

Saddlebrooke HOA 2 Villas
Tucson, Arizona
CFS Reserve Analysis Report Summary

Report Date	July 16, 2010	Parameters:	
Version	001	Inflation	3.00%
Account Number	3358	Annual Contribution Increase	3.00%
Budget Year Beginning	1/ 1/11	Investment Yield	1.00%
Ending	12/31/11	Taxes on Yield	0.00%
Total Units Included	213	Contingency	3.00%
Phase Development	1 of 1	Reserve Fund Balance as of	
		1/ 1/11:	\$113,238.00

Project Profile & Introduction

This community was constructed in seven (7) phases between 1999 and 2005. Please refer to the Detail Report by Category section for the placed in service date used to age each component.

The anticipated January 1, 2011 reserve balance was provided by the client in the Reserve Fund Analysis. The recommended contribution is set at a level in line with the projection on the Reserve Analysis.

Calculation Method: Modified Cash Flow Funding Strategy: Threshold
RDA Reports: July 2010.

Cash Flow Specific Summary of Calculations

Monthly Contribution to Reserves Required:	\$10,660.00
(\$50.05 per unit per month)	
Average Net Monthly Interest Contribution This Year:	117.66
Net Monthly Allocation to Reserves 1/ 1/11 to 12/31/11:	\$10,777.66
(\$50.60 per unit per month)	

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RESERVE DATA ANALYSIS • (480) 473-7643

Saddlebrooke HOA 2 Villas
Distribution of Accumulated Reserves

REPORT DATE: July 16, 2010
 VERSION: 001
 ACCOUNT NUMBER: 3358

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
** Flat Roofs - General Comment **	0	0.00	0.00
** Paint - General Comment **	0	0.00	0.00
** Tile Roofs - General Comment **	0	0.00	0.00
Concrete Components - Unfunded	0	0.00	0.00
Irrigation System - Unfunded	0	0.00	0.00
Monument Signs - Letters (Unfunded)	0	0.00	0.00
PH 1 - Recoat Patio Roofs (2011)	0	3,655.00	3,655.00
PH 4 - Paint Complete Exterior	0	27,566.00	27,566.00
Tree Trimming - Unfunded	0	0.00	0.00
Granite Replenishment (Old - 2012)	1	29,981.25	29,981.25
PH 2 - Recoat Patio Roofs (2012)	1	7,052.00	7,052.00
PH 5 - Paint Complete Exterior	1	30,072.00	30,072.00
Granite Replenishment (Old - 2013)	2	26,650.00	11,613.56
PH 3 - Recoat Patio Roofs (2013)	2	1,677.00	0.00
PH 6 - Paint Complete Exterior	2	29,236.67	0.00
Paint Block Walls	3	3,258.50	0.00
PH 4 - Recoat Patio Roofs (2014)	3	1,892.00	0.00
PH 7 - Paint Complete Exterior	3	15,036.00	0.00
PH 5 - Recoat Patio Roofs (2015)	4	774.00	0.00
PH 1 - Recoat Patio Roofs (2016)	5	0.00	0.00
PH 6 - Recoat Patio Roofs (2016)	5	0.00	0.00
PH 2 - Recoat Patio Roofs (2017)	6	0.00	0.00
PH 7 - Recoat Patio Roofs (2017)	6	0.00	0.00
PH 1 - Paint Complete Exterior	7	13,532.40	0.00
PH 3 - Recoat Patio Roofs (2018)	7	0.00	0.00
PH 2 - Paint Complete Exterior	8	13,783.00	0.00
PH 4 - Recoat Patio Roofs (2019)	8	0.00	0.00
Granite Replenishment (New)	9	8,385.00	0.00
PH 3 - Paint Complete Exterior	9	3,132.50	0.00
PH 5 - Recoat Patio Roofs (2020)	9	0.00	0.00
PH 1 - Replace Patio Roofs	10	7,418.18	0.00
PH 6 - Recoat Patio Roofs (2021)	10	0.00	0.00

Saddlebrooke HOA 2 Villas
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
PH 2 - Replace Patio Roofs	11	16,725.00	0.00
PH 7 - Recoat Patio Roofs (2022)	11	0.00	0.00
PH 3 - Replace Patio Roofs	12	5,000.00	0.00
PH 4 - Replace Patio Roofs	13	7,240.91	0.00
PH 5 - Replace Patio Roofs	14	5,490.91	0.00
PH 6 - Replace Patio Roofs	15	5,218.18	0.00
PH 7 - Replace Patio Roofs	16	2,590.91	0.00
PH 1 - Tile Roof Underlayment	23	83,688.00	0.00
PH 2 - Tile Roof Underlayment	24	118,026.86	0.00
PH 3 - Tile Roof Underlayment	25	48,572.86	0.00
PH 4 - Tile Roof Underlayment	26	38,588.79	0.00
PH 5 - Tile Roof Underlayment	27	39,178.86	0.00
PH 6 - Tile Roof Underlayment	28	44,467.50	0.00
PH 7 - Tile Roof Underlayment	29	21,049.29	0.00
Total Asset Summary:		658,939.57	109,939.81
Contingency @ 3.00%:		19,768.19	3,298.19
Grand Total:		678,707.76	113,238.00
Excess Reserves Not Used:			0.00
Percent Fully Funded:	17%		

Saddlebrooke HOA 2 Villas
Funding Status Report

REPORT DATE: July 16, 2010
 VERSION: 001
 ACCOUNT NUMBER: 3358

DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Concrete Components - Unfunded	0	0	0	0	0	0
*** CATEGORY SUMMARY:				0	0	0
** Flat Roofs - General Comment **	0	0	0	0	0	0
*** CATEGORY SUMMARY:				0	0	0
PH 1 - Recoat Patio Roofs (2011)	5	0	0	3,655	3,655	3,655
PH 1 - Recoat Patio Roofs (2016)	5	0	5	3,655	0	0
PH 1 - Replace Patio Roofs	20	+2	10	13,600	7,418	0
*** CATEGORY SUMMARY:				20,910	11,073	3,655
PH 2 - Recoat Patio Roofs (2012)	5	0	1	8,815	7,052	7,052
PH 2 - Recoat Patio Roofs (2017)	5	+1	6	8,815	0	0
PH 2 - Replace Patio Roofs	20	+2	11	33,450	16,725	0
*** CATEGORY SUMMARY:				51,080	23,777	7,052
PH 3 - Recoat Patio Roofs (2013)	5	0	2	2,795	1,677	0
PH 3 - Recoat Patio Roofs (2018)	5	+2	7	2,795	0	0
PH 3 - Replace Patio Roofs	20	+2	12	11,000	5,000	0
*** CATEGORY SUMMARY:				16,590	6,677	0
PH 4 - Recoat Patio Roofs (2014)	5	0	3	4,730	1,892	0
PH 4 - Recoat Patio Roofs (2019)	5	+3	8	4,730	0	0
PH 4 - Replace Patio Roofs	20	+2	13	17,700	7,241	0
*** CATEGORY SUMMARY:				27,160	9,133	0
PH 5 - Recoat Patio Roofs (2015)	5	0	4	3,870	774	0
PH 5 - Recoat Patio Roofs (2020)	5	+4	9	3,870	0	0
PH 5 - Replace Patio Roofs	20	+2	14	15,100	5,491	0
*** CATEGORY SUMMARY:				22,840	6,265	0
PH 6 - Recoat Patio Roofs (2016)	5	0	5	4,300	0	0
PH 6 - Recoat Patio Roofs (2021)	5	+5	10	4,300	0	0
PH 6 - Replace Patio Roofs	20	+2	15	16,400	5,218	0
*** CATEGORY SUMMARY:				25,000	5,218	0
PH 7 - Recoat Patio Roofs (2017)	5	+1	6	2,580	0	0
PH 7 - Recoat Patio Roofs (2022)	5	+6	11	2,580	0	0
PH 7 - Replace Patio Roofs	20	+2	16	9,500	2,591	0
*** CATEGORY SUMMARY:				14,660	2,591	0
** Tile Roofs - General Comment **	0	0	0	0	0	0

Saddlebrooke HOA 2 Villas
Funding Status Report

DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
*** CATEGORY SUMMARY:				0	0	0
PH 1 - Tile Roof Underlayment	35	0	23	244,090	83,688	0
*** CATEGORY SUMMARY:				244,090	83,688	0
PH 2 - Tile Roof Underlayment	35	0	24	375,540	118,027	0
*** CATEGORY SUMMARY:				375,540	118,027	0
PH 3 - Tile Roof Underlayment	35	0	25	170,005	48,573	0
*** CATEGORY SUMMARY:				170,005	48,573	0
PH 4 - Tile Roof Underlayment	35	0	26	150,068	38,589	0
*** CATEGORY SUMMARY:				150,068	38,589	0
PH 5 - Tile Roof Underlayment	35	0	27	171,408	39,179	0
*** CATEGORY SUMMARY:				171,408	39,179	0
PH 6 - Tile Roof Underlayment	35	0	28	222,338	44,468	0
*** CATEGORY SUMMARY:				222,338	44,468	0
PH 7 - Tile Roof Underlayment	35	0	29	122,788	21,049	0
*** CATEGORY SUMMARY:				122,788	21,049	0
** Paint - General Comment **	0	0	0	0	0	0
*** CATEGORY SUMMARY:				0	0	0
PH 1 - Paint Complete Exterior	10	0	7	45,108	13,532	0
*** CATEGORY SUMMARY:				45,108	13,532	0
PH 2 - Paint Complete Exterior	10	0	8	68,915	13,783	0
*** CATEGORY SUMMARY:				68,915	13,783	0
PH 3 - Paint Complete Exterior	10	0	9	31,325	3,133	0
*** CATEGORY SUMMARY:				31,325	3,133	0
PH 4 - Paint Complete Exterior	10	-1	0	27,566	27,566	27,566
*** CATEGORY SUMMARY:				27,566	27,566	27,566
PH 5 - Paint Complete Exterior	10	-1	1	33,831	30,072	30,072
*** CATEGORY SUMMARY:				33,831	30,072	30,072
PH 6 - Paint Complete Exterior	10	-1	2	37,590	29,237	0
*** CATEGORY SUMMARY:				37,590	29,237	0
PH 7 - Paint Complete Exterior	10	-1	3	22,554	15,036	0
*** CATEGORY SUMMARY:				22,554	15,036	0

Saddlebrooke HOA 2 Villas
Funding Status Report

DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Paint Block Walls	10	0	3	4,655	3,259	0
*** CATEGORY SUMMARY:				4,655	3,259	0
Granite Replenishment (Old - 2012)	10	0	1	33,313	29,981	29,981
Granite Replenishment (Old - 2013)	10	0	2	33,313	26,650	11,614
*** CATEGORY SUMMARY:				66,625	56,631	41,595
Granite Replenishment (New)	10	0	9	83,850	8,385	0
*** CATEGORY SUMMARY:				83,850	8,385	0
Irrigation System - Unfunded	0	0	0	0	0	0
Monument Signs - Letters (Unfunded)	0	0	0	0	0	0
Tree Trimming - Unfunded	0	0	0	0	0	0
*** CATEGORY SUMMARY:				0	0	0
TOTAL ASSET SUMMARY:				2,056,494	658,940	109,940
CONTINGENCY @ 3.00%:					19,768	3,298
GRAND TOTAL:					678,708	113,238

Percent Fully Funded: 17%

Saddlebrooke HOA 2 Villas
Cash Flow Specific Projections

REPORT DATE: July 16, 2010
 VERSION: 001
 ACCOUNT NUMBER: 3358

Beginning Accumulated Reserves: \$113,238

YEAR	CURRENT REPLACEMENT COST	ANNUAL CONTRBTN	ANNUAL INTEREST CONTRBTN	ANNUAL EXPENDTRS	PROJECTED ENDING RESERVES	FULLY FUNDED RESERVES	PERCENT FULLY FUNDED
'11	2,056,494	127,920	1,412	31,221	211,349	767,693	28%
'12	2,114,424	131,758	1,943	78,237	266,812	815,155	33%
'13	2,168,505	135,710	2,519	78,186	326,855	866,220	38%
'14	2,230,506	139,782	3,575	34,901	435,312	966,638	45%
'15	2,292,098	143,975	4,991	4,356	579,922	1,104,893	52%
'16	2,356,374	148,294	6,415	9,222	725,409	1,243,390	58%
'17	2,417,567	152,743	7,853	13,606	872,399	1,382,104	63%
'18	2,476,079	157,325	8,895	58,915	979,705	1,479,787	66%
'19	2,546,821	162,045	9,650	93,291	1,058,109	1,546,596	68%
'20	2,617,054	166,907	9,836	155,327	1,079,525	1,552,573	70%
'21	2,690,365	171,914	11,021	61,103	1,201,358	1,661,837	72%
'22	2,765,123	177,071	11,448	142,816	1,247,060	1,691,362	74%
'23	2,844,399	182,383	12,193	116,773	1,324,863	1,753,412	76%
'24	2,929,731	187,855	13,510	65,950	1,460,278	1,875,423	78%
'25	3,017,623	193,490	15,330	22,840	1,646,258	2,051,121	80%
'26	3,108,151	199,295	17,198	25,551	1,837,200	2,233,648	82%
'27	3,201,396	205,274	19,247	15,245	2,046,477	2,437,101	84%
'28	3,297,438	211,432	20,782	74,557	2,204,134	2,588,312	85%
'29	3,396,361	217,775	21,965	117,323	2,326,551	2,703,404	86%
'30	3,498,252	224,308	22,374	201,960	2,371,274	2,737,015	87%
'31	3,603,199	231,038	24,383	49,787	2,576,908	2,938,077	88%
'32	3,711,295	237,969	25,726	124,907	2,715,696	3,070,630	88%
'33	3,822,634	245,108	27,044	135,857	2,851,991	3,200,851	89%
'34	3,937,313	252,461	24,432	535,432	2,593,453	2,916,536	89%
'35	4,055,432	260,035	19,580	763,396	2,109,672	2,387,476	88%
'36	4,177,095	267,836	18,849	355,953	2,040,404	2,280,600	89%
'37	4,302,408	275,871	18,515	323,634	2,011,156	2,210,778	91%
'38	4,431,480	284,147	16,678	480,944	1,831,038	1,978,125	93%
'39	4,564,425	292,672	13,045	666,365	1,470,390	1,548,117	95%
'40	4,701,358	301,452	10,523	560,774	1,221,591	1,223,758	100%