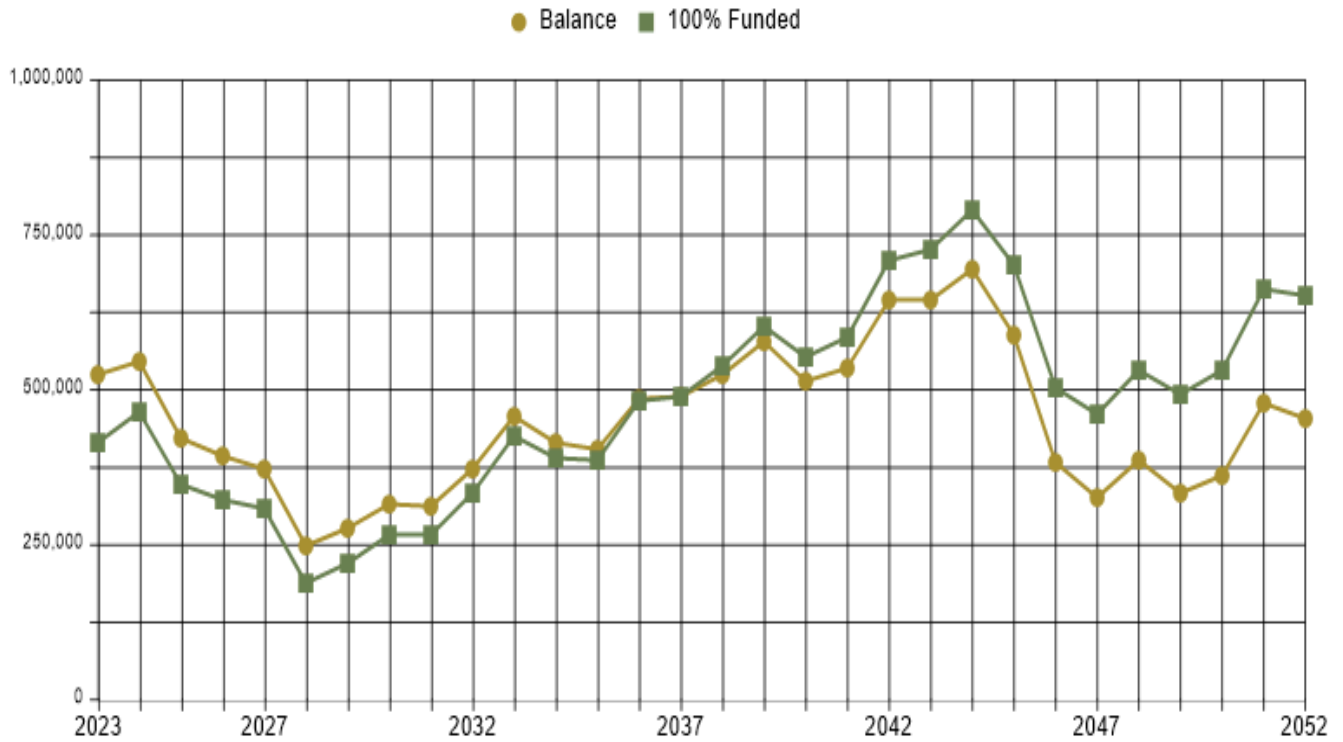
Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/23 - 12/23	\$ 522,443	\$ 41,860	0.00 %	\$ 5,210	\$ 25,800	\$ 543,713	117.31 %	\$ 463,446
1/24 - 12/24	543,713	62,790	50.00	3,952	189,620	420,835	121.37	346,715
1/25 - 12/25	420,835	64,674	3.00	3,607	98,167	390,948	121.17	322,618
1/26 - 12/26	390,948	66,614	3.00	3,385	91,049	369,899	120.43	307,130
1/27 - 12/27	369,899	68,612	3.00	2,176	195,756	244,931	132.11	185,386
1/28 - 12/28	244,931	70,671	3.00	2,391	44,083	273,909	125.45	218,334
1/29 - 12/29	273,909	72,791	3.00	2,772	35,822	313,650	119.27	262,963
1/30 - 12/30	313,650	74,974	3.00	2,737	82,094	309,267	117.36	263,519
1/31 - 12/31	309,267	77,224	3.00	3,311	19,002	370,801	111.89	331,395
1/32 - 12/32	370,801	79,540	3.00	4,124	0	454,465	107.37	423,264
1/33 - 12/33	454,465	81,927	3.00	3,737	128,715	411,414	106.09	387,771
1/34 - 12/34	411,414	84,384	3.00	3,624	96,896	402,526	104.14	386,517
1/35 - 12/35	402,526	86,916	3.00	4,400	8,233	485,610	101.34	479,157
1/36 - 12/36	485,610	89,523	3.00	4,426	93,619	485,941	99.31	489,315
1/37 - 12/37	485,941	92,209	3.00	4,769	59,761	523,158	97.34	537,417
1/38 - 12/38	523,158	94,975	3.00	5,262	48,840	574,556	95.59	601,060
1/39 - 12/39	574,556	97,825	3.00	4,675	164,884	512,172	93.11	550,022
1/40 - 12/40	512,172	100,759	3.00	4,847	83,469	534,310	91.43	584,333
1/41 - 12/41	534,310	103,782	3.00	5,888	0	643,980	90.86	708,760
1/42 - 12/42	643,980	106,896	3.00	5,929	111,786	645,019	88.96	724,986
1/43 - 12/43	645,019	110,103	3.00	6,371	68,679	692,813	87.76	789,403
1/44 - 12/44	692,813	113,406	3.00	5,374	223,881	587,712	84.04	699,297
1/45 - 12/45	587,712	116,808	3.00	3,331	328,133	379,718	75.54	502,612
1/46 - 12/46	379,718	120,312	3.00	2,708	177,623	325,116	70.88	458,661
1/47 - 12/47	325,116	123,921	3.00	3,227	68,609	383,656	72.47	529,395
1/48 - 12/48	383,656	127,639	3.00	2,745	181,690	332,351	67.88	489,605
1/49 - 12/49	332,351	131,468	3.00	2,980	105,742	361,057	68.02	530,793
1/50 - 12/50	361,057	135,412	3.00	4,064	25,150	475,383	71.99	660,288
1/51 - 12/51	475,383	139,475	3.00	3,873	166,447	452,284	69.33	652,316
1/52 - 12/52	452,284	143,659	3.00	3,331	200,779	398,495	64.44	599,244

Vintage Ranch

Analysis Date - January 1, 2023

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

Percent Funded - Annual - Chart



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	\$ 23,026.00	\$ 23,026.00
01/01/2023	Irrigation Controller - Replace	Community	01/01/2011	12:00	2,774.13	2,774.13
					25,800.13	25,800.13
Year : 2024						
Equipment						
01/01/2024	Playstructure - Replace	South	01/01/2004	20:00	\$ 75,000.00	\$ 77,250.00
					75,000.00	77,250.00
Landscape						
01/01/2024	Landscape Granite - Replenish	Community	01/01/2021	3:00	\$ 63,750.00	\$ 65,662.50
					63,750.00	65,662.50
Roof						
01/01/2024	Bldg Exterior Roof Underlayment - Repl	East	01/01/2004	20:00	\$ 3,836.75	\$ 3,951.85
01/01/2024	Bldg Exterior Roof Underlayment - Repl	North	01/01/2004	20:00	3,836.75	3,951.85
01/01/2024	Bldg Exterior Roof Underlayment - Repl	South	01/01/2004	20:00	3,836.75	3,951.85
01/01/2024	Bldg Exterior Roof Underlayment - Repl	Community	01/01/2004	20:00	3,836.75	3,951.85
					15,347.00	15,807.40
Water Feature						
01/01/2024	Water Feature - Repair & Maintain	Entry	01/01/2019	5:00	\$ 30,000.00	\$ 30,900.00
					30,000.00	30,900.00
Year : 2025						
Equipment						
01/01/2025	Playstructure - Replace	North	01/01/2005	20:00	\$ 70,500.00	\$ 74,793.45
					70,500.00	74,793.45
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	Block Walls - Repaint	Community	01/01/2013	12:00	\$ 4,032.00	\$ 4,277.55
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
					7,032.00	7,460.25
Year : 2026						
Equipment						
01/01/2026	Playstructure - Replace	East	01/01/2006	20:00	\$ 75,000.00	\$ 81,954.53
					75,000.00	81,954.53

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
Landscape						
01/01/2026	Irrigation Controller - Replace	Community	01/01/2014	12:00	\$ 8,322.39	\$ 9,094.10
					8,322.39	9,094.10
Year : 2027						
Equipment						
01/01/2027	Park Equipment Bball Hoop - Replace	East	01/01/2002	25:00	\$ 1,350.00	\$ 1,519.44
01/01/2027	Park Equipment Bball Hoop - Replace	North	01/01/2002	25:00	2,700.00	3,038.87
01/01/2027	Park Equipment Bball Hoop - Replace	South	01/01/2002	25:00	1,350.00	1,519.44
					5,400.00	6,077.75
Furniture						
01/01/2027	Park BBQ Grills - Replace	East	01/01/2002	25:00	\$ 2,500.00	\$ 2,813.77
01/01/2027	Park BBQ Grills - Replace	North	01/01/2002	25:00	2,500.00	2,813.77
01/01/2027	Park BBQ Grills - Replace	South	01/01/2002	25:00	2,500.00	2,813.77
01/01/2027	Park BBQ Grills - Replace	Community	01/01/2002	25:00	2,500.00	2,813.77
01/01/2027	Park Benches - Replace	East	01/01/2002	25:00	4,200.00	4,727.14
01/01/2027	Park Benches - Replace	North	01/01/2002	25:00	4,200.00	4,727.14
01/01/2027	Park Benches - Replace	South	01/01/2002	25:00	2,800.00	3,151.42
01/01/2027	Park Benches - Replace	Community	01/01/2002	25:00	2,800.00	3,151.42
01/01/2027	Park Picnic Table - Replace	East	01/01/2002	25:00	3,200.00	3,601.63
01/01/2027	Park Picnic Table - Replace	North	01/01/2002	25:00	3,200.00	3,601.63
01/01/2027	Park Picnic Table - Replace	South	01/01/2002	25:00	3,200.00	3,601.63
01/01/2027	Park Picnic Table - Replace	Community	01/01/2002	25:00	3,200.00	3,601.63
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
					39,800.00	44,795.24
Landscape						
01/01/2027	Landscape Granite - Replenish	Community	01/01/2024	3:00	\$ 63,750.00	\$ 71,751.19
					63,750.00	71,751.19
Lighting						
01/01/2027	Lighting Pole Fixtures - Replace	East	01/01/2007	20:00	\$ 3,500.00	\$ 3,939.28
01/01/2027	Lighting Pole Fixtures - Replace	North	01/01/2007	20:00	3,500.00	3,939.28
01/01/2027	Lighting Pole Fixtures - Replace	South	01/01/2007	20:00	3,500.00	3,939.28
					10,500.00	11,817.84
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	\$ 20,476.80	\$ 23,046.82
01/01/2027	Monument Signage - Replace	North	01/01/2002	25:00	5,000.00	5,627.54

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	Monument Signage - Replace	East	01/01/2002	25:00	\$ 10,000.00	\$ 11,255.09
01/01/2027	Monument Signage - Replace	South	01/01/2002	25:00	10,000.00	11,255.09
					45,476.80	51,184.54
Year : 2028						
Landscape						
01/01/2028	Drywells - Clean & Inspect	Community	01/01/2023	5:00	\$ 23,026.00	\$ 26,693.44
01/01/2028	Landscape Trees - Major Trimming	Community	01/01/2025	3:00	15,000.00	17,389.11
					38,026.00	44,082.55
Year : 2029						
Water Feature						
01/01/2029	Water Feature - Repair & Maintain	Entry	01/01/2024	5:00	\$ 30,000.00	\$ 35,821.57
					30,000.00	35,821.57
Year : 2030						
Landscape						
01/01/2030	Landscape Granite - Replenish	Community	01/01/2027	3:00	\$ 63,750.00	\$ 78,404.46
					63,750.00	78,404.46
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
Year : 2033						
Landscape						
01/01/2033	Drywells - Clean & Inspect	Community	01/01/2028	5:00	\$ 23,026.00	\$ 30,945.02
01/01/2033	Landscape Granite - Replenish	Community	01/01/2030	3:00	63,750.00	85,674.67
					86,776.00	116,619.69
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						
Equipment						
01/01/2034	Playstructure - Repairs	Community	01/01/2023	11:00	\$ 25,000.00	\$ 34,605.85
					25,000.00	34,605.85

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
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
Water Feature						
01/01/2034	Water Feature - Repair & Maintain	Entry	01/01/2029	5:00	\$ 30,000.00	\$ 41,527.02
					30,000.00	41,527.02
Year : 2035						
Landscape						
01/01/2035	Irrigation Controllor - Replace	Community	01/01/2023	12:00	\$ 2,774.13	\$ 3,955.25
					2,774.13	3,955.25
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	\$ 63,750.00	\$ 93,619.02
					63,750.00	93,619.02
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
Painting						
01/01/2037	Block Walls - Repaint	Community	01/01/2025	12:00	\$ 4,032.00	\$ 6,098.76
					4,032.00	6,098.76
Walls & Fencing						
01/01/2037	Block Walls - Repairs	Community	01/01/2027	10:00	\$ 20,476.80	\$ 30,973.00
					20,476.80	30,973.00
Year : 2038						
Landscape						
01/01/2038	Drywells - Clean & Inspect	Community	01/01/2033	5:00	\$ 23,026.00	\$ 35,873.76
01/01/2038	Irrigation Controllor - Replace	Community	01/01/2026	12:00	8,322.39	12,966.01
					31,348.39	48,839.77
Year : 2039						
Landscape						
01/01/2039	Landscape Granite - Replenish	Community	01/01/2036	3:00	\$ 63,750.00	\$ 102,300.04
					63,750.00	102,300.04

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	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
					9,000.00	14,442.36
Water Feature						
01/01/2039	Water Feature - Repair & Maintain	Entry	01/01/2034	5:00	\$ 30,000.00	\$ 48,141.19
					30,000.00	48,141.19
Year : 2040						
Furniture						
01/01/2040	Mailbox - Replace	Community	01/01/2015	25:00	\$ 32,500.00	\$ 53,717.55
					32,500.00	53,717.55
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
Year : 2042						
Landscape						
01/01/2042	Landscape Granite - Replenish	Community	01/01/2039	3:00	\$ 63,750.00	\$ 111,786.01
					63,750.00	111,786.01
Year : 2043						
Landscape						
01/01/2043	Drywells - Clean & Inspect	Community	01/01/2038	5:00	\$ 23,026.00	\$ 41,587.52
01/01/2043	Landscape Trees - Major Trimming	Community	01/01/2040	3:00	15,000.00	27,091.67
					38,026.00	68,679.19
Year : 2044						
Equipment						
01/01/2044	Playstructure - Replace	South	01/01/2024	20:00	\$ 75,000.00	\$ 139,522.09
					75,000.00	139,522.09
Roof						
01/01/2044	Bldg Exterior Roof Underlayment - Repl	East	01/01/2024	20:00	\$ 3,836.75	\$ 7,137.49
01/01/2044	Bldg Exterior Roof Underlayment - Repl	North	01/01/2024	20:00	3,836.75	7,137.49
01/01/2044	Bldg Exterior Roof Underlayment - Repl	South	01/01/2024	20:00	3,836.75	7,137.49
01/01/2044	Bldg Exterior Roof Underlayment - Repl	Community	01/01/2024	20:00	3,836.75	7,137.49
					15,347.00	28,549.96

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
Water Feature						
01/01/2044	Water Feature - Repair & Maintain	Entry	01/01/2039	5:00	\$ 30,000.00	\$ 55,808.84
					30,000.00	55,808.84
Year : 2045						
Equipment						
01/01/2045	Playstructure - Repairs	Community	01/01/2034	11:00	\$ 25,000.00	\$ 47,902.59
01/01/2045	Playstructure - Replace	North	01/01/2025	20:00	70,500.00	135,085.29
					95,500.00	182,987.88
Landscape						
01/01/2045	Landscape Granite - Replenish	Community	01/01/2042	3:00	\$ 63,750.00	\$ 122,151.59
					63,750.00	122,151.59
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
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						
Equipment						
01/01/2046	Playstructure - Replace	East	01/01/2026	20:00	\$ 75,000.00	\$ 148,018.99
					75,000.00	148,018.99
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						
Landscape						
01/01/2047	Irrigation Controller - Replace	Community	01/01/2035	12:00	\$ 2,774.13	\$ 5,639.24
					2,774.13	5,639.24
Lighting						
01/01/2047	Lighting Pole Fixtures - Replace	East	01/01/2027	20:00	\$ 3,500.00	\$ 7,114.78
01/01/2047	Lighting Pole Fixtures - Replace	North	01/01/2027	20:00	3,500.00	7,114.78
01/01/2047	Lighting Pole Fixtures - Replace	South	01/01/2027	20:00	3,500.00	7,114.78
					10,500.00	21,344.34
Walls & Fencing						
01/01/2047	Block Walls - Repairs	Community	01/01/2037	10:00	\$ 20,476.80	\$ 41,625.12
					20,476.80	41,625.12

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 : 2048						
Landscape						
01/01/2048	Drywells - Clean & Inspect	Community	01/01/2043	5:00	\$ 23,026.00	\$ 48,211.33
01/01/2048	Landscape Granite - Replenish	Community	01/01/2045	3:00	63,750.00	133,478.34
					86,776.00	181,689.67
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
Painting						
01/01/2049	Block Walls - Repaint	Community	01/01/2037	12:00	\$ 4,032.00	\$ 8,695.38
					4,032.00	8,695.38
Water Feature						
01/01/2049	Water Feature - Repair & Maintain	Entry	01/01/2044	5:00	\$ 30,000.00	\$ 64,697.74
					30,000.00	64,697.74
Year : 2050						
Landscape						
01/01/2050	Irrigation Controller - Replace	Community	01/01/2038	12:00	\$ 8,322.39	\$ 18,486.43
					8,322.39	18,486.43
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
Year : 2051						
Landscape						
01/01/2051	Landscape Granite - Replenish	Community	01/01/2048	3:00	\$ 63,750.00	\$ 145,855.39
					63,750.00	145,855.39
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	\$ 1,350.00	\$ 3,181.36
01/01/2052	Park Equipment Bball Hoop - Replace	North	01/01/2027	25:00	2,700.00	6,362.73
01/01/2052	Park Equipment Bball Hoop - Replace	South	01/01/2027	25:00	1,350.00	3,181.36
					5,400.00	12,725.45

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
Furniture						
01/01/2052	Park BBQ Grills - Replace	East	01/01/2027	25:00	\$ 2,500.00	\$ 5,891.41
01/01/2052	Park BBQ Grills - Replace	North	01/01/2027	25:00	2,500.00	5,891.41
01/01/2052	Park BBQ Grills - Replace	South	01/01/2027	25:00	2,500.00	5,891.41
01/01/2052	Park BBQ Grills - Replace	Community	01/01/2027	25:00	2,500.00	5,891.41
01/01/2052	Park Benches - Replace	East	01/01/2027	25:00	4,200.00	9,897.58
01/01/2052	Park Benches - Replace	North	01/01/2027	25:00	4,200.00	9,897.58
01/01/2052	Park Benches - Replace	South	01/01/2027	25:00	2,800.00	6,598.38
01/01/2052	Park Benches - Replace	Community	01/01/2027	25:00	2,800.00	6,598.38
01/01/2052	Park Picnic Table - Replace	East	01/01/2027	25:00	3,200.00	7,541.01
01/01/2052	Park Picnic Table - Replace	North	01/01/2027	25:00	3,200.00	7,541.01
01/01/2052	Park Picnic Table - Replace	South	01/01/2027	25:00	3,200.00	7,541.01
01/01/2052	Park Picnic Table - Replace	Community	01/01/2027	25:00	3,200.00	7,541.01
01/01/2052	Park Trash Receptacles - Replace	East	01/01/2027	25:00	750.00	1,767.42
01/01/2052	Park Trash Receptacles - Replace	North	01/01/2027	25:00	750.00	1,767.42
01/01/2052	Park Trash Receptacles - Replace	South	01/01/2027	25:00	750.00	1,767.42
01/01/2052	Park Trash Receptacles - Replace	Community	01/01/2027	25:00	750.00	1,767.42
					39,800.00	93,791.28
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
Walls & Fencing						
01/01/2052	Monument Signage - Replace	North	01/01/2027	25:00	\$ 5,000.00	\$ 11,782.83
01/01/2052	Monument Signage - Replace	East	01/01/2027	25:00	10,000.00	23,565.66
01/01/2052	Monument Signage - Replace	South	01/01/2027	25:00	10,000.00	23,565.66
					25,000.00	58,914.15

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	Date	Life	Current Cost	Expenditure
Equipment					
Park Equipment Bball Hoop - Replace					
01/01/2027	East	01/01/2002	25:00	\$ 1,350.00	\$ 1,519.44
01/01/2027	North	01/01/2002	25:00	2,700.00	3,038.87
01/01/2027	South	01/01/2002	25:00	1,350.00	1,519.44
01/01/2052	East	01/01/2027	25:00	1,350.00	3,181.36
01/01/2052	North	01/01/2027	25:00	2,700.00	6,362.73
01/01/2052	South	01/01/2027	25:00	1,350.00	3,181.36
				10,800.00	18,803.20
Playstructure - Repairs					
01/01/2034	Community	01/01/2023	11:00	\$ 25,000.00	\$ 34,605.85
01/01/2045	Community	01/01/2034	11:00	25,000.00	47,902.59
				50,000.00	82,508.44
Playstructure - Replace					
01/01/2024	South	01/01/2004	20:00	\$ 75,000.00	\$ 77,250.00
01/01/2025	North	01/01/2005	20:00	70,500.00	74,793.45
01/01/2026	East	01/01/2006	20:00	75,000.00	81,954.53
01/01/2044	South	01/01/2024	20:00	75,000.00	139,522.09
01/01/2045	North	01/01/2025	20:00	70,500.00	135,085.29
01/01/2046	East	01/01/2026	20:00	75,000.00	148,018.99
				441,000.00	656,624.35
Furniture					
Mailbox - Replace					
01/01/2040	Community	01/01/2015	25:00	\$ 32,500.00	\$ 53,717.55
				32,500.00	53,717.55
Park BBQ Grills - Replace					
01/01/2027	East	01/01/2002	25:00	\$ 2,500.00	\$ 2,813.77
01/01/2027	North	01/01/2002	25:00	2,500.00	2,813.77
01/01/2027	South	01/01/2002	25:00	2,500.00	2,813.77
01/01/2027	Community	01/01/2002	25:00	2,500.00	2,813.77
01/01/2052	East	01/01/2027	25:00	2,500.00	5,891.41
01/01/2052	North	01/01/2027	25:00	2,500.00	5,891.41
01/01/2052	South	01/01/2027	25:00	2,500.00	5,891.41
01/01/2052	Community	01/01/2027	25:00	2,500.00	5,891.41
				20,000.00	34,820.72
Park Benches - Replace					
01/01/2027	East	01/01/2002	25:00	\$ 4,200.00	\$ 4,727.14
01/01/2027	North	01/01/2002	25:00	4,200.00	4,727.14
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	4,200.00	9,897.58
01/01/2052	North	01/01/2027	25:00	4,200.00	9,897.58

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 Benches - Replace						
	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
					28,000.00	48,749.04
Park Picnic Table - Replace						
	01/01/2027	East	01/01/2002	25:00	\$ 3,200.00	\$ 3,601.63
	01/01/2027	North	01/01/2002	25:00	3,200.00	3,601.63
	01/01/2027	South	01/01/2002	25:00	3,200.00	3,601.63
	01/01/2027	Community	01/01/2002	25:00	3,200.00	3,601.63
	01/01/2052	East	01/01/2027	25:00	3,200.00	7,541.01
	01/01/2052	North	01/01/2027	25:00	3,200.00	7,541.01
	01/01/2052	South	01/01/2027	25:00	3,200.00	7,541.01
	01/01/2052	Community	01/01/2027	25:00	3,200.00	7,541.01
					25,600.00	44,570.56
Park Trash Receptacles - 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
					6,000.00	10,446.20
Landscape						
Drywells - Clean & Inspect						
	01/01/2023	Community	01/01/2018	5:00	\$ 23,026.00	\$ 23,026.00
	01/01/2028	Community	01/01/2023	5:00	23,026.00	26,693.44
	01/01/2033	Community	01/01/2028	5:00	23,026.00	30,945.02
	01/01/2038	Community	01/01/2033	5:00	23,026.00	35,873.76
	01/01/2043	Community	01/01/2038	5:00	23,026.00	41,587.52
	01/01/2048	Community	01/01/2043	5:00	23,026.00	48,211.33
					138,156.00	206,337.07
Irrigation Controller - Replace						
	01/01/2023	Community	01/01/2011	12:00	\$ 2,774.13	\$ 2,774.13
	01/01/2026	Community	01/01/2014	12:00	8,322.39	9,094.10
	01/01/2035	Community	01/01/2023	12:00	2,774.13	3,955.25
	01/01/2038	Community	01/01/2026	12:00	8,322.39	12,966.01
	01/01/2047	Community	01/01/2035	12:00	2,774.13	5,639.24
	01/01/2050	Community	01/01/2038	12:00	8,322.39	18,486.43
					33,289.56	52,915.16
Landscape Granite - Replenish						

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
Landscape Granite - Replenish					
01/01/2024	Community	01/01/2021	3:00	\$ 63,750.00	\$ 65,662.50
01/01/2027	Community	01/01/2024	3:00	63,750.00	71,751.19
01/01/2030	Community	01/01/2027	3:00	63,750.00	78,404.46
01/01/2033	Community	01/01/2030	3:00	63,750.00	85,674.67
01/01/2036	Community	01/01/2033	3:00	63,750.00	93,619.02
01/01/2039	Community	01/01/2036	3:00	63,750.00	102,300.04
01/01/2042	Community	01/01/2039	3:00	63,750.00	111,786.01
01/01/2045	Community	01/01/2042	3:00	63,750.00	122,151.59
01/01/2048	Community	01/01/2045	3:00	63,750.00	133,478.34
01/01/2051	Community	01/01/2048	3:00	63,750.00	145,855.39
				637,500.00	1,010,683.21
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	01/01/2007	20:00	\$ 3,500.00	\$ 3,939.28
01/01/2027	North	01/01/2007	20:00	3,500.00	3,939.28
01/01/2027	South	01/01/2007	20:00	3,500.00	3,939.28
01/01/2047	East	01/01/2027	20:00	3,500.00	7,114.78
01/01/2047	North	01/01/2027	20:00	3,500.00	7,114.78
01/01/2047	South	01/01/2027	20:00	3,500.00	7,114.78
				21,000.00	33,162.18
Painting					
Block Walls - Repaint					
01/01/2025	Community	01/01/2013	12:00	\$ 4,032.00	\$ 4,277.55
01/01/2037	Community	01/01/2025	12:00	4,032.00	6,098.76
01/01/2049	Community	01/01/2037	12:00	4,032.00	8,695.38
				12,096.00	19,071.69
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

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	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						
	01/01/2024	East	01/01/2004	20:00	\$ 3,836.75	\$ 3,951.85
	01/01/2024	North	01/01/2004	20:00	3,836.75	3,951.85
	01/01/2024	South	01/01/2004	20:00	3,836.75	3,951.85
	01/01/2024	Community	01/01/2004	20:00	3,836.75	3,951.85
	01/01/2044	East	01/01/2024	20:00	3,836.75	7,137.49
	01/01/2044	North	01/01/2024	20:00	3,836.75	7,137.49
	01/01/2044	South	01/01/2024	20:00	3,836.75	7,137.49
	01/01/2044	Community	01/01/2024	20:00	3,836.75	7,137.49

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		
Date	Location	Date	Life	Current Cost	Expenditure
Bldg Exterior Roof Underlayment - Replace				30,694.00	44,357.36
Walls & Fencing					
Block Walls - Repairs					
01/01/2027	Community	01/01/2017	10:00	\$ 20,476.80	\$ 23,046.82
01/01/2037	Community	01/01/2027	10:00	20,476.80	30,973.00
01/01/2047	Community	01/01/2037	10:00	20,476.80	41,625.12
				61,430.40	95,644.94
Monument Signage - Replace					
01/01/2027	North	01/01/2002	25:00	\$ 5,000.00	\$ 5,627.54
01/01/2027	East	01/01/2002	25:00	10,000.00	11,255.09
01/01/2027	South	01/01/2002	25:00	10,000.00	11,255.09
01/01/2052	North	01/01/2027	25:00	5,000.00	11,782.83
01/01/2052	East	01/01/2027	25:00	10,000.00	23,565.66
01/01/2052	South	01/01/2027	25:00	10,000.00	23,565.66
				50,000.00	87,051.87
Water Feature					
Water Feature - Repair & Maintain					
01/01/2024	Entry	01/01/2019	5:00	\$ 30,000.00	\$ 30,900.00
01/01/2029	Entry	01/01/2024	5:00	30,000.00	35,821.57
01/01/2034	Entry	01/01/2029	5:00	30,000.00	41,527.02
01/01/2039	Entry	01/01/2034	5:00	30,000.00	48,141.19
01/01/2044	Entry	01/01/2039	5:00	30,000.00	55,808.84
01/01/2049	Entry	01/01/2044	5:00	30,000.00	64,697.74
				180,000.00	276,896.36

Vintage Ranch

Analysis Date - January 1, 2023

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

Component List - Full Detail

Bldg Exterior Roof Underlayment - Replace

Item Number	1	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	20 Years
Category	Roof	Basis Cost	\$ 7.45
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
East	Ramada	Good	01/01/2004	01/01/2024	1:00	20:00	515	3,836.75	3,951.85
North	Ramada	Good	01/01/2004	01/01/2024	1:00	20:00	515	3,836.75	3,951.85
South	Ramada	Good	01/01/2004	01/01/2024	1:00	20:00	515	3,836.75	3,951.85
Community	Ramada	Good	01/01/2004	01/01/2024	1:00	20:00	515	3,836.75	3,951.85
								15,347.00	15,807.40

Comments



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	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2013	01/01/2025	2:00	12:00	5,040	4,032.00	4,277.55
								4,032.00	4,277.55

Comments



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 - Repairs

Item Number	3	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	10 Years
Category	Walls & Fencing	Basis Cost	\$ 0.24
Tracking	Logistical		
Method	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	20,476.80	23,046.82
								20,476.80	23,046.82

Comments



Vintage Ranch

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	Logistical		
Method	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



Vintage Ranch

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	\$ 23,026.00
Tracking	Logistical		
Method	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	23,026.00	23,026.00
								23,026.00	23,026.00

Comments



Vintage Ranch

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	\$ 2,774.13
Tracking	Logistical		
Method	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	3	8,322.39	9,094.10
Community	North	Good	01/01/2011	01/01/2023	0:00	12:00	1	2,774.13	2,774.13
								11,096.52	11,868.23

Comments



Proposal #4064

Weathermatic Controller(s) Installation

Date 8/25/2023

Customer Michelle Hepp | Vision Community Management |

Property Vintage Ranch

The existing Hunter ICore controller located near the north park is in need of replacement. GLS will install a 48 station Weathermatic Controller to replace. The Weathermatic controller will come with a weather station, air card for online connectivity and a 3 year subscription turning the new controller into a smart controller with the capability to

Vintage Ranch

Analysis Date - January 1, 2023

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

water off of weather based information which will help save water.

This estimate includes parts and labor for installation. Run-throughs of the system will follow installation to ensure this portion is working properly.

Controller Bundle

Items Quantity Price

48 Station-3yr Bundle 1.00 \$2,262.13

Controller Bundle: \$2,262.13

Labor

Items Quantity Price

Labor - Irrigation 8.00 \$512.00

Labor: \$512.00

PROJECT TOTAL: \$2,774.13

Terms & Conditions

*These costs include all applicable taxes and this estimate is valid for 30 days.

Signature Signature

Genesis Landscape Solutions Vintage Ranch

Date 8/25/2023 Date

Genesis Landscape Solutions | PO Box 1548 | Mesa, AZ 85211 Page | 1

Vintage Ranch

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	\$ 85.00
Tracking	Logistical		
Method	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	750	63,750.00	65,662.50
								63,750.00	65,662.50

Comments



Vintage Ranch

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	Logistical		
Method	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



Vintage Ranch

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	20 Years
Category	Lighting	Basis Cost	\$ 1,750.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
East	Bball Courts	Good	01/01/2007	01/01/2027	4:00	20:00	2	3,500.00	3,939.28
North	Bball Courts	Good	01/01/2007	01/01/2027	4:00	20:00	2	3,500.00	3,939.28
South	Bball Courts	Good	01/01/2007	01/01/2027	4:00	20:00	2	3,500.00	3,939.28
								10,500.00	11,817.84

Comments



Vintage Ranch

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	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2015	01/01/2040	17:00	25:00	1	32,500.00	53,717.55
								32,500.00	53,717.55

Comments



Vintage Ranch

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	Logistical		
Method	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



Vintage Ranch

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	\$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
North		Good	01/01/2002	01/01/2027	4:00	25:00	1	5,000.00	5,627.54
East		Good	01/01/2002	01/01/2027	4:00	25:00	2	10,000.00	11,255.09
South		Good	01/01/2002	01/01/2027	4:00	25:00	2	10,000.00	11,255.09
								<u>25,000.00</u>	<u>28,137.72</u>

Comments



Vintage Ranch

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	\$ 1,250.00
Tracking	Logistical		
Method	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	2,500.00	2,813.77
North		Good	01/01/2002	01/01/2027	4:00	25:00	2	2,500.00	2,813.77
South		Good	01/01/2002	01/01/2027	4:00	25:00	2	2,500.00	2,813.77
Community		Good	01/01/2002	01/01/2027	4:00	25:00	2	2,500.00	2,813.77
								10,000.00	11,255.08

Comments



Vintage Ranch

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	\$ 1,400.00
Tracking	Logistical		
Method	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	4,200.00	4,727.14
North		Good	01/01/2002	01/01/2027	4:00	25:00	3	4,200.00	4,727.14
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
								14,000.00	15,757.12

Comments



Vintage Ranch

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	\$ 1,350.00
Tracking	Logistical		
Method	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	1,350.00	1,519.44
North	Bball Courts	Good	01/01/2002	01/01/2027	4:00	25:00	2	2,700.00	3,038.87
South	Bball Courts	Good	01/01/2002	01/01/2027	4:00	25:00	1	1,350.00	1,519.44
								5,400.00	6,077.75

Comments



Vintage Ranch

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	\$ 1,600.00
Tracking	Logistical		
Method	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	3,200.00	3,601.63
North		Good	01/01/2002	01/01/2027	4:00	25:00	2	3,200.00	3,601.63
South		Good	01/01/2002	01/01/2027	4:00	25:00	2	3,200.00	3,601.63
Community		Good	01/01/2002	01/01/2027	4:00	25:00	2	3,200.00	3,601.63
								12,800.00	14,406.52

Comments



Vintage Ranch

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	Logistical		
Method	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



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	Logistical		
Method	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



Vintage Ranch

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	11 Years
Category	Equipment	Basis Cost	\$ 25,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2023	01/01/2034	11:00	11:00	1	25,000.00	34,605.85
								25,000.00	34,605.85

Comments



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	20 Years
Category	Equipment	Basis Cost	\$ 75,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
East		Good	01/01/2006	01/01/2026	3:00	20:00	1	75,000.00	81,954.53
North		Good	01/01/2005	01/01/2025	2:00	20:00	0.94	70,500.00	74,793.45
South		Good	01/01/2004	01/01/2024	1:00	20:00	1	75,000.00	77,250.00
								220,500.00	233,997.98

Comments



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	5 Years
Category	Water Feature	Basis Cost	\$ 30,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entry		Good	01/01/2019	01/01/2024	1:00	5:00	1	30,000.00	30,900.00
								30,000.00	30,900.00

Comments

