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April 13, 2007

Funding Reserve Analysis

for

L'Adagio HOA 2007 Developer Turn Over



L'Adagio

L'Adagio HOA 2007 Developer Turn Over Funding Study

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Ms. Cheri Glassick - Esq.
Syncon Homes
2221 Meridian Blvd.
Minden, Nevada 89423

Subject: L'Adagio HOA 2007 Developer Turn Over

Ms. Glassick,

Resource 1 BC is pleased to present to Ms. Cheri Glassick the requested Reserve Funding study. We believe that you will find the attached study to thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call - we would be pleased to answer any questions you may have.

Project Description

L'Adagio is located off of Highway 395 and South Sunridge Drive in Minden, Nevada. The project consists of 61 units. The homeowners maintain their own homes. The Association maintains the monuments, gates, common area walls, common areas and roadways. The Golf Course maintains the fences surrounding the golf course and the golf pathways inside the project. Sierra Pacific maintains the street lights. Slurry seal is assumed to be completed in the next 12 month's in this report.

The electric panels, wrought iron gates and pedestrian gates have an economic life in excess of 40 years. They are not in the scope of this reserve study and are excluded from this reserve study.

As per NRS 116, a financial update, without a site visit, is required annually, and a new reserve study, with a site visit, is required every five years.

Depth of Study

Full Service Reserve Study with Field Inspection A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components. Photographs were not taken of the site improvements.

Reserve Study Assumptions

- Cost estimates and financial information are accurate and current. No unforeseen circumstances will cause a significant reduction of reserves. Sufficient comprehensive property insurance exists to protect from insurable risks. The association plans to continue to maintain the existing common areas and amenities. Reserve payments occur at the end of every calendar month. Expenses occur at the end of the expense year.

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the association are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of

L'Adagio HOA 2007 Developer Turn Over Funding Study Summary - Continued

the association. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the association.

Initial Reserves

The Association is in good financial condition.

Reserve Funding Goal

The reserve fund goal is a minimum account balance consistent with the cash demands of maintenance and replacement of reserve items. (Baseline Funding)

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. In this study, we have used the "Component" method because it is the only method which allows scrutiny of the funding details. The method is pragmatic, and allows human judgement and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

NRS 116

NRS 116.31151 Annual distribution to units' owners of operating and reserve budgets or summaries of such budgets.

1. Except as otherwise provided in subsection 2 and unless the declaration of a common-interest community imposes more stringent standards, the executive board of an association shall, not less than 30 days or more than 60 days before the beginning of the fiscal year of the association, prepare and distribute to each unit's owner a copy of: (a) The budget for the daily operation of the association. The budget must include, without limitation, the estimated annual revenue and expenditures of the association and any contributions to be made to the reserve account of the association. (b) The budget to maintain the reserve required by paragraph (b) of subsection 2 of NRS 116.3115. The budget must include, without limitation: (1) The current estimated replacement cost, estimated remaining life and estimated useful life of each major component of the common elements; (2) As of the end of the fiscal year for which the budget is prepared, the current estimate of the amount of cash reserves that are necessary, and the current amount of accumulated cash reserves that are set aside, to repair, replace or restore the major components of the common elements; (3) A statement as to whether the executive board has determined or anticipates that the levy of one or more special assessments will be required to repair, replace or restore any major component of the common elements or to provide adequate reserves for that purpose; and (4) A general statement describing the procedures used for the estimation and accumulation of cash reserves pursuant to subparagraph (2), including, without limitation, the qualifications of the person responsible for the preparation of the study of the reserves required by NRS 116.31152. 2. In lieu of distributing copies of the budgets of the association required by subsection 1, the executive board may distribute to each unit's owner a summary of those budgets, accompanied by a written notice that: (a) The budgets are available for review at the business office of the association or some other suitable location within the county where the common-interest community is situated or, if it is situated in more than one county, within one of those counties; and (b) Copies of the budgets will be provided upon request. (Added to NRS by 1999, 2993; A 2003, 2241) NRS 116.31152 Study of reserves; duties of executive board regarding study; qualifications of person who conducts study; contents of study; submission of study to Commission; regulations regarding study; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study.

1. The executive board of an association shall: (a) Cause to be conducted, at least once every 5 years, a study of

L'Adagio HOA 2007 Developer Turn Over Funding Study Summary - Continued

the reserves required to repair, replace and restore the major components of the common elements; (b) Review the results of that study at least annually to determine if those reserves are sufficient; and (c) Make any adjustments it deems necessary to maintain the required reserves. 2. The study of the reserves required by subsection 1 must be conducted by a person who is qualified by training and experience to conduct such a study, including, without limitation, a member of the executive board, a unit's owner or a community manager who is so qualified. The study of the reserves must include, without limitation: (a) A summary of an inspection of the major components of the common elements that the association is obligated to repair, replace or restore; (b) An identification of the major components of the common elements that the association is obligated to repair, replace or restore which have a remaining useful life of less than 30 years; (c) An estimate of the remaining useful life of each major component identified pursuant to paragraph (b); (d) An estimate of the cost of repair, replacement or restoration of each major component identified pursuant to paragraph (b) during and at the end of its useful life; and (e) An estimate of the total annual assessment that may be required to cover the cost of repairing, replacement or restoration of the major components identified pursuant to paragraph (b), after subtracting the reserves of the association as of the date of the study. 3. The results of the study of the reserves required by subsection 1 must be submitted to the Commission not later than 45 days after the date that the executive board of the association adopts the results of the study. 4. The Commission shall adopt by regulation the qualifications required for conducting the study of the reserves required by subsection 1. 5. If a common-interest community was developed as part of a planned unit development pursuant to chapter 278A of NRS and is subject to an agreement with a city or county to receive credit against the amount of the residential construction tax that is imposed pursuant to NRS 278.4983 and 278.4985, the association that is organized for the common-interest community may use the money from that credit for the repair, replacement or restoration of park facilities and related improvements if: (a) The park facilities and related improvements are identified as major components of the common elements of the association; and (b) The association is obligated to repair, replace or restore the park facilities and related improvements in accordance with the study of the reserves required by subsection 1. (Added to NRS by 1999, 2994; A 2003, 2241)

NAC 116

NAC 116.415 Contents of budget to maintain reserve. (NRS 116.31151, 116.615) An executive board shall, in addition to the requirements set forth in paragraph (b) of subsection 1 of NRS 116.31151, include in the budget to maintain the reserve: 1. An estimate of the amount of reserve funds necessary in the projected fiscal year, based on comparative bids or industry standards, to complete the repairs, replacement or restoration of the major components as recommended in the reserve study; and 2. Whether there is a difference between the amount of the annual contribution suggested in the reserve study and the amount of the annual contribution for the current budget year, and if so: (a) The reason for the difference; and (b) How this difference is proposed to be resolved. (Added to NAC by Comm'n for Common-Interest Communities by R129-04, eff. 4-14-2005)

NAC 116.425 Reserve study: Contents. (NRS 116.31152, 116.615) 1. A reserve study must, in addition to the requirements set forth in NRS 116.31152, include: (a) A copy of the component inventory from the previous reserve study if such copy was provided by the executive board to the person conducting the reserve study; (b) A 30-year schedule which shows: (1) The projected increase in assessments that will be required in any given year to provide an adequately funded reserve; and (2) The projected inflation and estimated interest income from the reserve fund; (c) The names and credentials of any consultants and other persons with expertise used to assist in the preparation of the reserve study; (d) Any written reports prepared by consultants and other persons with expertise; (e) If there are any conflicting recommendations of the consultants or other persons with expertise while preparing the reserve study, a written explanation as to which recommendations are selected and the reasons for their selection; (f) The disclosures set forth in NAC 116.430; and (g) A statement, prominently displayed, which reads substantially as follows: The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association. 2. As used in this section, "adequately funded reserve" means the funds sufficient to maintain the common elements: (a) At the level described in the governing documents and in a reserve study; and (b) Without using the funds from the operating budget or without special assessments, except for occurrences that are a result of unforeseen catastrophic events. (Added to NAC by Comm'n for Common-Interest Communities by R129-04, eff. 4-14-2005)

L'Adagio HOA 2007 Developer Turn Over Funding Study Summary - Continued

Summary of Findings

Summary of Findings. Resource 1 BC has estimated future projected expenses for L'Adagio HOA 2007 Developer Turn Over based upon preservation of existing improvements.

The attached funding study is limited in scope to those expense items listed in the attached "L'Adagio HOA 2007 Developer Turn Over Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items occurs within the 30 Years of the reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that member monthly fees as shown in the attached "L'Adagio HOA 2007 Developer Turn Over Dues Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Reserve items that have been paid with initial reserve funds are identified with a [FP] in the Expense Items Sheets. An item marked [PR] is partially paid with initial reserve funds. Ms. Cheri Glassick represents and warrants that the information provide to Resource 1 BC including but not limited to that information contained in the attached Reserve Studies Information Summary and the maintenance records, is complete and accurate, and Resource 1 BC may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Ms. Cheri Glassick shall provide to Resource 1 BC Ms. Cheri Glassick's best-estimated age of that item. If Ms. Cheri Glassick is unable to provide and estimate of a Reserve Item's age, Resource 1 BC shall make its own estimate of age of the Reserve Item. The Reserve Study is created for the association's use, and is a reflection of information provided to Resource 1 BC. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection.

A summary of our recommended Capital Reserve payments for the next five years is shown below.

Proposed Payment Schedule

Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2007	\$21.62	\$1,318.77	\$11,868.94
2008	\$21.62	\$1,318.77	\$15,825.25
2009	\$21.62	\$1,318.77	\$15,825.25
2010	\$21.62	\$1,318.77	\$15,825.25
2011	\$21.62	\$1,318.77	\$15,825.25
2012	\$21.62	\$1,318.77	\$15,825.25

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of an association. The assumption is, the higher the percentage, the greater the "Financial Health". The question of substance is simply: "How much is enough?"

To answer the question, some understanding of Percent Funded is required. Percent Funded is the ratio of current cash reserves divided by the Fully Funded value at any instant in time. Fully Funded is defined as the Future Value, multiplied by the number of years used, divided by the expected life for the sum of all reserve items. In essence, Fully Funded is simply the total of the average net present value of the association improvements. Percent Funded is then, the current reserve balance divided by the Fully Funded value multiplied by 100 (to give a percentage). The concept is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

Resource 1 BC believes that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years.

This reserve study should be updated:

- At changes in interest rates
- At changes in inflation rates
- At changes in the number of dues paying members
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Statement of Qualifications

Resource 1 BC is a professional in the business of preparing reserve studies for community associations. I have inspected the association improvements, and have made a complete review of all components required to complete a reserve study. I have completed a physical inspection of the components listed in this reserve study. My inspection included a review of current condition, economic life, remaining useful life, and replacement cost of all components included in this reserve study. No destructive testing was done. This was done by field measurements not drawing take-offs.

Conflict of Interest

As the preparer of this reserve study, Resource 1 BC certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

Resource 1 BC would like to thank Ms. Cheri Glassick for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address if you have any questions.

Prepared by:

Kenneth R. Rowan
Certified Master Inspector # IOS.0000008-M State of Nevada
CAI RS 0064

L'Adagio HOA 2007 Developer Turn Over Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Expected Life When New	Estimated Remaining Life	First Replacement Cost	Repeating Item?
Front Entrance					
Gate Key Pad	\$1,000	10 Years	7 Years	\$1,214	Yes
Signage	\$1,000	20 Years	17 Years	\$1,558	Yes
Gate Monument	\$8,000	30 Years	27 Years	\$15,998	Yes
Gate Motor and Equipment	\$10,000	15 Years	12 Years	\$13,750	Yes
Wrought Iron Painting	\$250	5 Years	2 Years	\$268	Yes
Stucco Stone Veneer Wall	\$10,080	30 Years	27 Years	\$20,158	Yes
Lighting Exterior Unit	\$200	20 Years	17 Years	\$312	Yes
Sprinkler Timing Station	\$250	10 Years	7 Years	\$303	Yes
Sprinkler Control Box	\$125	20 Years	17 Years	\$195	Yes
Back Flow Preventer	\$250	20 Years	17 Years	\$389	Yes
Secondary Entrance					
Gate Motor and Equipment	\$10,000	15 Years	12 Years	\$13,750	Yes
Wrought Iron Painting	\$200	5 Years	2 Years	\$214	Yes
Stucco Stone Veneer Wall	\$17,280	30 Years	27 Years	\$34,556	Yes
Lighting Exterior Unit	\$100	20 Years	17 Years	\$156	Yes
Sprinkler Timing Station	\$250	10 Years	7 Years	\$303	Yes
Sprinkler Control Box	\$125	20 Years	17 Years	\$195	Yes
Back Flow Preventer	\$250	20 Years	17 Years	\$389	Yes
Front Entrance Street					
Paving 1 inch AC Overlay	\$6,500	25 Years	22 Years	\$11,473	Yes
Paving Cut and Replace	\$750	5 Years	5 Years	\$866	Yes
Slurry Seal	\$1,300	5 Years	0 Years	\$1,325	Yes
PCC Rolled Curbs	\$1,400	30 Years	27 Years	\$2,800	Yes
PCC Walks	\$3,080	30 Years	27 Years	\$6,159	Yes
Dog Leg Drive					
Paving 1 inch AC Overlay	\$78,125	25 Years	22 Years	\$137,892	Yes
Paving Cut and Replace	\$3,000	5 Years	5 Years	\$3,463	Yes
Slurry Seal	\$15,625	5 Years	0 Years	\$15,920	Yes
PCC Rolled Curbs	\$33,000	30 Years	27 Years	\$65,992	Yes
PCC Walks	\$72,600	30 Years	27 Years	\$145,183	Yes
Chip Creek Court					
Paving 1 inch AC Overlay	\$20,000	25 Years	22 Years	\$35,300	Yes

L'Adagio HOA 2007 Developer Turn Over Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Expected Life When New	Estimated Remaining Life	First Replacement Cost	Repeating Item?
Paving Cut and Replace	\$750	5 Years	5 Years	\$866	Yes
Slurry Seal	\$4,000	5 Years	0 Years	\$4,076	Yes
PCC Rolled Curbs	\$8,400	30 Years	27 Years	\$16,798	Yes
PCC Walks	\$18,480	30 Years	27 Years	\$36,956	Yes

Missing table information is identical to the first printed information above.

Months Remaining in Calendar Year 2007: 9

Expected annual inflation: 2.50%

Interest earned on reserve funds: 4.00%

Initial Reserve: \$60,417

L'Adagio HOA 2007 Developer Turn Over Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Expected Life When New	Estimated Remaining Life	Calendar Year	Estimated Future Cost
Front Entrance							
[FR] Gate Key Pad	\$1,000 ea	1	\$1,000	10 Years	7 Years	2014	\$1,214
Gate Key Pad	\$1,000 ea	1	\$1,000	10 Years	10 Years	2024 2034 2044	\$1,558 \$2,000 \$2,567
Signage	\$1,000 ea	1	\$1,000	20 Years	17 Years 20 Years	2024 2044	\$1,558 \$2,567
Gate Monument	\$8,000 ea	1	\$8,000	30 Years	27 Years 30 Years	2034 2064	\$15,998 \$33,842
Gate Motor and Equipment	\$5,000 ea	2	\$10,000	15 Years	12 Years 15 Years	2019 2034 2049	\$13,750 \$19,998 \$29,085
[FR] Wrought Iron Painting	\$250 ea	1	\$250	5 Years	2 Years 5 Years	2009 2014	\$268 \$303
Wrought Iron Painting	\$250 ea	1	\$250	5 Years	5 Years	2019 2024 2029 2034 2039	\$344 \$389 \$441 \$500 \$566
Stucco Stone Veneer Wall	\$72.00 / lf	140 lf	\$10,080	30 Years	27 Years 30 Years	2034 2064	\$20,158 \$42,640
Lighting Exterior Unit	\$50.00 ea	4	\$200	20 Years	17 Years 20 Years	2024 2044	\$312 \$513
[FR] Sprinkler Timing Station	\$250 ea	1	\$250	10 Years	7 Years	2014	\$303
Sprinkler Timing Station	\$250 ea	1	\$250	10 Years	10 Years	2024 2034 2044	\$389 \$500 \$642
Sprinkler Control Box	\$125 ea	1	\$125	20 Years	17 Years 20 Years	2024 2044	\$195 \$321
Back Flow Preventer	\$250 ea	1	\$250	20 Years	17 Years 20 Years	2024 2044	\$389 \$642
Secondary Entrance							
Gate Motor and Equipment	\$5,000 ea	2	\$10,000	15 Years	12 Years 15 Years	2019 2034 2049	\$13,750 \$19,998 \$29,085

L'Adagio HOA 2007 Developer Turn Over Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Expected Life When New	Estimated Remaining Life	Calendar Year	Estimated Future Cost
[FR] Wrought Iron Painting	\$200 ea	1	\$200	5 Years	2 Years 5 Years	2009 2014	\$214 \$243
Wrought Iron Painting	\$200 ea	1	\$200	5 Years	5 Years	2019 2024 2029 2034 2039	\$275 \$312 \$353 \$400 \$453
Stucco Stone Veneer Wall	\$72.00 / lf	240 lf	\$17,280	30 Years	27 Years 30 Years	2034 2064	\$34,556 \$73,098
Lighting Exterior Unit	\$50.00 ea	2	\$100	20 Years	17 Years 20 Years	2024 2044	\$156 \$257
[FR] Sprinkler Timing Station	\$250 ea	1	\$250	10 Years	7 Years	2014	\$303
Sprinkler Timing Station	\$250 ea	1	\$250	10 Years	10 Years	2024 2034 2044	\$389 \$500 \$642
Sprinkler Control Box	\$125 ea	1	\$125	20 Years	17 Years 20 Years	2024 2044	\$195 \$321
Back Flow Preventer	\$250 ea	1	\$250	20 Years	17 Years 20 Years	2024 2044	\$389 \$642
Front Entrance Street							
Paving 1 inch AC Overlay	\$1.25 / • ft	5200 • ft	\$6,500	25 Years	22 Years 25 Years	2029 2054	\$11,473 \$21,420
[FR] Paving Cut and Replace	\$5.00 / • ft	150 • ft	\$750	5 Years	5 Years	2012 2017	\$866 \$981
Paving Cut and Replace	\$5.00 / • ft	150 • ft	\$750	5 Years	5 Years	2022 2027 2032 2037	\$1,111 \$1,259 \$1,427 \$1,617
[FR] Slurry Seal	\$0.25 / • ft	5200 • ft	\$1,300	5 Years	0 Years 5 Years	2007 2012 2017	\$1,325 \$1,501 \$1,700
Slurry Seal	\$0.25 / • ft	5200 • ft	\$1,300	5 Years	5 Years	2022 2027 2032	\$1,926 \$2,183 \$2,473

L'Adagio HOA 2007 Developer Turn Over Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Expected Life When New	Estimated Remaining Life	Calendar Year	Estimated Future Cost
Slurry Seal	\$0.25 / • ft	5200 • ft	\$1,300	5 Years	5 Years	2037	\$2,802
PCC Rolled Curbs	\$10.00 / • ft	140 • ft	\$1,400	30 Years	27 Years 30 Years	2034 2064	\$2,800 \$5,922
PCC Walks	\$5.50 / • ft	560 • ft	\$3,080	30 Years	27 Years 30 Years	2034 2064	\$6,159 \$13,029
Dog Leg Drive							
Paving 1 inch AC Overlay	\$1.25 / • ft	62500 • ft	\$78,125	25 Years	22 Years 25 Years	2029 2054	\$137,892 \$257,448
[FR] Paving Cut and Replace	\$5.00 / • ft	600 • ft	\$3,000	5 Years	5 Years	2012 2017	\$3,463 \$3,924
Paving Cut and Replace	\$5.00 / • ft	600 • ft	\$3,000	5 Years	5 Years	2022 2027 2032 2037	\$4,446 \$5,037 \$5,707 \$6,466
[FR] Slurry Seal	\$0.25 / • ft	62500 • ft	\$15,625	5 Years	0 Years 5 Years	2007 2012	\$15,920 \$18,038
[PR] Slurry Seal	\$0.25 / • ft	62500 • ft	\$15,625	5 Years	5 Years	2017	\$20,437
Slurry Seal	\$0.25 / • ft	62500 • ft	\$15,625	5 Years	5 Years	2022 2027 2032 2037	\$23,155 \$26,235 \$29,724 \$33,677
PCC Rolled Curbs	\$10.00 / • ft	3300 • ft	\$33,000	30 Years	27 Years 30 Years	2034 2064	\$65,992 \$139,596
PCC Walks	\$5.50 / • ft	13200 • ft	\$72,600	30 Years	27 Years 30 Years	2034 2064	\$145,183 \$307,112
Chip Creek Court							
Paving 1 inch AC Overlay	\$1.25 / • ft	16000 • ft	\$20,000	25 Years	22 Years 25 Years	2029 2054	\$35,300 \$65,907
[FR] Paving Cut and Replace	\$5.00 / • ft	150 • ft	\$750	5 Years	5 Years	2012	\$866
Paving Cut and Replace	\$5.00 / • ft	150 • ft	\$750	5 Years	5 Years	2017 2022 2027 2032	\$981 \$1,111 \$1,259 \$1,427

L'Adagio HOA 2007 Developer Turn Over Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Expected Life When New	Estimated Remaining Life	Calendar Year	Estimated Future Cost
Paving Cut and	\$5.00 / • ft	150 • ft	\$750	5 Years	5 Years	2037	\$1,617
[FR] Slurry Seal	\$0.25 / • ft	16000 • ft	\$4,000	5 Years	0 Years 5 Years	2007 2012	\$4,076 \$4,618
Slurry Seal	\$0.25 / • ft	16000 • ft	\$4,000	5 Years	5 Years	2017	\$5,232
						2022	\$5,928
						2027	\$6,716
						2032	\$7,609
						2037	\$8,621
PCC Rolled Curbs	\$10.00 / • ft	840 • ft	\$8,400	30 Years	27 Years 30 Years	2034 2064	\$16,798 \$35,534
PCC Walks	\$5.50 / • ft	3360 • ft	\$18,480	30 Years	27 Years 30 Years	2034	\$36,956
						2064	\$78,174

Missing table information is identical to the first printed information above.

[FR] Indicates reserve item fully paid with initial reserve funds.

[PR] Indicates reserve item partially paid with initial reserve funds.

Months Remaining in Calendar Year 2007: 9

Expected annual inflation: 2.50% Interest earned on reserve funds: 4.00% Initial Reserve: \$60,417

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Front Entrance	Gate Key Pad	1	\$1,000.00 ea	\$1,000.00	\$700.00	\$300.00
	Signage	1	\$1,000.00 ea	\$1,000.00	\$850.00	\$150.00
	Gate Monument	1	\$8,000.00 ea	\$8,000.00	\$7,200.00	\$800.00
	Gate Motor and Equipment	2	\$5,000.00 ea	\$10,000.00	\$8,000.00	\$2,000.00
	Wrought Iron Painting	1	\$250.00 ea	\$250.00	\$100.00	\$150.00
	Stucco Stone Veneer Wall	140 lf	\$72.00 / lf	\$10,080.00	\$9,072.00	\$1,008.00
	Lighting Exterior Unit	4	\$50.00 ea	\$200.00	\$170.00	\$30.00
	Sprinkler Timing Station	1	\$250.00 ea	\$250.00	\$175.00	\$75.00
	Sprinkler Control Box	1	\$125.00 ea	\$125.00	\$106.25	\$18.75
	Back Flow Preventer	1	\$250.00 ea	\$250.00	\$212.50	\$37.50
Front Entrance Sub Total =				\$31,155.00	\$26,585.75	\$4,569.25
Secondary Entrance	Gate Motor and Equipment	2	\$5,000.00 ea	\$10,000.00	\$8,000.00	\$2,000.00
	Wrought Iron Painting	1	\$200.00 ea	\$200.00	\$80.00	\$120.00
	Stucco Stone Veneer Wall	240 lf	\$72.00 / lf	\$17,280.00	\$15,552.00	\$1,728.00
	Lighting Exterior Unit	2	\$50.00 ea	\$100.00	\$85.00	\$15.00
	Sprinkler Timing Station	1	\$250.00 ea	\$250.00	\$175.00	\$75.00
	Sprinkler Control Box	1	\$125.00 ea	\$125.00	\$106.25	\$18.75
	Back Flow Preventer	1	\$250.00 ea	\$250.00	\$212.50	\$37.50
Secondary Entrance Sub Total =				\$28,205.00	\$24,210.75	\$3,994.25
Front Entrance Street	Paving 1 inch AC Overlay	5200 • ft	\$1.25 / • ft	\$6,500.00	\$5,720.00	\$780.00
	Paving Cut and Replace	150 • ft	\$5.00 / • ft	\$750.00	\$750.00	\$0.00
	Slurry Seal	5200 • ft	\$0.25 / • ft	\$1,300.00	\$0.00	\$1,300.00
	PCC Rolled Curbs	140 • ft	\$10.00 / • ft	\$1,400.00	\$1,260.00	\$140.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Front Entrance	PCC Walks	560 • ft	\$5.50 / • ft	\$3,080.00	\$2,772.00	\$308.00
Front Entrance Street Sub Total =				\$13,030.00	\$10,502.00	\$2,528.00
Dog Leg Drive	Paving 1 inch AC Overlay	62500 • ft	\$1.25 / • ft	\$78,125.00	\$68,750.00	\$9,375.00
	Paving Cut and Replace	600 • ft	\$5.00 / • ft	\$3,000.00	\$3,000.00	\$0.00
	Slurry Seal	62500 • ft	\$0.25 / • ft	\$15,625.00	\$0.00	\$15,625.00
	PCC Rolled Curbs	3300 • ft	\$10.00 / • ft	\$33,000.00	\$29,700.00	\$3,300.00
	PCC Walks	13200 • ft	\$5.50 / • ft	\$72,600.00	\$65,340.00	\$7,260.00
Dog Leg Drive Sub Total =				\$202,350.00	\$166,790.00	\$35,560.00
Chip Creek Court	Paving 1 inch AC Overlay	16000 • ft	\$1.25 / • ft	\$20,000.00	\$17,600.00	\$2,400.00
	Paving Cut and Replace	150 • ft	\$5.00 / • ft	\$750.00	\$750.00	\$0.00
	Slurry Seal	16000 • ft	\$0.25 / • ft	\$4,000.00	\$0.00	\$4,000.00
	PCC Rolled Curbs	840 • ft	\$10.00 / • ft	\$8,400.00	\$7,560.00	\$840.00
	PCC Walks	3360 • ft	\$5.50 / • ft	\$18,480.00	\$16,632.00	\$1,848.00
Chip Creek Court Sub Total =				\$51,630.00	\$42,542.00	\$9,088.00
Total of All Costs Above =				\$326,370.00	\$270,630.50	\$55,739.50

L'Adagio HOA 2007 Developer Turn Over Funding Study Cash Flow Analysis

Calendar Year	Annual Payment	Annual Interest	Salvage	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded
2007	\$11,869	\$1,996		\$21,321	\$599	\$52,363	52.9 %
2008	\$15,825	\$2,427			\$728	\$69,887	67.2 %
2009	\$15,825	\$3,141		\$482	\$942	\$87,428	67.1 %
2010	\$15,825	\$3,855			\$1,157	\$105,952	67.9 %
2011	\$15,825	\$4,610			\$1,383	\$125,005	68.6 %
2012	\$15,825	\$5,386		\$29,351	\$1,616	\$115,249	55.3 %
2013	\$21,376	\$5,092			\$1,528	\$140,189	67.9 %
2014	\$21,376	\$6,108		\$2,366	\$1,832	\$163,475	70.0 %
2015	\$21,376	\$7,056			\$2,117	\$189,790	73.4 %
2016	\$21,376	\$8,129			\$2,439	\$216,857	75.9 %
2017	\$21,376	\$9,231		\$33,255	\$2,769	\$211,440	67.5 %
2018	\$24,010	\$9,060			\$2,718	\$241,792	78.5 %
2019	\$24,010	\$10,296		\$28,118	\$3,089	\$244,892	72.8 %
2020	\$24,010	\$10,422			\$3,127	\$276,198	81.9 %
2021	\$24,010	\$11,698			\$3,509	\$308,397	84.2 %
2022	\$24,010	\$13,010		\$37,678	\$3,903	\$303,836	76.8 %
2023	\$25,095	\$12,844			\$3,853	\$337,922	87.1 %
2024	\$25,095	\$14,233		\$6,231	\$4,270	\$366,749	87.7 %
2025	\$25,095	\$15,407			\$4,622	\$402,629	91.1 %
2026	\$25,095	\$16,869			\$5,061	\$439,532	93.1 %
2027	\$25,095	\$18,372		\$42,689	\$5,512	\$434,799	86.5 %
2028	\$27,891	\$18,231			\$5,469	\$475,452	96.8 %
2029	\$27,891	\$19,888		\$185,459	\$5,966	\$331,805	63.5 %
2030	\$27,891	\$14,035			\$4,211	\$369,521	98.4 %
2031	\$27,891	\$15,572			\$4,672	\$408,312	98.7 %
2032	\$27,891	\$17,152		\$48,367	\$5,146	\$399,842	88.5 %
2033	\$34,145	\$16,923			\$5,077	\$445,833	100.7 %
2034	\$34,145	\$18,797		\$388,494	\$5,639	\$104,642	21.7 %
2035	\$34,145	\$4,896			\$1,469	\$142,214	96.6 %
2036	\$34,145	\$6,427			\$1,928	\$180,857	89.9 %
2037	\$34,145	\$8,001		\$54,800	\$2,400	\$165,803	65.1 %
Totals :	\$753,581	\$329,166	\$0	\$878,610	\$98,750		

The cash distribution shown in this table applies to repair and replacment cash reserves only.

Basis of Funding Study

Cash reserves have been set to a minimum of \$0

Months Remaining in Calendar Year 2007: 9 Inflation = 2.50 % Interest = 4.00 %

Study Life = 30 years Initial Reserve Funds = \$60,416.97 Final Reserve Value = \$0.00

Annual Payments Held Constant for 5 years

L'Adagio HOA 2007 Developer Turn Over Reserve Payment Summary

Projected Payments by Month and by Calendar Year

Calendar Year	Member Monthly Operations Payment	Member Monthly Reserve Payment	Member Total Monthly Payment	Member Total Annual Payment	Monthly Reserve Payment	Annual Reserve Payment
2007	NA	\$21.62	NA	NA	\$1,319	\$11,869
2008	NA	\$21.62	NA	NA	\$1,319	\$15,825
2009	NA	\$21.62	NA	NA	\$1,319	\$15,825
2010	NA	\$21.62	NA	NA	\$1,319	\$15,825
2011	NA	\$21.62	NA	NA	\$1,319	\$15,825
2012	NA	\$21.62	NA	NA	\$1,319	\$15,825
2013	NA	\$29.20	NA	NA	\$1,781	\$21,376
2014	NA	\$29.20	NA	NA	\$1,781	\$21,376
2015	NA	\$29.20	NA	NA	\$1,781	\$21,376
2016	NA	\$29.20	NA	NA	\$1,781	\$21,376
2017	NA	\$29.20	NA	NA	\$1,781	\$21,376
2018	NA	\$32.80	NA	NA	\$2,001	\$24,010
2019	NA	\$32.80	NA	NA	\$2,001	\$24,010
2020	NA	\$32.80	NA	NA	\$2,001	\$24,010
2021	NA	\$32.80	NA	NA	\$2,001	\$24,010
2022	NA	\$32.80	NA	NA	\$2,001	\$24,010
2023	NA	\$34.28	NA	NA	\$2,091	\$25,095
2024	NA	\$34.28	NA	NA	\$2,091	\$25,095
2025	NA	\$34.28	NA	NA	\$2,091	\$25,095
2026	NA	\$34.28	NA	NA	\$2,091	\$25,095
2027	NA	\$34.28	NA	NA	\$2,091	\$25,095
2028	NA	\$38.10	NA	NA	\$2,324	\$27,891
2029	NA	\$38.10	NA	NA	\$2,324	\$27,891
2030	NA	\$38.10	NA	NA	\$2,324	\$27,891
2031	NA	\$38.10	NA	NA	\$2,324	\$27,891
2032	NA	\$38.10	NA	NA	\$2,324	\$27,891
2033	NA	\$46.65	NA	NA	\$2,845	\$34,145
2034	NA	\$46.65	NA	NA	\$2,845	\$34,145
2035	NA	\$46.65	NA	NA	\$2,845	\$34,145
2036	NA	\$46.65	NA	NA	\$2,845	\$34,145
2037	NA	\$46.65	NA	NA	\$2,845	\$34,145

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Number of Payment Months in Calendar Year 2007: 9

Number of Years of Constant Payments: 5

Number of Dues Paying Members: 61

L'Adagio HOA 2007 Developer Turn Over Funding Study - Unadjusted Revenue by Item and by Calendar Year

Item	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Reserve Category : Front Entrance																	
Gate Key Pad	\$100	\$134	\$134	\$134	\$134	\$134	\$134	\$134	\$127	\$127	\$127	\$127	\$127	\$127	\$127	\$127	\$127
Signage	\$45	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60
Gate Monument	\$237	\$315	\$315	\$315	\$315	\$315	\$315	\$315	\$315	\$315	\$315	\$315	\$315	\$315	\$315	\$315	\$315
Gate Motor and Equipment	\$621	\$828	\$828	\$828	\$828	\$828	\$828	\$828	\$828	\$828	\$828	\$828	\$828	\$975	\$975	\$975	\$975
Wrought Iron Painting	\$69	\$92	\$92	\$55	\$55	\$55	\$55	\$55	\$62	\$62	\$62	\$62	\$62	\$70	\$70	\$70	\$70
Stucco Stone Veneer Wall	\$298	\$397	\$397	\$397	\$397	\$397	\$397	\$397	\$397	\$397	\$397	\$397	\$397	\$397	\$397	\$397	\$397
Lighting Exterior Unit	\$9	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12
Sprinkler Timing Station	\$25	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32
Sprinkler Control Box	\$6	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8
Back Flow Preventer	\$11	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15
Category Subtotal :	\$1,421	\$1,894	\$1,894	\$1,857	\$1,857	\$1,857	\$1,857	\$1,857	\$1,856	\$1,856	\$1,856	\$1,856	\$1,856	\$2,011	\$2,011	\$2,011	\$2,011
Reserve Category : Secondary Entrance																	
Gate Motor and Equipment	\$621	\$828	\$828	\$828	\$828	\$828	\$828	\$828	\$828	\$828	\$828	\$828	\$828	\$975	\$975	\$975	\$975
Wrought Iron Painting	\$55	\$74	\$74	\$44	\$44	\$44	\$44	\$44	\$50	\$50	\$50	\$50	\$50	\$56	\$56	\$56	\$56
Stucco Stone Veneer Wall	\$511	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681
Lighting Exterior Unit	\$5	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6
Sprinkler Timing Station	\$25	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32
Sprinkler Control Box	\$6	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8
Back Flow Preventer	\$11	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15
Category Subtotal :	\$1,234	\$1,645	\$1,645	\$1,615	\$1,615	\$1,615	\$1,615	\$1,615	\$1,620	\$1,620	\$1,620	\$1,620	\$1,620	\$1,773	\$1,773	\$1,773	\$1,773
Reserve Category : Front Entrance Street																	
Paving 1 inch AC Overlay	\$232	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310
Paving Cut and Replace	\$101	\$134	\$134	\$134	\$134	\$134	\$178	\$178	\$178	\$178	\$178	\$201	\$201	\$201	\$201	\$201	\$228
Slurry Seal	\$993	\$272	\$272	\$272	\$272	\$272	\$308	\$308	\$308	\$308	\$308	\$349	\$349	\$349	\$349	\$349	\$395
PCC Rolled Curbs	\$41	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55
PCC Walks	\$91	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121
Category Subtotal :	\$1,458	\$892	\$892	\$892	\$892	\$892	\$972	\$972	\$972	\$972	\$972	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,109
Reserve Category : Dog Leg Drive																	
Paving 1 inch AC Overlay	\$2,794	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725
Paving Cut and Replace	\$403	\$537	\$537	\$537	\$537	\$537	\$710	\$710	\$710	\$710	\$710	\$805	\$805	\$805	\$805	\$805	\$912
Slurry Seal	\$11,940	\$3,265	\$3,265	\$3,265	\$3,265	\$3,265	\$3,699	\$3,699	\$3,699	\$3,699	\$3,699	\$4,191	\$4,191	\$4,191	\$4,191	\$4,191	\$4,748
PCC Rolled Curbs	\$976	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301
PCC Walks	\$2,147	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862

L'Adagio HOA 2007 Developer Turn Over Funding Unadjusted Revenue by Calendar Year - Continued

Item	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Category Subtotal :	\$18,260	\$11,690	\$11,690	\$11,690	\$11,690	\$11,690	\$12,297	\$12,297	\$12,297	\$12,297	\$12,297	\$12,884	\$12,884	\$12,884	\$12,884	\$12,884	\$13,548
Reserve Category : Chip Creek Court																	
Paving 1 inch AC Overlay	\$715	\$954	\$954	\$954	\$954	\$954	\$954	\$954	\$954	\$954	\$954	\$954	\$954	\$954	\$954	\$954	\$954
Paving Cut and Replace	\$101	\$134	\$134	\$134	\$134	\$134	\$178	\$178	\$178	\$178	\$178	\$201	\$201	\$201	\$201	\$201	\$228
Slurry Seal	\$3,057	\$836	\$836	\$836	\$836	\$836	\$947	\$947	\$947	\$947	\$947	\$1,073	\$1,073	\$1,073	\$1,073	\$1,073	\$1,216
PCC Rolled Curbs	\$248	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331
PCC Walks	\$546	\$729	\$729	\$729	\$729	\$729	\$729	\$729	\$729	\$729	\$729	\$729	\$729	\$729	\$729	\$729	\$729
Category Subtotal :	\$4,667	\$2,984	\$2,984	\$2,984	\$2,984	\$2,984	\$3,139	\$3,139	\$3,139	\$3,139	\$3,139	\$3,288	\$3,288	\$3,288	\$3,288	\$3,288	\$3,458
Total Revenue :	\$27,042	\$19,108	\$19,108	\$19,041	\$19,041	\$19,041	\$19,883	\$19,883	\$19,886	\$19,886	\$19,886	\$20,686	\$20,686	\$20,994	\$20,994	\$20,994	\$21,901

L'Adagio HOA 2007 Developer Turn Over Funding Unadjusted Revenue by Calendar Year - Continued

Item	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Category : Front Entrance														
Gate Key Pad	\$127	\$163	\$163	\$163	\$163	\$163	\$163	\$163	\$163	\$163	\$163	\$209	\$209	\$209
Signage	\$60	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84
Gate Monument	\$315	\$315	\$315	\$315	\$315	\$315	\$315	\$315	\$315	\$315	\$315	\$585	\$585	\$585
Gate Motor and Equipment	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$1,418	\$1,418	\$1,418
Wrought Iron Painting	\$70	\$80	\$80	\$80	\$80	\$80	\$90	\$90	\$90	\$90	\$90	\$103	\$103	\$103
Stucco Stone Veneer Wall	\$397	\$397	\$397	\$397	\$397	\$397	\$397	\$397	\$397	\$397	\$397	\$737	\$737	\$737
Lighting Exterior Unit	\$12	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17
Sprinkler Timing Station	\$32	\$41	\$41	\$41	\$41	\$41	\$41	\$41	\$41	\$41	\$41	\$52	\$52	\$52
Sprinkler Control Box	\$8	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
Back Flow Preventer	\$15	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21
Category Subtotal :	\$2,011	\$2,103	\$2,103	\$2,103	\$2,103	\$2,103	\$2,113	\$2,113	\$2,113	\$2,113	\$2,113	\$3,236	\$3,236	\$3,236
Reserve Category : Secondary Entrance														
Gate Motor and Equipment	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$1,418	\$1,418	\$1,418
Wrought Iron Painting	\$56	\$64	\$64	\$64	\$64	\$64	\$72	\$72	\$72	\$72	\$72	\$82	\$82	\$82
Stucco Stone Veneer Wall	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$681	\$1,264	\$1,264	\$1,264
Lighting Exterior Unit	\$6	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8
Sprinkler Timing Station	\$32	\$41	\$41	\$41	\$41	\$41	\$41	\$41	\$41	\$41	\$41	\$52	\$52	\$52
Sprinkler Control Box	\$8	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
Back Flow Preventer	\$15	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21
Category Subtotal :	\$1,773	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,808	\$1,808	\$1,808	\$1,808	\$1,808	\$2,855	\$2,855	\$2,855
Reserve Category : Front Entrance Street														
Paving 1 inch AC Overlay	\$310	\$310	\$310	\$310	\$310	\$310	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Paving Cut and Replace	\$228	\$228	\$228	\$228	\$258	\$258	\$258	\$258	\$258	\$293	\$293	\$293	\$293	\$293
Slurry Seal	\$395	\$395	\$395	\$395	\$448	\$448	\$448	\$448	\$448	\$507	\$507	\$507	\$507	\$507
PCC Rolled Curbs	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$102	\$102	\$102
PCC Walks	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$225	\$225	\$225
Category Subtotal :	\$1,109	\$1,109	\$1,109	\$1,109	\$1,192	\$1,192	\$1,382	\$1,382	\$1,382	\$1,476	\$1,476	\$1,627	\$1,627	\$1,627
Reserve Category : Dog Leg Drive														
Paving 1 inch AC Overlay	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$6,009	\$6,009	\$6,009	\$6,009	\$6,009	\$6,009	\$6,009	\$6,009
Paving Cut and Replace	\$912	\$912	\$912	\$912	\$1,033	\$1,033	\$1,033	\$1,033	\$1,033	\$1,170	\$1,170	\$1,170	\$1,170	\$1,170
Slurry Seal	\$4,748	\$4,748	\$4,748	\$4,748	\$5,380	\$5,380	\$5,380	\$5,380	\$5,380	\$6,096	\$6,096	\$6,096	\$6,096	\$6,096
PCC Rolled Curbs	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301	\$1,301	\$2,414	\$2,414	\$2,414

L'Adagio HOA 2007 Developer Turn Over Funding Unadjusted Revenue by Calendar Year - Continued

Item	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
PCC Walks	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$2,862	\$5,310	\$5,310	\$5,310
Category Subtotal :	\$13,548	\$13,548	\$13,548	\$13,548	\$14,301	\$14,301	\$16,585	\$16,585	\$16,585	\$17,438	\$17,438	\$20,999	\$20,999	\$20,999
Reserve Category : Chip Creek Court														
Paving 1 inch AC Overlay	\$954	\$954	\$954	\$954	\$954	\$954	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538
Paving Cut and Replace	\$228	\$228	\$228	\$228	\$258	\$258	\$258	\$258	\$258	\$293	\$293	\$293	\$293	\$293
Slurry Seal	\$1,216	\$1,216	\$1,216	\$1,216	\$1,377	\$1,377	\$1,377	\$1,377	\$1,377	\$1,560	\$1,560	\$1,560	\$1,560	\$1,560
PCC Rolled Curbs	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$331	\$614	\$614	\$614
PCC Walks	\$729	\$729	\$729	\$729	\$729	\$729	\$729	\$729	\$729	\$729	\$729	\$1,352	\$1,352	\$1,352
Category Subtotal :	\$3,458	\$3,458	\$3,458	\$3,458	\$3,649	\$3,649	\$4,233	\$4,233	\$4,233	\$4,451	\$4,451	\$5,357	\$5,357	\$5,357
Total Revenue :	\$21,901	\$22,021	\$22,021	\$22,021	\$23,048	\$23,048	\$26,126	\$26,126	\$26,126	\$27,290	\$27,290	\$34,076	\$34,076	\$34,076



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April 13, 2007

Expense Summary

Year	Category	Item Name	Expense	
2007	Front Entrance Street	Slurry Seal	\$1,324.58	
	Dog Leg Drive	Slurry Seal	\$15,920.42	
	Chip Creek Court	Slurry Seal	\$4,075.63	
<i>2007 Annual Expense Total = \$21,320.63</i>				
2009	Front Entrance	Wrought Iron Painting	\$267.77	
	Secondary Entrance	Wrought Iron Painting	\$214.22	
<i>2009 Annual Expense Total = \$481.99</i>				
2012	Front Entrance Street	Paving Cut and Replace	\$865.82	
		Slurry Seal	\$1,500.75	
	<i>Front Entrance Street Subtotal = \$2,366.57</i>			
	Dog Leg Drive	Paving Cut and Replace	\$3,463.27	
		Slurry Seal	\$18,037.86	
	<i>Dog Leg Drive Subtotal = \$21,501.13</i>			
	Chip Creek Court	Paving Cut and Replace	\$865.82	
Slurry Seal		\$4,617.69		
<i>Chip Creek Court Subtotal = \$5,483.51</i>				
<i>2012 Annual Expense Total = \$29,351.21</i>				