

RDA REPORT

Shamrock Estates
Gilbert, Arizona
Account 3054 - Version 001
March 19, 2008

RESERVE DATA ANALYSIS, INC.

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This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, the Community Associations Institute, various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and the McGraw Hill Book Company. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and preparation of reserve analysis studies.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and each estimated useful life will approximate that of the norm per industry standards and/or manufacture specifications used. In some cases, estimates may have been used on assets which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your reserve analysis study be updated every two to three years due to fluctuating interest rates, inflationary changes and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and subsequent computations made in preparing this reserve analysis study are retained in our computer files. Therefore, updates can typically be completed in a more timely manner than the original study.

Reserve Data Analysis, Inc. would like to thank you for using our services, and we invite you to call us at any time should you have any questions or comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide you with a revised study.

RESERVE DATA ANALYSIS, INC.

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PART I - INTRODUCTION

Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the association and set the level and quality of service for all of the association's activities.

■ 1. Funding Options

When a major repair or replacement is required in a community, an association has essentially four options available to address the expenditure:

The first option is to pass a "special assessment" to the membership in an amount required to cover the expenditure. Although not commonplace, there have been special assessments in the amount of \$10,000 per member assessed in associations in Virginia and southern California. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure if necessary. However, an association operating on a special assessment basis cannot guarantee that an assessment, when needed, will be passed. Consequently, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated to maintain when the need arises. Additionally, while relatively new communities require very little in the way of major "reserve" expenditures, associations reaching 12 to 15 years of age and older find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, can be devastating to an association's overall budget.

The second option is for the association to acquire a loan from a lending institution in order to effect the required repairs. In many cases, banks will lend money to an association using "future homeowner assessments" as collateral for the loan. With this method, not only is the current board of directors pledging the future assets of an association, they are also required to pay interest fees on the loan payback in addition to the original principal. In the case of a \$150,000 roofing replacement, the association may be required to pay back the loan over a three to five year period, with interest; whereas, if the association was setting aside reserves for this purpose, using the

vehicle of the regularly assessed membership dues, it would have had the full term of the life of the roof in order to accumulate the necessary moneys. Additionally, those contributions would have been evenly distributed over the entire membership and would have earned interest as part of that contribution.

The third option, too often used, is simply to defer the required repair or replacement. This option can create an environment of declining property values due to the increasing deferred maintenance and the association's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the Association by making it difficult or even impossible for potential buyers to obtain financing from lenders. Increasingly, many lending institutions are requesting copies of the association's most recent reserve study before granting loans, either for the association, a prospective purchaser, or for an individual within such association.

The fourth, and only logical means that the board of directors has to ensure its ability to maintain the assets for which it is obligated, uniformly distributing the costs of the replacements over the entire membership, is by assessing an adequate level of reserves as part of the regular membership assessment. The community is not only comprised of present members, but also future members. Any decision by the board of directors to adopt a calculation method or funding plan which would disproportionately burden future members in order to make up for past reserve deficits would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the board is responsible to the "community" as a whole.

■ 2. The Reserve Study

There are two components of a reserve study – a physical analysis and a financial analysis. During the physical analysis, a reserve provider evaluates information regarding the physical status and repair/replacement cost of the association's major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates. A financial analysis assesses the association's reserve balance or "fund status" (measured in cash or as percent funded) to determine a recommendation for an appropriate reserve contribution rate in the future known as the "funding plan."

Reserve studies fit into one of three categories: 1) Full Study; 2) Update - with site inspection; and 3) Update - without site inspection.

- In a Full reserve study, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a "fund status" and "funding plan."

- In an Update – with site inspection, the reserve provider conducts a component inventory (verification only, not quantification), a condition assessment (based on on-site visual observations), and life and valuation estimates to determine both the “fund status” and “funding plan.”
- In an Update – without site inspection, the reserve provider conducts life and valuation estimates to determine the “fund status” and “funding plan.”

■ 3. Developing a Component List

The budget process begins with an accurate inventory of all the major components for which the association is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the association, subjective determinations should be minimized. We suggest the following considerations when labeling an expense:

OPERATIONAL EXPENSES occur at least annually, no matter how large the expense, and can be effectively budgeted for each year. They are characterized as being reasonably predictable both in terms of frequency and cost. Operational expenses include all minor expenses which would not otherwise adversely affect an operational budget from one year to the next. Examples of Operational Expenses include:

Utilities:

- Electricity
- Gas
- Water
- Telephone
- Cable TV

Services:

- Landscaping
- Pool Maintenance
- Street Sweeping
- Accounting
- Reserve Study

Administrative:

- Supplies
- Bank Service Charges
- Dues & Publications
- Licenses, Permits & Fees

Repair Expenses:

- Tile Roof Repairs
- Equipment Repairs
- Minor Concrete Repairs
- Operating Contingency

RESERVE EXPENSES are major expenses that occur other than annually and which must be budgeted for in advance in order to provide the necessary funds in time

for their occurrence. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets which have an indeterminable but potential liability which may be demonstrated as a likely occurrence. They are expenses that when incurred would have a significant affect on the smooth operation of the budgetary process from one year to the next if they were not reserved for in advance. Examples of Reserve Expenses include:

- Roof Replacements
- Painting
- Deck Resurfacing
- Fencing Replacement
- Street Slurry Coating
- Asphalt Overlays
- Pool Re-plastering
- Pool Equipment Replacement
- Pool Furniture Replacement
- Tennis Court Resurfacing
- Park & Play Equipment
- Equipment Replacement
- Interior Furnishings
- Lighting Replacement

BUDGETING IS NORMALLY EXCLUDED FOR repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in an association's governing documents. Examples include the complete replacement of elevators, tile roofs, wiring and plumbing. Also excluded are insignificant expenses which may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Costs which are caused by acts of God, accidents or other occurrences which are more properly insured for, rather than reserved for, are also excluded.

■ 4. Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufacture quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study the association should avoid any major shortfalls. However, to remain accurate, the report should be updated every two to three years to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The association can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

■ 5. Funding Methods

From the simplest to most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash-flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a “window” in which all future anticipated replacement costs are computed, based on the individual lives of the components under consideration.

The component method develops a reserve-funding plan where the total contribution is based on the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserves over time. This method also allows for computations on individual components in the analysis. The RDA Summary and RDA Projection Reports are based upon the component methodology.

■ 6. Funding Strategies

Once an association has established its funding goals, the association can select an appropriate funding plan. There are two basic strategies widely used by associations. It is recommended that associations consult professionals to determine the best strategy or combination of plans that best suit the association’s need. Additionally, associations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The two funding plans and descriptions of both are detailed below.

- Full Funding — Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an association has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect that three-tenths of the replacement cost to have accumulated, and if so, that component would be “fully-funded.” This model is

important in that it is a measure of the adequacy of an association's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. The formula is based on current replacement cost, and is a measure in time, independent of future inflationary or investment factors:

$$\text{Fully Funded Reserves} = \frac{\text{Age of Component}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

When an association's total accumulated reserves for all components meet this criteria, its reserves are "fully-funded."

- **Threshold Funding (RDA Modified Cash Flow Reports)** — There are two goals of this funding method. The first goal is to make sure that all scheduled reserve expenditures are covered by keeping the reserve cash balance above zero during the projected period. The second goal is to reach and maintain a 100% fully funded reserve balance during the projected period. Depending on the association's current percent funded, it may take the entire projected period (typically 30 years) before the 100% fully funded level is achieved.

Reaching and maintaining a 100% fully funded reserve balance by uniformly distributing the costs of the replacements over time benefits both current and future members of an association, and is the best approach the board of directors can take to fulfill its fiduciary responsibility. The modified cash flow method creates a funding strategy that gives the membership the lowest reserve funding recommendation as possible over time, while approaching the 100% fully funded level.

Another advantage of the modified cash flow method is that in most cases several strategies can be manually tested by Reserve Data Analysis, Inc. (the strategy is not based strictly on each components current funding status) until the best funding strategy is created – one that has consistent, incremental contribution increases from year to year. This very important aspect of the reserve study will aid the board of directors during the annual budgeting process.

■ 7. Distribution of Accumulated Reserves

The "Distribution of Accumulated Reserves Report" can be viewed and printed after performing the "RDA Summary Calculations," which is a "Component or Segregated Calculation Process," as opposed to the "Cash Flow Calculation Process," also available to the user in the program.

When calculating reserves based upon the component methodology, a beginning reserve balance must be allocated for each of the individual components considered in the analysis before the individual calculations can be completed. When this distribution is not available, or of sufficient detail, the following method is suggested for allocating reserves:

The first step the program performs in this process is subtracting, from the total accumulated reserves, any amounts for assets which have predetermined (fixed) reserve balances. The user can "fix" the accumulated reserve balance within the program on the individual asset's detail page. If by error these amounts total more than the amount of funds available, then the remaining assets are adjusted accordingly. A provision for a contingency reserve is then deducted by the determined percentage used, and if there are sufficient remaining funds available.

The second step is to identify the ideal level of reserves for each asset. As indicated in the prior section, this is accomplished by evaluating the component's age proportionate to its estimated useful life and current replacement cost. Again, the equation used is as follows:

$$\text{Fully Funded Reserves} = \frac{\text{Age of Component}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

The RDA RESERVE MANAGEMENT SOFTWARE™ program performs the above calculations to the very month the component was placed-in-service. It also allows for the accumulation of the necessary reserves for the replacement to be available on the first day of the fiscal year it is scheduled to be replaced.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available are depleted, or until all assets are appropriately funded. If any assets are assigned a zero remaining life (schedule for replacement this fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjusts the zero remaining life item to 1 year and that asset assumes its new grouping position alphabetically in the final printed report.

If at the completion of this task there are additional moneys which have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such initially, but are then considered to be available reserves in the report funding computations.

Assigning the reserves in this manner defers the make-up period for any underfunding over the longest remaining life of all the assets under consideration, thereby minimizing the impact of deficiency. For example, if the report indicates an underfunding of \$50,000, this underfunding will be assigned to components with the longest remaining life possible in order to give more time to "replenish" the account. If the \$50,000 underfunding were to be assigned to short remaining life items, the impact would be immediately felt.

If the reserves are underfunded, the monthly contribution requirements as outlined in this report can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the case of a large deficiency, a special assessment may be considered. The program can easily generate revised reports outlining how the monthly contributions would be affected by such an adjustment, or by any other changes which may be under consideration.

■ 8. Funding Reserves

Two contribution numbers are provided in the report, the "Monthly Membership Contribution" and the "Net Monthly Allocation." The association should contribute to reserves each month the "Monthly Membership Contribution" figure, when the interest earned on the reserves is left in the reserve accounts as part of the contribution. When interest is earned on the reserves, that interest must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the "Net Monthly Allocation" to reserves (this is the member contribution plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid the amount due will be taken directly from the association's operating accounts as the reserve accounts are allocated only those moneys net of taxes.

■ 9. Users' Guide to Your Reserve Analysis Study

Part II of your RDA REPORT contains the reserve analysis study for your association. There are seven types of pages in the study as described below.

REPORT SUMMARY

The **Report Summary** lists all of the parameters which were used in calculating the report as well as the summary of your reserve analysis study.

INDEX REPORTS

The **Distribution of Accumulated Reserves** report lists all assets in remaining life order. It also identifies the ideal level of reserves which should have accumulated for the association as well as the actual reserves available.

The **Asset Listing/Summary** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

DETAIL REPORTS

The **Detail Report** itemizes each asset and lists all measurements, current and future costs and calculations for that asset. Provisions for percentage replacements, salvage values and one-time replacements can also be utilized.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufacture quality, usage, exposure to elements and maintenance history.

The **Detail Report Index** is an alphabetical listing of all assets together with the page number of the asset's detail report and asset number.

PROJECTIONS AND CHARTS

Thirty-year Projections as well as *Charts and Graphs* of projected data add to the usefulness of your reserve analysis study.

■ 10. Definitions

REPORT I.D. - Includes the REPORT DATE (ex. November 15, 1992), VERSION (ex. 001), and ACCOUNT NUMBER (ex. 9773). Please use this information when referencing your report. (Displayed on the summary page.)

BUDGET YEAR BEGINNING/ENDING - The budgetary year for which the report is prepared. For associations with fiscal years ending December 31, the monthly contribution figures indicated are for the 12 month period beginning 1/1/2X and ending 12/31/2X.

NUMBER OF UNITS/PHASES - If applicable, the number of units and/or phases included in this version of the report.

INFLATION - This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement and the total is used in calculating the monthly reserve contribution which will be necessary in order to accumulate the required funds in time for replacement.

ANNUAL CONTRIBUTION INCREASE - The percentage rate at which the association will increase its contribution to reserves at the end of each year until the year in which the asset is replaced. For example, in order to accumulate \$10,000 in 10 years, you could set aside \$1,000 per year. As an alternative, you could set aside \$795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aid those associations that have not set aside appropriate reserves in the past by making the initial year's allocation less formidable.

INVESTMENT YIELD - The average interest rate anticipated by the association based upon its current investment practices.

TAXES ON YIELD - The estimated percentage of interest income which will be set aside for taxes.

ACCUMULATED RESERVE BALANCE - The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. Based upon information provided and not audited.

PERCENT FULLY FUNDED - The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

PHASE INCREMENT DETAIL/AGE - Comments regarding aging of the components on the basis of construction date or date of acceptance by the association.

MONTHLY CONTRIBUTION - The contribution to reserves required by the association each month.

INTEREST CONTRIBUTION - The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

NET MONTHLY ALLOCATION - The sum of the monthly contribution and interest contribution figures.

GROUP OR FACILITY NUMBER/CATEGORY NUMBER - The report may be prepared and sorted either by group or facility (location, building, phase, etc.) or by category (roofing, painting, etc.). Standard report printing format is by category.

PERCENTAGE OF REPLACEMENT - In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

PLACED-IN-SERVICE - The month and year that the asset was placed-in-service. - This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

ESTIMATED USEFUL LIFE - The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

ADJUSTMENT TO USEFUL LIFE - Once the useful life is determined it may be adjusted +/- by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

ESTIMATED REMAINING LIFE - This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed-in-service.

REPLACEMENT YEAR - The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

FIXED ACCUMULATED RESERVES - An optional figure which, if used, will override the normal process of allocating reserves to each asset.

FIXED MONTHLY CONTRIBUTION - An optional figure which, if used, will override all calculations and set the contribution at this amount.

SALVAGE VALUE - The salvage value of the asset at the time of replacement, if applicable.

ONE-TIME REPLACEMENT - Notation if the asset is to be replaced on a one-time basis.

CURRENT REPLACEMENT COST - The estimated replacement cost effective as of the beginning of the fiscal year for which the report is being prepared.

FUTURE REPLACEMENT COST - The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

COMPONENT INVENTORY - The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents and discussion with appropriate association representative(s).

■ 11. A Multi-Purpose Tool

Your RDA REPORT is an important part of your association's budgetary process. Following its recommendations should ensure the association's smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for "special assessments".

In addition, your RDA reserve study serves a variety of useful purposes:

- Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding.
- A reserve analysis study is required by your accountant during the preparation of the association's annual audit.
- A reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.
- Your RDA REPORT is also a detailed inventory of the association's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your RDA REPORT is a tool which can assist the Board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components which the association is obligated to maintain.
- Since the RDA reserve analysis study includes precise measurements and cost estimates of the client's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- The reserve study is an annual disclosure to the membership concerning the financial condition of the association, and may be used as a "consumers' guide" by prospective purchasers.

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Shamrock Estates
 Gilbert, Arizona
CFS Reserve Analysis Report Summary

Report Date	March 19, 2008	Parameters:	
Version	001	Inflation	3.00%
Account Number	3054	Annual Contribution Increase	3.00%
Budget Year Beginning	1/ 1/09	Investment Yield	3.52%
Ending	12/31/09	Taxes on Yield	0.00%
Total Units Included	805	Contingency	3.00%
Phase Development	1 of 1	Reserve Fund Balance as of	
		1/ 1/09:	\$102,578.00

Project Profile & Introduction

The client advised us to use the following dates as the basis for aging the components by phase: Phase 1 - May 2006, Phase 2A - January 2007, Phase 2B - January 2008.

The anticipated January 1, 2009 balance reflects all remaining reserve contributions and interest for 2008. No expenditures are anticipated.

Calculation Method: Modified Cash Flow

Funding Strategy: Threshold

RDA Reports: March 2008.

Cash Flow Specific Summary of Calculations

Monthly Contribution to Reserves Required:	\$5,320.00
(\$6.61 per unit per month)	
Average Net Monthly Interest Contribution This Year:	392.47
Net Monthly Allocation to Reserves 1/ 1/09 to 12/31/09:	\$5,712.47
(\$7.10 per unit per month)	

RDA Reserve Management Software

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Shamrock Estates
Distribution of Accumulated Reserves

REPORT DATE: March 19, 2008
 VERSION: 001
 ACCOUNT NUMBER: 3054

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Concrete Components - Unfunded	0	0.00	0.00
Granite Replenishment - Unfunded	0	0.00	0.00
Irrigation System - Unfunded	0	0.00	0.00
Monument Signs - Letters, Unfunded	0	0.00	0.00
Pavers - Unfunded	0	0.00	0.00
Roofs - Metal, Ramadas, Unfunded	0	0.00	0.00
Tree Trimming - Unfunded	0	0.00	0.00
BB Court Resurface - Aris/Joslyn	1	2,727.27	2,727.27
BB Courts Resurface - Phase 2A	2	3,150.00	3,150.00
Paint - Metal Components (Ph 1)	2	17,714.29	17,714.29
Paint - Metal Components (Ph 2A)	3	4,000.00	4,000.00
Paint - Metal Components (Ph 2B)	4	900.00	900.00
Tot Turf - Aris/Joslyn	7	4,634.48	4,634.48
Tot Turf - Banning Cul-de-Sac	7	1,293.79	1,293.79
Tot Turf - Vernon/Banning	7	1,544.83	1,544.83
Tot Turf - Phase 2A	8	6,804.00	6,804.00
Tot Turf - Phase 2B	9	1,400.00	1,400.00
Irrigation Controllers (All Phases)	13	15,449.44	15,449.44
Park Equipment - Aris/Joslyn	13	2,434.04	2,434.04
Park Equipment - Vernon/Banning	13	408.51	408.51
Park Equipment - Walkways (Ph 1)	13	544.68	544.68
Playstructure - Aris/Joslyn	13	7,659.57	7,659.57
Playstructure - Banning Cul-de-Sac	13	3,404.26	3,404.26
Playstructure - Vernon/Banning	13	4,255.32	4,255.32
Park Equipment - Phase 2A	14	2,487.50	2,487.50
Park Equipment - Walkway (Ph 2A)	14	100.00	100.00
Playstructures - Phase 2A	14	7,500.00	7,500.00
Park Equipment - Phase 2B	15	200.00	200.00
Park Equipment - Walkways (Ph 2B)	15	250.00	250.00
Playstructure - Phase 2B	15	1,562.50	1,562.50
BB Backboards - Aris/Joslyn	17	406.78	406.78
Mailboxes - Pedestal Sets (Ph 1)	17	7,105.08	7,105.08

Shamrock Estates
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
BB Backboards - Phase 2A	18	200.00	200.00
Mailboxes - Pedestal Sets (Ph 2A)	18	2,065.00	1,453.95
Mailboxes - Pedestal Sets (Ph 2B)	19	702.50	0.00
Light Fixtures - Box Style (Ph 1)	22	2,162.16	0.00
Walls - Block, Repairs (Ph 1)	22	1,684.32	0.00
Light Fixtures - Box Style (Ph 2A)	23	1,088.00	0.00
Walls - Block, Repairs (Ph 2A)	23	869.20	0.00
Light Fixtures - Bollards (Ph 2B)	24	1,792.00	0.00
Light Fixtures - Box Style (Ph 2B)	24	256.00	0.00
Walls - Block, Repairs (Ph 2B)	24	242.72	0.00
Fencing - Wrought Iron (Ph 1)	27	17,893.93	0.00
Dry Wells - Replace (All Phases)	28	6,391.06	0.00
Fencing - Wrought Iron (Ph 2A)	28	3,887.33	0.00
Fencing - Wrought Iron (Ph 2B)	29	1,184.33	0.00
Total Asset Summary:		138,354.89	99,590.29
Contingency @ 3.00%:		4,150.65	2,987.71
Grand Total:		142,505.54	102,578.00
Excess Reserves Not Used:			0.00
Percent Fully Funded:	72%		

Shamrock Estates
Cash Flow Specific Projections

REPORT DATE: March 19, 2008
 VERSION: 001
 ACCOUNT NUMBER: 3054

Beginning Accumulated Reserves: \$102,578

YEAR	CURRENT REPLACEMENT COST	ANNUAL CONTRBTN	ANNUAL INTEREST CONTRBTN	ANNUAL EXPENDTRS	PROJECTED ENDING RESERVES	FULLY FUNDED RESERVES	PERCENT FULLY FUNDED
'09	1,084,783	63,840	4,710	0	171,128	215,666	79%
'10	1,117,326	65,755	7,055	3,863	240,075	288,897	83%
'11	1,150,846	67,728	8,276	39,572	276,508	328,069	84%
'12	1,185,372	69,760	10,637	10,927	345,977	400,979	86%
'13	1,220,933	71,852	13,366	5,065	426,131	484,535	88%
'14	1,257,561	74,008	16,294	4,347	512,087	573,667	89%
'15	1,295,288	76,228	19,292	7,523	600,084	664,480	90%
'16	1,334,146	78,515	20,191	71,443	627,347	692,530	91%
'17	1,374,171	80,871	21,765	55,763	674,219	740,573	91%
'18	1,415,396	83,297	24,438	29,031	752,922	821,011	92%
'19	1,457,858	85,796	28,030	8,467	858,281	928,349	92%
'20	1,501,593	88,369	32,143	0	978,794	1,050,640	93%
'21	1,546,641	91,021	34,917	44,199	1,060,532	1,132,543	94%
'22	1,593,040	93,751	26,404	365,151	815,536	878,949	93%
'23	1,640,832	96,564	25,797	138,402	799,495	861,300	93%
'24	1,690,057	99,461	28,427	50,167	877,215	939,815	93%
'25	1,740,758	102,444	33,050	0	1,012,710	1,077,084	94%
'26	1,792,981	105,518	31,015	193,780	955,463	1,016,080	94%
'27	1,846,770	108,683	31,507	124,227	971,427	1,030,403	94%
'28	1,902,174	111,944	34,533	57,077	1,060,827	1,119,864	95%
'29	1,959,239	115,302	39,828	0	1,215,957	1,276,134	95%
'30	2,018,016	118,761	45,184	6,976	1,372,927	1,433,372	96%
'31	2,078,556	122,324	46,112	139,646	1,401,717	1,458,329	96%
'32	2,140,913	125,994	49,764	68,020	1,509,454	1,563,926	97%
'33	2,205,140	129,774	51,621	125,562	1,565,287	1,615,665	97%
'34	2,271,295	133,667	57,893	7,852	1,748,995	1,797,976	97%
'35	2,339,434	137,677	64,325	13,587	1,937,410	1,983,937	98%
'36	2,409,617	141,807	51,183	571,227	1,559,174	1,588,093	98%
'37	2,481,905	146,061	31,038	758,059	978,214	986,637	99%
'38	2,556,362	150,443	23,309	395,149	756,818	756,802	100%

Shamrock Estates
Annual Expenditure Detail

REPORT DATE: March 19, 2008
VERSION: 001
ACCOUNT NUMBER: 3054

DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2009	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2010	
BB Court Resurface - Aris/Joslyn	3,862.50
*** ANNUAL TOTAL:	<hr/> 3,862.50
REPLACEMENT YEAR 2011	
BB Courts Resurface - Phase 2A	6,683.67
Paint - Metal Components (Ph 1)	32,887.90
*** ANNUAL TOTAL:	<hr/> 39,571.57
REPLACEMENT YEAR 2012	
Paint - Metal Components (Ph 2A)	10,927.27
*** ANNUAL TOTAL:	<hr/> 10,927.27
REPLACEMENT YEAR 2013	
Paint - Metal Components (Ph 2B)	5,064.79
*** ANNUAL TOTAL:	<hr/> 5,064.79
REPLACEMENT YEAR 2014	
BB Court Resurface - Aris/Joslyn	4,347.28
*** ANNUAL TOTAL:	<hr/> 4,347.28
REPLACEMENT YEAR 2015	
BB Courts Resurface - Phase 2A	7,522.53
*** ANNUAL TOTAL:	<hr/> 7,522.53
REPLACEMENT YEAR 2016	
Paint - Metal Components (Ph 1)	38,126.10
Tot Turf - Aris/Joslyn	20,661.87

Shamrock Estates
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
Tot Turf - Banning Cul-de-Sac	5,768.11
Tot Turf - Vernon/Banning	6,887.30
*** ANNUAL TOTAL:	71,443.38
REPLACEMENT YEAR 2017	
Paint - Metal Components (Ph 2A)	12,667.70
Tot Turf - Phase 2A	43,095.52
*** ANNUAL TOTAL:	55,763.22
REPLACEMENT YEAR 2018	
BB Court Resurface - Aris/Joslyn	4,892.90
Paint - Metal Components (Ph 2B)	5,871.47
Tot Turf - Phase 2B	18,266.83
*** ANNUAL TOTAL:	29,031.20
REPLACEMENT YEAR 2019	
BB Courts Resurface - Phase 2A	8,466.68
*** ANNUAL TOTAL:	8,466.68
REPLACEMENT YEAR 2020	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2021	
Paint - Metal Components (Ph 1)	44,198.60
*** ANNUAL TOTAL:	44,198.60
REPLACEMENT YEAR 2022	
BB Court Resurface - Aris/Joslyn	5,507.01
Irrigation Controllers (All Phases)	183,566.74
Paint - Metal Components (Ph 2A)	14,685.33
Park Equipment - Aris/Joslyn	21,000.04
Park Equipment - Vernon/Banning	3,524.47
Park Equipment - Walkways (Ph 1)	4,699.32
Playstructure - Aris/Joslyn	66,084.03
Playstructure - Banning Cul-de-Sac	29,370.67
Playstructure - Vernon/Banning	36,713.37
*** ANNUAL TOTAL:	365,150.98

Shamrock Estates
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2023	
BB Courts Resurface - Phase 2A	9,529.32
Paint - Metal Components (Ph 2B)	6,806.64
Park Equipment - Phase 2A	30,100.56
Park Equipment - Walkway (Ph 2A)	1,210.06
Playstructures - Phase 2A	90,755.38
*** ANNUAL TOTAL:	138,401.96
REPLACEMENT YEAR 2024	
Park Equipment - Phase 2B	4,985.51
Park Equipment - Walkways (Ph 2B)	6,231.87
Playstructure - Phase 2B	38,949.21
*** ANNUAL TOTAL:	50,166.59
REPLACEMENT YEAR 2025	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2026	
BB Backboards - Aris/Joslyn	4,958.54
BB Court Resurface - Aris/Joslyn	6,198.19
Mailboxes - Pedestal Sets (Ph 1)	86,609.23
Paint - Metal Components (Ph 1)	51,238.30
Tot Turf - Aris/Joslyn	27,767.81
Tot Turf - Banning Cul-de-Sac	7,751.84
Tot Turf - Vernon/Banning	9,255.96
*** ANNUAL TOTAL:	193,779.87
REPLACEMENT YEAR 2027	
BB Backboards - Phase 2A	3,404.86
BB Courts Resurface - Phase 2A	10,725.34
Mailboxes - Pedestal Sets (Ph 2A)	35,155.26
Paint - Metal Components (Ph 2A)	17,024.32
Tot Turf - Phase 2A	57,916.78
*** ANNUAL TOTAL:	124,226.56
REPLACEMENT YEAR 2028	
Mailboxes - Pedestal Sets (Ph 2B)	24,636.73
Paint - Metal Components (Ph 2B)	7,890.77
Tot Turf - Phase 2B	24,549.09

Shamrock Estates
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
*** ANNUAL TOTAL:	57,076.59
REPLACEMENT YEAR 2029	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2030	
BB Court Resurface - Aris/Joslyn	6,976.12
*** ANNUAL TOTAL:	6,976.12
REPLACEMENT YEAR 2031	
BB Courts Resurface - Phase 2A	12,071.47
Light Fixtures - Box Style (Ph 1)	38,322.06
Paint - Metal Components (Ph 1)	59,399.22
Walls - Block, Repairs (Ph 1)	29,852.87
*** ANNUAL TOTAL:	139,645.62
REPLACEMENT YEAR 2032	
Light Fixtures - Box Style (Ph 2A)	26,840.77
Paint - Metal Components (Ph 2A)	19,735.85
Walls - Block, Repairs (Ph 2A)	21,443.02
*** ANNUAL TOTAL:	68,019.64
REPLACEMENT YEAR 2033	
Light Fixtures - Bollards (Ph 2B)	91,069.18
Light Fixtures - Box Style (Ph 2B)	13,009.89
Paint - Metal Components (Ph 2B)	9,147.55
Walls - Block, Repairs (Ph 2B)	12,335.00
*** ANNUAL TOTAL:	125,561.62
REPLACEMENT YEAR 2034	
BB Court Resurface - Aris/Joslyn	7,851.68
*** ANNUAL TOTAL:	7,851.68
REPLACEMENT YEAR 2035	
BB Courts Resurface - Phase 2A	13,586.54

Shamrock Estates
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
*** ANNUAL TOTAL:	13,586.54
REPLACEMENT YEAR 2036	
Fencing - Wrought Iron (Ph 1)	442,192.01
Paint - Metal Components (Ph 1)	68,859.98
Tot Turf - Aris/Joslyn	37,317.63
Tot Turf - Banning Cul-de-Sac	10,417.82
Tot Turf - Vernon/Banning	12,439.25
*** ANNUAL TOTAL:	571,226.69
REPLACEMENT YEAR 2037	
Dry Wells - Replace (All Phases)	237,944.49
Fencing - Wrought Iron (Ph 2A)	133,409.07
Irrigation Controllers (All Phases)	285,991.01
Paint - Metal Components (Ph 2A)	22,879.27
Tot Turf - Phase 2A	77,835.32
*** ANNUAL TOTAL:	758,059.16
REPLACEMENT YEAR 2038	
BB Court Resurface - Aris/Joslyn	8,837.14
Fencing - Wrought Iron (Ph 2B)	83,728.77
Paint - Metal Components (Ph 2B)	10,604.52
Park Equipment - Aris/Joslyn	33,698.89
Park Equipment - Vernon/Banning	5,655.72
Park Equipment - Walkways (Ph 1)	7,541.03
Playstructure - Aris/Joslyn	106,045.46
Playstructure - Banning Cul-de-Sac	47,131.30
Playstructure - Vernon/Banning	58,914.18
Tot Turf - Phase 2B	32,991.92
*** ANNUAL TOTAL:	395,148.93

Shamrock Estates
Cash Flow Detail Report by Category

REPORT DATE: March 19, 2008
 VERSION: 001
 ACCOUNT NUMBER: 3054

Concrete Components - Unfunded

ASSET ID 1001
 GROUP/FACILITY 0
 CATEGORY 10

 PLACED IN SERVICE 0/ 0
 0 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2009
 0 YEAR REM LIFE

QUANTITY	1 comment
UNIT COST	0.000
PERCENT REPL	0.00%
CURRENT COST	0.00
FUTURE COST	0.00
SALVAGE VALUE	0.00

REMARKS:

We are not budgeting for repair or replacement of concrete decks, pads, sidewalks, or driveways as a reserve component. It is anticipated that any repairs required will be addressed immediately due to safety concerns. Good maintenance practice won't allow the need for repairs to accumulate to a point of major expense. We recommend that the client includes a line item in the annual operating budget for repairs and/or replacements on an "as needed" basis. However, should the client wish to include budgeting for concrete components, we will do so at their request (cost and useful life to be provided by client).

Pavers - Unfunded

ASSET ID 1018
 GROUP/FACILITY 0
 CATEGORY 10

 PLACED IN SERVICE 0/ 0
 0 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2009
 0 YEAR REM LIFE

QUANTITY	1 comment
UNIT COST	0.000
PERCENT REPL	0.00%
CURRENT COST	0.00
FUTURE COST	0.00
SALVAGE VALUE	0.00

REMARKS:

The following comments apply to the concrete pavers located at the Higley Road & Crescent Way garden areas behind the monument signs (2,420 sq. ft.):

Pavers are typically constructed with 1" of sand over a 3" base of ABC, and are usually 2 3/5" to 3 1/8" thick. Due to the construction and type of material these pavers are anticipated to have an indefinite life. It is anticipated that any repairs required will be addressed immediately due to

Shamrock Estates
Cash Flow Detail Report by Category

Pavers - Unfunded, Continued ...

safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point of major expense. Minor repairs, as needed, may be covered by the operational budget. There is a standard trip charge of \$250 for repairs. Information concerning this asset was provided with the assistance of Pave Stone and European Brick Pavers.

Shamrock Estates
Cash Flow Detail Report by Category

Roofs - Metal, Ramadas, Unfunded	QUANTITY	1 comment
	UNIT COST	0.000
ASSET ID 1025	PERCENT REPL	0.00%
GROUP/FACILITY 0	CURRENT COST	0.00
CATEGORY 20	FUTURE COST	0.00
	SALVAGE VALUE	0.00
PLACED IN SERVICE 0/ 0		
0 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2009		
0 YEAR REM LIFE		

REMARKS:

The following comments apply to the metal roofs atop the ramadas at the Aris/Joslyn park area in Phase 1:

We are not budgeting to replace the metal ramada roof(s) because they have an indefinite life, and should last for the life of the community if properly maintained. Any repairs should be handled on an "as needed" basis, and the expense paid for out of the operating budget.

Shamrock Estates
Cash Flow Detail Report by Category

Paint - Metal Components (Ph 1)	QUANTITY	1 total
	UNIT COST	31,000.000
ASSET ID 1011	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	31,000.00
CATEGORY 30	FUTURE COST	32,887.90
	SALVAGE VALUE	0.00
PLACED IN SERVICE 5/06 5 YEAR USEFUL LIFE +0 YEAR ADJUSTMENT REPLACEMENT YEAR 2011 2 YEAR REM LIFE		

REMARKS:

This component is to paint the following metal components:

- wrought iron view fencing (26,350 sq. ft.)
- metal trellis structures (4) at the Phase 1 entrances
- metal rail fencing at the Phase 1 entrances (1,012 lin. ft.)
- metal fixed gates (2) along E. Crescent Way off of Higley Road
- metal ramada roof support beams at the Aris/Joslyn park area

Paint - Metal Components (Ph 2A)	QUANTITY	1 total
	UNIT COST	10,000.000
ASSET ID 1012	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	10,000.00
CATEGORY 30	FUTURE COST	10,927.27
	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/07 5 YEAR USEFUL LIFE +0 YEAR ADJUSTMENT REPLACEMENT YEAR 2012 3 YEAR REM LIFE		

REMARKS:

This component is to paint the following metal components:

- wrought iron view fencing (7,720 sq. ft.)
- metal trellis structures (4) at the playstructure play area

Shamrock Estates
Cash Flow Detail Report by Category

Paint - Metal Components (Ph 2B)

ASSET ID 1013
 GROUP/FACILITY 0
 CATEGORY 30

 PLACED IN SERVICE 1/08
 5 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2013
 4 YEAR REM LIFE

QUANTITY	1 total
UNIT COST	4,500.000
PERCENT REPL	100.00%
CURRENT COST	4,500.00
FUTURE COST	5,064.79
SALVAGE VALUE	0.00

REMARKS:

This component is to paint the following metal components:

- wrought iron view fencing (4,700 sq. ft.)

Shamrock Estates
Cash Flow Detail Report by Category

Fencing - Wrought Iron (Ph 1)

	QUANTITY	1 total
	UNIT COST	199,070.000
ASSET ID 1008	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	199,070.00
CATEGORY 40	FUTURE COST	442,192.00
	SALVAGE VALUE	0.00

PLACED IN SERVICE 5/06
 30 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2036
 27 YEAR REM LIFE

REMARKS:

5,855 - lin. ft. of 4'6" fencing @ \$ 34.00 = \$ 199,070.00

TOTAL = \$ 199,070.00

This component is to replace the wrought iron view fencing located on boundary lines between lots and common area. The CC&Rs indicate that the Association is 100% responsible for the maintenance and replacement of this fencing (see Section 7.8, page 27).

Fencing - Wrought Iron (Ph 2A)

	QUANTITY	1 total
	UNIT COST	58,310.000
ASSET ID 1009	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	58,310.00
CATEGORY 40	FUTURE COST	133,409.06
	SALVAGE VALUE	0.00

PLACED IN SERVICE 1/07
 30 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2037
 28 YEAR REM LIFE

REMARKS:

1,715 - lin. ft. of 4'6" fencing @ \$ 34.00 = \$ 58,310.00

TOTAL = \$ 58,310.00

This component is to replace the wrought iron view fencing located on boundary lines between lots and common area. The CC&Rs indicate that the Association is 100% responsible for the maintenance and replacement of this fencing (see Section 7.8, page 27).

Shamrock Estates
Cash Flow Detail Report by Category

Fencing - Wrought Iron (Ph 2B)

ASSET ID 1010
 GROUP/FACILITY 0
 CATEGORY 40

QUANTITY	1 total
UNIT COST	35,530.00
PERCENT REPL	100.00%
CURRENT COST	35,530.00
FUTURE COST	83,728.77
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/08
 30 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2038
 29 YEAR REM LIFE

REMARKS:

1,045 - lin. ft. of 4'6" fencing @ \$ 34.00 = \$ 35,530.00

TOTAL = \$ 35,530.00

This component is to replace the wrought iron view fencing located on boundary lines between lots and common area. The CC&Rs indicate that the Association is 100% responsible for the maintenance and replacement of this fencing (see Section 7.8, page 27).

Walls - Block, Repairs (Ph 1)

ASSET ID 1005
 GROUP/FACILITY 0
 CATEGORY 40

QUANTITY	95,000 sq. ft.
UNIT COST	8.200
PERCENT REPL	2.00%
CURRENT COST	15,580.00
FUTURE COST	29,852.89
SALVAGE VALUE	0.00

PLACED IN SERVICE 5/06
 25 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2031
 22 YEAR REM LIFE

REMARKS:

This component is for repairs to the perimeter and interior common area unpainted (integral color) block walls.

It is estimated that a percentage of the block walls will require repair or replacement. The actual condition of the block walls should be monitored through time and the estimates adjusted accordingly.

Shamrock Estates
Cash Flow Detail Report by Category

Walls - Block, Repairs (Ph 2A)

	QUANTITY	66,250 sq. ft.
	UNIT COST	8.200
	PERCENT REPL	2.00%
ASSET ID 1006	CURRENT COST	10,865.00
GROUP/FACILITY 0	FUTURE COST	21,443.02
CATEGORY 40	SALVAGE VALUE	0.00

PLACED IN SERVICE 1/07
 25 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2032
 23 YEAR REM LIFE

REMARKS:

This component is for repairs to the perimeter and interior common area unpainted (integral color) block walls.

Walls - Block, Repairs (Ph 2B)

	QUANTITY	37,000 sq. ft.
	UNIT COST	8.200
	PERCENT REPL	2.00%
ASSET ID 1007	CURRENT COST	6,068.00
GROUP/FACILITY 0	FUTURE COST	12,334.99
CATEGORY 40	SALVAGE VALUE	0.00

PLACED IN SERVICE 1/08
 25 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2033
 24 YEAR REM LIFE

REMARKS:

This component is for repairs to the perimeter and interior common area unpainted (integral color) block walls.

Shamrock Estates
Cash Flow Detail Report by Category

Light Fixtures - Bollards (Ph 2B)

ASSET ID 1017
 GROUP/FACILITY 0
 CATEGORY 50

 PLACED IN SERVICE 1/08
 25 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2033
 24 YEAR REM LIFE

QUANTITY	1 total
UNIT COST	44,800.000
PERCENT REPL	100.00%
CURRENT COST	44,800.00
FUTURE COST	91,069.18
SALVAGE VALUE	0.00

REMARKS:

This component is to replace the following bollard light fixtures:

64 - 3'9" concrete bollards (walkways)	@	\$ 700.00	=	\$ 44,800.00

		TOTAL	=	\$ 44,800.00

Light Fixtures - Box Style (Ph 1)

ASSET ID 1014
 GROUP/FACILITY 0
 CATEGORY 50

 PLACED IN SERVICE 5/06
 25 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2031
 22 YEAR REM LIFE

QUANTITY	1 total
UNIT COST	20,000.000
PERCENT REPL	100.00%
CURRENT COST	20,000.00
FUTURE COST	38,322.07
SALVAGE VALUE	0.00

REMARKS:

This component is to replace the following pole mounted light fixtures:

38 - box style fixtures (walkways/park areas)	@	\$ 400.00	=	\$ 15,200.00
4 - box style fixtures (basketball court)	@	600.00	=	2,400.00
4 - box style fixtures (volleyball court)	@	600.00	=	2,400.00

		TOTAL	=	\$ 20,000.00

The cost does not include the replacement of the poles or mounting brackets.

Shamrock Estates
Cash Flow Detail Report by Category

Light Fixtures - Box Style (Ph 2A)

	QUANTITY	1 total
	UNIT COST	13,600.000
	PERCENT REPL	100.00%
ASSET ID 1015	CURRENT COST	13,600.00
GROUP/FACILITY 0	FUTURE COST	26,840.78
CATEGORY 50	SALVAGE VALUE	0.00

PLACED IN SERVICE 1/07
 25 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2032
 23 YEAR REM LIFE

REMARKS:

This component is to replace the following pole mounted light fixtures:

16 - box style fixtures (walkways/park areas)	@	\$ 400.00	=	\$ 6,400.00
8 - box style fixtures (basketball courts)	@	600.00	=	4,800.00
4 - box style fixtures (volleyball court)	@	600.00	=	2,400.00

			TOTAL	= \$ 13,600.00

The cost does not include the replacement of the poles or mounting brackets.

Light Fixtures - Box Style (Ph 2B)

	QUANTITY	1 total
	UNIT COST	6,400.000
	PERCENT REPL	100.00%
ASSET ID 1016	CURRENT COST	6,400.00
GROUP/FACILITY 0	FUTURE COST	13,009.88
CATEGORY 50	SALVAGE VALUE	0.00

PLACED IN SERVICE 1/08
 25 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2033
 24 YEAR REM LIFE

REMARKS:

This component is to replace the following pole mounted light fixtures:

16 - box style fixtures (walkways/park areas)	@	\$ 400.00	=	\$ 6,400.00

			TOTAL	= \$ 6,400.00

The cost does not include the replacement of the poles or mounting brackets.

Shamrock Estates
Cash Flow Detail Report by Category

Park Equipment - Vernon/Banning

ASSET ID 1032
 GROUP/FACILITY 0
 CATEGORY 65

QUANTITY	1 total
UNIT COST	2,400.00
PERCENT REPL	100.00%
CURRENT COST	2,400.00
FUTURE COST	3,524.48
SALVAGE VALUE	0.00

PLACED IN SERVICE 5/06
 16 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2022
 13 YEAR REM LIFE

REMARKS:

3 - 6' benches @ \$ 800.00 = \$ 2,400.00

 TOTAL = \$ 2,400.00

Location: Vernon St & Banning St (Phase 1)

The cost includes an estimate for installation.

Park Equipment - Walkways (Ph 1)

ASSET ID 1040
 GROUP/FACILITY 0
 CATEGORY 65

QUANTITY	1 total
UNIT COST	3,200.00
PERCENT REPL	100.00%
CURRENT COST	3,200.00
FUTURE COST	4,699.31
SALVAGE VALUE	0.00

PLACED IN SERVICE 5/06
 16 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2022
 13 YEAR REM LIFE

REMARKS:

4 - 6' benches @ \$ 800.00 = \$ 3,200.00

 TOTAL = \$ 3,200.00

Location: walkway areas that aren't at the playstructure parks (Phase 1)

The cost includes an estimate for installation.

Shamrock Estates
Cash Flow Detail Report by Category

Playstructure - Vernon/Banning

	QUANTITY	1 total
	UNIT COST	25,000.000
ASSET ID 1027	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	25,000.00
CATEGORY 65	FUTURE COST	36,713.34
	SALVAGE VALUE	0.00

PLACED IN SERVICE 5/06
 16 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2022
 13 YEAR REM LIFE

REMARKS:

This component is to replace the playstructure. The cost includes a provision for sand replenishment on an "as needed" basis.

Location: Vernon St & Banning St (Phase 1)

Tot Turf - Vernon/Banning

	QUANTITY	400 sq. ft.
	UNIT COST	14.000
ASSET ID 1030	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	5,600.00
CATEGORY 65	FUTURE COST	6,887.29
	SALVAGE VALUE	0.00

PLACED IN SERVICE 5/06
 10 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2016
 7 YEAR REM LIFE

REMARKS:

This component is to replace the Tot Turf at the playstructure play area.

Location: Vernon St & Banning St (Phase 1)

It should be noted that periodic maintenance of the Tot Turf surface, including top coating and repairs, can be performed to prolong the life of the surface.

Shamrock Estates
Cash Flow Detail Report by Category

BB Backboards - Aris/Joslyn		QUANTITY	6 backboards
		UNIT COST	500.000
ASSET ID	1043	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	3,000.00
CATEGORY	66	FUTURE COST	4,958.54
		SALVAGE VALUE	0.00

PLACED IN SERVICE 5/06
 20 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2026
 17 YEAR REM LIFE

REMARKS:

These are metal basketball backboards.

Location: Aris Drive & Joslyn Lane (Phase 1)

The cost does not include the replacement of the poles or mounting brackets.

BB Court Resurface - Aris/Joslyn		QUANTITY	5,000 sq. ft.
		UNIT COST	0.750
ASSET ID	1045	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	3,750.00
CATEGORY	66	FUTURE COST	3,862.50
		SALVAGE VALUE	0.00

PLACED IN SERVICE 5/06
 4 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2010
 1 YEAR REM LIFE

REMARKS:

This component includes a provision to resurface the basketball court.

Location: Aris Drive & Joslyn Lane (Phase 1)

Shamrock Estates
Cash Flow Detail Report by Category

Park Equipment - Aris/Joslyn		QUANTITY	1 total
		UNIT COST	14,300.000
ASSET ID	1033	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	14,300.00
CATEGORY	66	FUTURE COST	21,000.03
		SALVAGE VALUE	0.00
PLACED IN SERVICE	5/06		
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2022		
13 YEAR REM LIFE			

REMARKS:

4 - 46" sq. picnic tables w/4 seats	@	\$ 1,200.00	=	\$ 4,800.00
9 - 6' benches	@	800.00	=	7,200.00
4 - trash receptacles w/lid	@	400.00	=	1,600.00
2 - BBQ grills, pedestal mounted	@	350.00	=	700.00

		TOTAL	=	\$ 14,300.00

Location: Aris Drive & Joslyn Lane (Phase 1)

The costs include an estimate for installation.

Playstructure - Aris/Joslyn		QUANTITY	1 total
		UNIT COST	45,000.000
ASSET ID	1026	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	45,000.00
CATEGORY	66	FUTURE COST	66,084.02
		SALVAGE VALUE	0.00

PLACED IN SERVICE 5/06
 16 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2022
 13 YEAR REM LIFE

REMARKS:

This component is to replace the playstructure. The cost includes a provision for sand replenishment on an "as needed" basis.

This component also includes the seesaw (1) and pony (2) spring mates.

Location: Aris Drive & Joslyn Lane (Phase 1)

We are not budgeting to replace the steel framed swing set because it has an indefinite life. Any rubber seat or chain replacements should be handled on an "as needed" basis out of the operating budget.

Shamrock Estates
Cash Flow Detail Report by Category

Tot Turf - Aris/Joslyn

QUANTITY	1,200 sq. ft.
UNIT COST	14.000
PERCENT REPL	100.00%
CURRENT COST	16,800.00
FUTURE COST	20,661.88
SALVAGE VALUE	0.00

ASSET ID 1031
GROUP/FACILITY 0
CATEGORY 66

PLACED IN SERVICE 5/06
10 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2016
7 YEAR REM LIFE

REMARKS:

This component is to replace the Tot Turf at the playstructure play area.

Location: Aris Drive & Joslyn Lane (Phase 1)

It should be noted that periodic maintenance of the Tot Turf surface, including top coating and repairs, can be performed to prolong the life of the surface.

Shamrock Estates
Cash Flow Detail Report by Category

Playstructure - Banning Cul-de-Sac		QUANTITY	1 total
ASSET ID	1028	UNIT COST	20,000.000
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	67	CURRENT COST	20,000.00
		FUTURE COST	29,370.67
		SALVAGE VALUE	0.00

PLACED IN SERVICE 5/06
 16 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2022
 13 YEAR REM LIFE

REMARKS:

This component is to replace the playstructure. The cost includes a provision for sand replenishment on an "as needed" basis.

Location: Banning St Cul-de-Sac (Phase 1)

Tot Turf - Banning Cul-de-Sac		QUANTITY	335 sq. ft.
ASSET ID	1029	UNIT COST	14.000
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	67	CURRENT COST	4,690.00
		FUTURE COST	5,768.11
		SALVAGE VALUE	0.00

PLACED IN SERVICE 5/06
 10 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2016
 7 YEAR REM LIFE

REMARKS:

This component is to replace the Tot Turf at the playstructure play area.

Location: Banning St Cul-de-Sac (Phase 1)

It should be noted that periodic maintenance of the Tot Turf surface, including top coating and repairs, can be performed to prolong the life of the surface.

Shamrock Estates
Cash Flow Detail Report by Category

BB Backboards - Phase 2A

ASSET ID 1044
 GROUP/FACILITY 0
 CATEGORY 68

QUANTITY	4 backboards
UNIT COST	500.000
PERCENT REPL	100.00%
CURRENT COST	2,000.00
FUTURE COST	3,404.87
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/07
 20 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2027
 18 YEAR REM LIFE

REMARKS:

These are metal basketball backboards.

Location: Phase 2A park area

The cost does not include the replacement of the poles or mounting brackets.

BB Courts Resurface - Phase 2A

ASSET ID 1046
 GROUP/FACILITY 0
 CATEGORY 68

QUANTITY	8,400 sq. ft.
UNIT COST	0.750
PERCENT REPL	100.00%
CURRENT COST	6,300.00
FUTURE COST	6,683.67
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/07
 4 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2011
 2 YEAR REM LIFE

REMARKS:

This component includes a provision to resurface the basketball courts.

Location: Phase 2A park area

Shamrock Estates
Cash Flow Detail Report by Category

Park Equipment - Phase 2A	QUANTITY	1 total
	UNIT COST	19,900.00
ASSET ID 1036	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	19,900.00
CATEGORY 68	FUTURE COST	30,100.54
	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/07		
16 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2023		
14 YEAR REM LIFE		

REMARKS:

6 - 46" sq. picnic tables w/4 seats	@	\$ 1,200.00	=	\$ 7,200.00
12 - 6' benches	@	800.00	=	9,600.00
6 - trash receptacles w/lid	@	400.00	=	2,400.00
2 - BBQ grills, pedestal mounted	@	350.00	=	700.00

			TOTAL =	\$ 19,900.00

Location: Phase 2A park area

The costs include an estimate for installation.

Park Equipment - Walkway (Ph 2A)	QUANTITY	1 total
	UNIT COST	800.00
ASSET ID 1041	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	800.00
CATEGORY 68	FUTURE COST	1,210.07
	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/07		
16 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2023		
14 YEAR REM LIFE		

REMARKS:

1 - 6' bench	@	\$ 800.00	=	\$ 800.00

			TOTAL =	\$ 800.00

Location: walkway area between Tina Lane & Cortney Street

The cost includes an estimate for installation.

Shamrock Estates
Cash Flow Detail Report by Category

Playstructures - Phase 2A	QUANTITY	1 total
ASSET ID 1034	UNIT COST	60,000.000
GROUP/FACILITY 0	PERCENT REPL	100.00%
CATEGORY 68	CURRENT COST	60,000.00
	FUTURE COST	90,755.38
	SALVAGE VALUE	0.00

PLACED IN SERVICE 1/07
 16 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2023
 14 YEAR REM LIFE

REMARKS:

This component is to replace the playstructures. The cost includes a provision for sand replenishment on an "as needed" basis.

Location: Phase 2A park area

Tot Turf - Phase 2A	QUANTITY	2,430 sq. ft.
ASSET ID 1035	UNIT COST	14.000
GROUP/FACILITY 0	PERCENT REPL	100.00%
CATEGORY 68	CURRENT COST	34,020.00
	FUTURE COST	43,095.52
	SALVAGE VALUE	0.00

PLACED IN SERVICE 1/07
 10 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2017
 8 YEAR REM LIFE

REMARKS:

This component is to replace the Tot Turf at the playstructure play area.

Location: Phase 2A park area

It should be noted that periodic maintenance of the Tot Turf surface, including top coating and repairs, can be performed to prolong the life of the surface.

Shamrock Estates
Cash Flow Detail Report by Category

Park Equipment - Phase 2B	QUANTITY	1 total
ASSET ID 1037	UNIT COST	3,200.000
GROUP/FACILITY 0	PERCENT REPL	100.00%
CATEGORY 69	CURRENT COST	3,200.00
	FUTURE COST	4,985.50
	SALVAGE VALUE	0.00

PLACED IN SERVICE 1/08
 16 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2024
 15 YEAR REM LIFE

REMARKS:

3 - 6' benches	@	\$ 800.00	=	\$ 2,400.00
2 - trash receptacles w/lid	@	400.00	=	800.00

		TOTAL	=	\$ 3,200.00

Location: Phase 2B park area

The costs include an estimate for installation.

Park Equipment - Walkways (Ph 2B)	QUANTITY	1 total
ASSET ID 1042	UNIT COST	4,000.000
GROUP/FACILITY 0	PERCENT REPL	100.00%
CATEGORY 69	CURRENT COST	4,000.00
	FUTURE COST	6,231.87
	SALVAGE VALUE	0.00

PLACED IN SERVICE 1/08
 16 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2024
 15 YEAR REM LIFE

REMARKS:

5 - 6' benches	@	\$ 800.00	=	\$ 4,000.00

		TOTAL	=	\$ 4,000.00

Location: north end of Phase 2B in Tract SS

The cost includes an estimate for installation.

Shamrock Estates
Cash Flow Detail Report by Category

Playstructure - Phase 2B		QUANTITY	1 total
ASSET ID	1039	UNIT COST	25,000.000
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	69	CURRENT COST	25,000.00
		FUTURE COST	38,949.19
		SALVAGE VALUE	0.00
PLACED IN SERVICE 1/08			
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR 2024			
15 YEAR REM LIFE			

REMARKS:

This component is to replace the playstructure. The cost includes a provision for sand replenishment on an "as needed" basis.

Location: Phase 2B park area

Tot Turf - Phase 2B		QUANTITY	1,000 sq. ft.
ASSET ID	1038	UNIT COST	14.000
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	69	CURRENT COST	14,000.00
		FUTURE COST	18,266.82
		SALVAGE VALUE	0.00
PLACED IN SERVICE 1/08			
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR 2018			
9 YEAR REM LIFE			

REMARKS:

This component is to replace the Tot Turf at the playstructure play area.

Location: Phase 2B park area

It should be noted that periodic maintenance of the Tot Turf surface, including top coating and repairs, can be performed to prolong the life of the surface.

Shamrock Estates
Cash Flow Detail Report by Category

Dry Wells - Replace (All Phases)		QUANTITY	52 wells
		UNIT COST	10,000.000
ASSET ID	1020	PERCENT REPL	20.00%
GROUP/FACILITY	0	CURRENT COST	104,000.00
CATEGORY	100	FUTURE COST	237,944.48
		SALVAGE VALUE	0.00

PLACED IN SERVICE 3/07
 30 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2037
 28 YEAR REM LIFE

REMARKS:

There are Type IV and MaxWell Plus system dry wells with interceptors throughout the community water retention tracts. We located a total of 52 dry wells throughout the three phases. For budgeting purposes we have used March 2007 as an average placed in service date for all dry wells.

Dry wells should be inspected annually and cleaned out every 3 - 5 years at a cost ranging from \$400 - \$1,200 per well (volume pricing applies), at today's cost. This cost should be considered an operating expense. However, dry well clean out may be included in this analysis if we have been advised by the client to include it as a reserve expense.

The useful life of a dry well varies from dry well to dry well, and depends primarily upon the amount of water that enters the well over time (other factors affecting performance include the intake of mud, grass, leaves, weeds, trash, etc.). The dry well will lose its percolating ability if the drainage area becomes saturated. This condition will require replacement.

We have been advised by various drilling companies in Arizona that only 10% - 30% of the dry wells may require replacement on a 30 year basis, if the following conditions were met:

- Proper initial design (proper number of dry wells actually installed)
- Dry wells manufactured and installed properly
- Dry wells have been maintained properly

Reserve Data Analysis, Inc. is budgeting to replace a small percentage of the dry wells, as identified in this asset. Adjustments to this percentage, or the useful life, can be made in a future update to this report based upon the performance of the dry wells over time.

Information and costs were provided with the assistance of Torrent Resources, Overly & Son's Drilling Co., & Basic Drilling.

Shamrock Estates
Cash Flow Detail Report by Category

Granite Replenishment - Unfunded

	QUANTITY	1 comment
	UNIT COST	0.000
ASSET ID 1002	PERCENT REPL	0.00%
GROUP/FACILITY 0	CURRENT COST	0.00
CATEGORY 100	FUTURE COST	0.00
	SALVAGE VALUE	0.00

PLACED IN SERVICE 0/ 0
 0 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2009
 0 YEAR REM LIFE

REMARKS:

The client has advised us that granite replenishment will be handled out of the operating budget. Should the client change their mind and wish to have granite replenishment included we will need to be provided with the following information:

- \$ amount to be budgeted (or provide the total sq. ft. of granite)
- useful life to be used
- year in which next expenditure should occur

Irrigation Controllers (All Phases)

	QUANTITY	1 total
	UNIT COST	125,000.000
ASSET ID 1019	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	125,000.00
CATEGORY 100	FUTURE COST	183,566.71
	SALVAGE VALUE	0.00

PLACED IN SERVICE 3/07
 15 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2022
 13 YEAR REM LIFE

REMARKS:

There are Calsense irrigation controllers throughout the entire community. This component includes a provision for the replacement of all of the components associated with the controllers (mounting, communication, flow meters, installation). We located 22 irrigation controllers.

For budgeting purposes we have used March 2007 as an average placed in service date for all controllers.

Shamrock Estates
Cash Flow Detail Report by Category

Irrigation System - Unfunded

	QUANTITY	1 comment
	UNIT COST	0.000
ASSET ID 1003	PERCENT REPL	0.00%
GROUP/FACILITY 0	CURRENT COST	0.00
CATEGORY 100	FUTURE COST	0.00
	SALVAGE VALUE	0.00
PLACED IN SERVICE 0/ 0		
0 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2009		
0 YEAR REM LIFE		

REMARKS:

The client has advised us to exclude funding for the replacement of the irrigation system infrastructure (pvc piping, tubing, sprinkler heads, valves, etc.) within the reserve study. Should the client change their mind and wish to have it included we will need to be provided with the following information:

- \$ amount to be budgeted
- useful life to be used
- year in which next expenditure should occur

Mailboxes - Pedestal Sets (Ph 1)

	QUANTITY	1 total
	UNIT COST	52,400.000
ASSET ID 1021	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	52,400.00
CATEGORY 100	FUTURE COST	86,609.22
	SALVAGE VALUE	0.00
PLACED IN SERVICE 5/06		
20 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2026		
17 YEAR REM LIFE		

REMARKS:

8 - 12 box sets w/1 parcel locker	@ \$ 1,550.00	= \$ 12,400.00
25 - 16 box sets w/2 parcel lockers	@ 1,600.00	= 40,000.00

	TOTAL	= \$ 52,400.00

The cost includes an estimate for removal and replacement.

Shamrock Estates
Cash Flow Detail Report by Category

Mailboxes - Pedestal Sets (Ph 2A)

	QUANTITY	1 total
ASSET ID 1022	UNIT COST	20,650.000
GROUP/FACILITY 0	PERCENT REPL	100.00%
CATEGORY 100	CURRENT COST	20,650.00
	FUTURE COST	35,155.24
	SALVAGE VALUE	0.00

PLACED IN SERVICE 1/07
 20 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2027
 18 YEAR REM LIFE

REMARKS:

1 - 8 box set w/2 parcel locker	@	\$ 1,500.00	=	\$ 1,500.00
1 - 12 box set w/1 parcel locker	@	\$ 1,550.00	=	\$ 1,550.00
11 - 16 box sets w/2 parcel lockers	@	\$ 1,600.00	=	\$ 17,600.00

		TOTAL	=	\$ 20,650.00

The cost includes an estimate for removal and replacement.

Mailboxes - Pedestal Sets (Ph 2B)

	QUANTITY	1 total
ASSET ID 1023	UNIT COST	14,050.000
GROUP/FACILITY 0	PERCENT REPL	100.00%
CATEGORY 100	CURRENT COST	14,050.00
	FUTURE COST	24,636.76
	SALVAGE VALUE	0.00

PLACED IN SERVICE 1/08
 20 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2028
 19 YEAR REM LIFE

REMARKS:

7 - 12 box sets w/1 parcel locker	@	\$ 1,550.00	=	\$ 10,850.00
2 - 16 box sets w/2 parcel lockers	@	\$ 1,600.00	=	\$ 3,200.00

		TOTAL	=	\$ 14,050.00

The cost includes an estimate for removal and replacement.

Shamrock Estates
Cash Flow Detail Report by Category

Monument Signs - Letters, Unfunded		QUANTITY	1 comment
		UNIT COST	0.000
ASSET ID	1024	PERCENT REPL	0.00%
GROUP/FACILITY	0	CURRENT COST	0.00
CATEGORY	100	FUTURE COST	0.00
		SALVAGE VALUE	0.00
PLACED IN SERVICE	0/ 0		
0 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2009		
0 YEAR REM LIFE			

REMARKS:

There are four monument signs that indicate "SHAMROCK ESTATES".

We are not budgeting to replace the solid steel letters making up the monument sign(s) because they have an indefinite life, and should last for the life of the community if properly maintained. Any repairs and/or replacements should be handled on an "as needed" basis, and the expense paid for out of the operating budget.

Please note, should the client wish to budget for the replacement of these components for aesthetic/remodeling purposes we will do so at their request.

Tree Trimming - Unfunded		QUANTITY	1 comment
		UNIT COST	0.000
ASSET ID	1004	PERCENT REPL	0.00%
GROUP/FACILITY	0	CURRENT COST	0.00
CATEGORY	100	FUTURE COST	0.00
		SALVAGE VALUE	0.00
PLACED IN SERVICE	0/ 0		
0 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2009		
0 YEAR REM LIFE			

REMARKS:

The client has advised us that tree trimming will be handled out of the operating budget. Should the client change their mind and wish to have tree trimming included we will need to be provided with the following information:

- \$ amount to be budgeted
- useful life to be used
- year in which next expenditure should occur

Shamrock Estates
Cash Flow Detail Report by Category

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TOTAL ASSET LINES INCLUDED: 46