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Reserve Studies

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480-250-9339

Funding Reserve Analysis

for

Rovey Farm Estates 2015

August 8, 2014



Funding Reserve Analysis
for
Rovey Farm Estates 2015

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Castle

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August 8, 2014

Subject: Rovey Farm Estates 2015 Reserve Study

Mr./Ms. Board President - Board President Rovey Farm Estates
11011 S. 48th Street #210
Phoenix, Arizona 85044

Mr./Ms. President,

Castle Reserve Studies is pleased to present to Mr./Ms. Board President the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report, you may have some questions. Please do not hesitate to write or call. We would be pleased to answer any questions you may have.

Project Description

Rovey Farm Estates is located in Glendale Arizona between 83rd & 89th Avenues, and south of Northern Avenue. The association is composed of 797 single family homes within 8 different neighborhoods. The reserve items included in this study includes perimeter walls, monument signs, water feature, vast landscape, 4 tot lots and mail boxes.

Depth of Study

This report is a Reserve Study Update with site visit. A field inspection was conducted and information from association was used to verify the existing component conditions and quantities. In-place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of some components were made to either verify improvement plan take-offs or determine directly the quantities of a component. Photographs were taken of the components.

Reserve Funding Goal

The reserve fund is set to be as close to Fully Funded as possible on an annual basis.

Financial Condition of Association

At time of reserve study, Rovey Farm Estates had reserve balance of \$401,075. With the monthly contribution of \$8,500, the projected balance on January 1, 2015 is \$452,100.00.

Summary of Financial Assumptions

The table below contains a partial summary of information provided by Mr./Ms. Board President for the Rovey Farm Estates 2015 funding study.

<i>Reserve Study by Calendar Year Starting</i>	<i>January 1, 2015</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Dues Paying Members</i>	<i>797</i>
<i>Reserve Balance as of January 1, 2015¹</i>	<i>\$ 452,100</i>
<i>Annual Inflation Rate</i>	<i>2.75%</i>
<i>Tax Rate on Reserve Interest ²</i>	<i>30.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Dues Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

¹ See "Financial Condition of Association" in this report.

² Taxed as an IRS exempt association

Recommended Payment Schedule

The table below contains Castle Reserve Studies recommended schedule of payments for the next five years. Failure to follow the proposed schedule of payments may result in inadequate reserve funds or require the use of Special Assessments in the future.

Proposed Modified Payment

Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2015	\$ 10.66	\$ 8,500	\$ 102,000	\$ 554,135
2016	\$ 10.79	\$ 8,602	\$ 103,224	\$ 657,401
2017	\$ 10.92	\$ 8,705	\$ 104,463	\$ 644,072
2018	\$ 11.05	\$ 8,810	\$ 105,716	\$ 732,425
2019	\$ 11.19	\$ 8,915	\$ 106,985	\$ 743,166
2020	\$ 11.32	\$ 9,022	\$ 108,269	\$ 731,398

* Annual Reserve Payments have been manually modified.

Adjusted to reflect 2014 contribution.

Initial Reserves

Initial reserves for this Reserve Study were known to be \$ 452,100 on January 1, 2015. Based upon a study start date of January 1, 2015 a total of 0 days of accrued interest at 0.01 percent per annum were compounded to yield an initial reserve balance of \$ 452,100.

The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

Inflation Estimate

Inflation for the last year has been reviewed, and a best fit regression analysis for the last 12 months is 2.75 percent. An inflation multiplier of 2.75 percent per annum has been applied to all future expenses.

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.

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 present value of the sum of all reserve items divided by the expected life of each item. In essence, Fully Funded is simply the total of the average net present value of the association improvements. Reserve items with a remaining life greater than the study life are not included in the calculation. For example; building framing, foundations, water lines, and other long-lived items that fall outside the envelope of the reserve study are excluded from the calculation. Percent Funded is therefore, the current reserve balance divided by the Fully Funded value multiplied by 100 (to give a percentage). The concept of percent funded 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.

Summary of Findings

Castle Reserve Studies has estimated future projected expenses for Rovey Farm Estates 2015 based upon preservation of existing improvements.

The attached funding study is limited in scope to those expense items listed in the attached "Rovey Farm Estates 2015 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 "Rovey Farm Estates 2015 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.

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.

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 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.

Keeping Your Reserve Study Current

Castle Reserve Studies 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 least every three years
- 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

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, or radon.
- Water quality or other environmental hazards.
- Invasions by termites and any or all other destroying organisms or insects.
- Damage or destruction due to birds, bats or animals to buildings or site.
- This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things.
- Missing or omitted information supplied by the association for the purposes of this reserve study preparation.
- Hidden improvements such as sewer lines, water lines, or other buried or concealed items.

Governing Documents

A review was made of the Conditions, Covenants and Restrictions (CC&R's) governing documents. These were provided to Castle Reserve Studies by the current management company. These documents have been recorded within Maricopa County. This reserve study was prepared in accordance with these CCR's

Statement of Qualifications

Castle Reserve Studies 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 conditions, 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 from drawing take-offs.

Conflict of Interest

As the preparer of this reserve study, Castle Reserve Studies 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.

Castle Reserve Studies would like to thank Rovey Farm Estates 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 Castle Reserve Studies

Rovey Farm Estates 2015 Funding Study Summary - Continued

Prepared by:

Marcus Castle

Marcus Castle
Reserve Analyst

Enclosures:

7 Pages of Photographs Attached
Annual Reserves Summary
Glossary of Terms

Rovey Farm Estates 2015 Funding Study Summary - Continued



Rovey Farm Monument Sign - 6 total



Rovey Farm Monument Sign - 6 total



Parcel Sign (example) 15 total



Parcel Sign (example) 15 total



Water Feature multiple locations - Filter, Pump and Motor



Water Feature multiple locations - Filter, Pump and Motor



Water Feature Lake Repair



Decomposed Granite



Decomposed Granite



Decomposed Granite and Tree Thinning



Tree Thinning



Rainbird Irrigation Station - multiple locations 26 total



Rainbird Irrigation Station - multiple locations 26 total



Backflow Preventer - multiple locations 13 total



Backflow Preventer - multiple locations 13 total



Drywell Cleaning - multiple retention areas 27 total



Perimeter Wall and Wrought Iron painting



Perimeter Wall and Wrought Iron painting



Perimeter Wall and Wrought Iron painting



Tot Lot 88th Ave - playstructure, sand, tot lot surface, Trellis and Picnic Tables



Tot Lot 88th Ave - playstructure, sand, tot lot surface, Trellis and Picnic Tables



Tot Lot Emil Rovey - playstructure, sand, tot lot surface, Trellis and Picnic Tables



Tot Lot Emil Rovey - playstructure, sand, tot lot surface, Trellis and Picnic Tables



Tot Lot Emil Rovey - playstructure, sand, tot lot surface, Trellis and Picnic Tables



Tot Lot Emil Rovey - playstructure, sand, tot lot surface, Trellis and Picnic Tables



Tot Lot Emil Rovey - Volleyball Net and Sand



Tot Lot Laura Ln - playstructure, sand, totlot surface, trash, trellis and picnic tables



Tot Lot Laura Ln - playstructure, sand, totlot surface, trash, trellis and picnic tables



Tot Lot Laura Ln - playstructure, sand, totlot surface, trash, trellis and picnic tables



Tot Lot Nicolet - playstructure, sand, totlot surface, trash, trellis and picnic tables



Tot Lot Nicolet - playstructure, sand, totlot surface, trash, trellis and picnic tables



Tot Lot Nicolet - park bench metal



Tot Lot Nicolet - Basketball Court



Tot Lot Nicolet - Volley Ball Net and Sand



Trash - multiple tot lots



BBQ - multiple tot lots



Mailboxes - multiple locations



Mailboxes - multiple locations

Prepared by Castle Reserve Studies

Rovey Farm Estates 2015 Funding Study Summary - Continued

Glossary of Terms Used in this Reserve Study

CATEGORY: A group of associated reserve items.

CASH FLOW: The collection and expenditure of money over time.

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund.

DEPRECIATION: AFI uses straight line depreciation. Defined as the Present Cost divided by the Expected Life and multiplied by the sum of the Expected Life less the Remaining Life. Depreciation for a new reserve item begins at zero and ends with the replacement cost of the component.

(Present Cost - Net Present Value = Depreciated value of the component)

EFFECTIVE AGE: The difference between Expected Life and the Remaining Life. Not usually the same as the chronological age.

EXPECTED LIFE: The estimated time, in years, that a reserve item can be expected to perform its intended function.

FINANCIAL ANALYSIS: That portion of a Reserve Study which evaluates both the present and the future association reserve fund. Recommended Reserve contributions are calculated, and the projected Reserve income and expense over time is presented.

FULLY FUNDED: 100% Funded. When the actual or projected Reserve balance is equal to the Fully Funded Balance. Occurs when the funds in the reserve account are equal to the Depreciated Value of the assets.

FULLY FUNDED BALANCE (FFB): An indicator against which the Reserve balance can be compared. This number is calculated for each reserve item by year, then totaled.

NUMBER OF UNITS: A measurement used with the Unit Cost to calculate the Present Cost. Square feet, cubic yards, lineal feet are examples.

PERCENT FUNDED: The ratio of the actual Reserve Balance to the Fully Funded Reserve Balance expressed as a percentage. The value of the Percent Funded changes with time.

PHYSICAL INSPECTION: The portion of the Reserve Study that generates the reserve item inventory and the condition of the reserve items.

PRESENT COST: The cost of a component today. Consists of the Unit Cost times the Number of Units of that component.

RAW ANNUAL PAYMENT: The actual annual contribution towards future replacement of reserve item. This cost will supplement current reserve dollars saved.

REMAINING LIFE: The estimated number of years that an existing reserve item will serve its intended function.

REPLACEMENT COST: The cost of replacing a reserve item to a new condition. The Current Replacement Cost is the cost to replace a reserve item today.

RESERVE BALANCE: Actual or projected funds at year end that the association has available to defray future expenses. Also known as Reserves, Reserve Accounts, or Cash Reserves.

RESERVE ITEM: An element of a reserve category. Reserve Items consist of association facilities, which must be maintained or replaced by the association. Also known as a "Component".

RESERVE STUDY: A budget planning tool which analyses the current reserve fund and expected future expenses. A Reserve Study consists of a Physical Inspection of the facilities and a Financial Analysis of the reserve fund.

RESERVE STUDY ANALYST: A qualified individual that prepares Reserve Studies.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by Governing Documents or local statutes.

UNIT COST: The present cost of a reserve item on a unit basis. Dollars per foot of fence is an example.

NET PRESENT VALUE: The current value of the component less the depreciated value of that component.

UNADJUSTED REVENUE: The average annual contribution of reserve item, including rate of inflation.

Rovey Farm Estates 2015 Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Monument Signs						
Entry Monument	\$ 15,000	19 Years	30 Years	\$ 25,982	\$ 1,298	Yes
Parcel Monument	\$ 22,500	19 Years	30 Years	\$ 38,974	\$ 1,947	Yes
Water Feature						
Water Feature Filter	\$ 6,600	2 Years	2 Years	\$ 7,167	\$ 2,389	Yes
Pump and Motor	\$ 24,000	2 Years	2 Years	\$ 26,062	\$ 8,686	Yes
Water Feature Lake Repair	\$ 15,300	19 Years	30 Years	\$ 26,502	\$ 1,324	Yes
Landscaping						
Decomposed Granite	\$ 80,600	8 Years	8 Years	\$ 103,205	\$ 11,462	Yes
Tree Thinning	\$ 70,000	2 Years	5 Years	\$ 76,013	\$ 25,334	Yes
Rainbird Irrigation Station	\$ 23,400	4 Years	15 Years	\$ 26,845	\$ 5,368	Yes
Back Flow Preventer	\$ 15,600	4 Years	15 Years	\$ 17,897	\$ 3,578	Yes
Drywell Cleaning	\$ 21,600	5 Years	8 Years	\$ 25,470	\$ 4,244	Yes
Perimeter Walls						
Paint Walls	\$ 80,245	5 Years	10 Years	\$ 94,623	\$ 15,766	Yes
Paint Wrought Iron Fence	\$ 12,600	3 Years	5 Years	\$ 14,063	\$ 3,515	Yes
Lighting						
Lighting Landscape	\$ 5,250	14 Years	25 Years	\$ 7,927	\$ 528	Yes
Tot Lot 88th Ave						
Playstructure	\$ 20,000	19 Years	30 Years	\$ 34,643	\$ 1,730	Yes
Playground Sand	\$ 550	4 Years	5 Years	\$ 631	\$ 126	Yes
Tot Lot Surface	\$ 1,980	2 Years	10 Years	\$ 2,150	\$ 717	Yes
Trellis	\$ 6,000	24 Years	30 Years	\$ 11,923	\$ 476	Yes
Picnic Tables	\$ 800	4 Years	15 Years	\$ 918	\$ 184	Yes
Trash Receptacle	\$ 450	9 Years	20 Years	\$ 592	\$ 59.20	Yes
BBQ Grill	\$ 300	11 Years	12 Years	\$ 417	\$ 34.74	Yes
Park Bench Metal	\$ 700	9 Years	20 Years	\$ 921	\$ 92.08	Yes
Tot Lot Emil Rovey Pkwy						
Playstructure	\$ 20,000	19 Years	30 Years	\$ 34,643	\$ 1,730	Yes
Playground Sand	\$ 550	4 Years	5 Years	\$ 631	\$ 126	Yes
Tot Lot Surface	\$ 1,980	2 Years	10 Years	\$ 2,150	\$ 717	Yes
Trellis	\$ 6,000	24 Years	30 Years	\$ 11,923	\$ 476	Yes
Picnic Tables	\$ 800	4 Years	15 Years	\$ 918	\$ 184	Yes
Trash Receptacle	\$ 450	9 Years	20 Years	\$ 592	\$ 59.20	Yes
BBQ Grill	\$ 300	11 Years	12 Years	\$ 417	\$ 34.74	Yes
Park Bench Metal	\$ 700	9 Years	20 Years	\$ 921	\$ 92.08	Yes
Volley Ball Net	\$ 1,000	4 Years	15 Years	\$ 1,147	\$ 229	Yes

Rovey Farm Estates 2015 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Volley Ball Sand	\$ 220	4 Years	5 Years	\$ 252	\$ 50.46	Yes
Tot Lot Laura Ln						
Playstructure	\$ 17,000	19 Years	30 Years	\$ 29,447	\$ 1,471	Yes
Playground Sand	\$ 550	4 Years	5 Years	\$ 631	\$ 126	Yes
Tot Lot Surface	\$ 1,980	2 Years	10 Years	\$ 2,150	\$ 717	Yes
Trellis	\$ 6,000	24 Years	30 Years	\$ 11,923	\$ 476	Yes
Picnic Tables	\$ 800	4 Years	15 Years	\$ 918	\$ 184	Yes
Trash Receptacle	\$ 450	9 Years	20 Years	\$ 592	\$ 59.20	Yes
BBQ Grill	\$ 300	11 Years	12 Years	\$ 417	\$ 34.74	Yes
Park Bench Metal	\$ 700	9 Years	20 Years	\$ 921	\$ 92.08	Yes
Tot Lot Nicolet						
Playstructure	\$ 18,000	19 Years	30 Years	\$ 31,179	\$ 1,557	Yes
Playground Sand	\$ 550	4 Years	5 Years	\$ 631	\$ 126	Yes
Tot Lot Surface	\$ 1,980	2 Years	10 Years	\$ 2,150	\$ 717	Yes
Trellis	\$ 6,000	24 Years	30 Years	\$ 11,923	\$ 476	Yes
Picnic Tables	\$ 1,600	4 Years	15 Years	\$ 1,836	\$ 367	Yes
Trash Receptacle	\$ 450	9 Years	20 Years	\$ 592	\$ 59.20	Yes
BBQ Grill	\$ 300	11 Years	12 Years	\$ 417	\$ 34.74	Yes
Park Bench Metal	\$ 700	9 Years	20 Years	\$ 921	\$ 92.08	Yes
Basketball Full Court Resurface	\$ 3,000	3 Years	8 Years	\$ 3,348	\$ 837	Yes
Basketball Equipment	\$ 700	4 Years	15 Years	\$ 803	\$ 161	Yes
Volley Ball Net	\$ 1,000	4 Years	15 Years	\$ 1,147	\$ 229	Yes
Volley Ball Sand	\$ 220	4 Years	5 Years	\$ 252	\$ 50.46	Yes
Mail Box Structure						
Mail Boxes	\$ 18,000	11 Years	20 Years	\$ 25,028	\$ 2,084	Yes
Association Contingency						
Contingency	\$ 5,000	4 Years	5 Years	\$ 5,736	\$ 1,147	Yes

Raw Annual Payments do not include earned interest, tax adjustments or salvage.

Months Remaining in Calendar Year 2015: 12

Expected annual inflation: 2.75%

Interest earned on reserve funds: 0.01%

Initial Reserve: \$ 452,100

Rovey Farm Estates 2015 Funding Study Expense Item Summary - Continued

Abbreviations

AC - Asphalt	EP - Electrical Panelboard	PNT - Paint
AQ - Average Quality	EXT - Exterior	PVMT - Pavement
BLDG - Building	FA - Fire Alarm	PWD - Plywood
BLK - Block	FLR - Floor	QT - Quarry Tile
BUR - Built up Roof	FN - Fence	R/R - Remove and Replace
C&G - Curb and Gutter	FND - Foundation	RA - Return Air
CAB - Cabinet	FPL - Fireplace	RCP - Reinforced Concrete Pipe
CB - Catch Basin	FTG - Footing	RD - Roof Drain
CEM - Cement	FY - Fiscal Year	REM - Remove
CFT - Cubic Foot	HQ - High Quality	RL - Rail
CIP - Cast-in-place Concrete	LAM - Laminate	S - South
CMU - Concrete Masonry Unit	LAV - Lavatory	SCB - Speed Control Bump
COL - Column	LC - Light Control	SHTH - Sheathing
CPT - Carpet	LW - Lightweight Concrete	SQ - Square
CT - Ceramic Tile	MAS - Masonry	ST - Steel
CTR - Counter	MFD - Metal Floor Decking	STO - Storage
CYD - Cubic Yard	MH - Manhole	SYS - System
D - Drain	MQ - Medium Quality	VB - Vapor Barrier
DEM - Demolish	MRB - Marble	W - West
DR - Door	MRD - Metal Roof Decking	WC - Water Closet
DS - Downspout	N - North	WIN - Window
DW - Dumb Waiter	PCC - Portland Cement Concrete	YD - Yard
E - East	PCC - Portland Cement Concrete	
EA - Each	PG - Plate Glass	
ELEC - Electrical	PNL - Panel	

Rovey Farm Estates 2015 Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Monument Signs								
Entry Monument	\$ 2,500 ea	6	\$ 15,000	19 Years 30 Years	30 Years	2034	\$ 25,982	\$ 1,297.83
						2064	\$ 59,233	\$ 1,971.48
Parcel Monument	\$ 1,500 ea	15	\$ 22,500	19 Years 30 Years	30 Years	2034	\$ 38,974	\$ 1,946.74
						2064	\$ 88,849	\$ 2,957.22
Water Feature								
Water Feature Filter	\$ 2,200 ea	3	\$ 6,600	2 Years	2 Years	2017	\$ 7,167	\$ 2,388.62
						2019	\$ 7,572	\$ 3,785.47
						2021	\$ 7,999	\$ 3,999.25
						2023	\$ 8,451	\$ 4,225.10
						2025	\$ 8,928	\$ 4,463.71
						2027	\$ 9,432	\$ 4,715.80
						2029	\$ 9,965	\$ 4,982.12
						2031	\$ 10,528	\$ 5,263.48
						2033	\$ 11,123	\$ 5,560.73
						2035	\$ 11,751	\$ 5,874.76
						2037	\$ 12,414	\$ 6,206.54
						2039	\$ 13,115	\$ 6,557.04
						2041	\$ 13,856	\$ 6,927.35
						2043	\$ 14,639	\$ 7,318.56
2045	\$ 15,465	\$ 7,731.87						
Pump and Motor	\$ 4,000 ea	6	\$ 24,000	2 Years	2 Years	2017	\$ 26,062	\$ 8,685.90
						2019	\$ 27,533	\$ 13,765.34
						2021	\$ 29,088	\$ 14,542.72
						2023	\$ 30,731	\$ 15,364.01
						2025	\$ 32,466	\$ 16,231.68
						2027	\$ 34,300	\$ 17,148.35
						2029	\$ 36,237	\$ 18,116.79
						2031	\$ 38,283	\$ 19,139.91
2033	\$ 40,446	\$ 20,220.83						

Rovey Farm Estates 2015 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Pump and Motor	\$ 4,000 ea	6	\$ 24,000	2 Years	2 Years	2035	\$ 42,730	\$ 21,362.78
						2037	\$ 45,143	\$ 22,569.22
						2039	\$ 47,692	\$ 23,843.80
						2041	\$ 50,386	\$ 25,190.36
						2043	\$ 53,231	\$ 26,612.96
						2045	\$ 56,237	\$ 28,115.91
Water Feature Lake Repair	\$ 5,100 ea	3	\$ 15,300	19 Years	30 Years	2034	\$ 26,502	\$ 1,323.78
				30 Years		2064	\$ 60,418	\$ 2,010.91
Landscaping								
Decomposed Granite	\$ 65.00 / ton	1240 ton	\$ 80,600	8 Years	8 Years	2023	\$ 103,205	\$ 11,462.09
						2031	\$ 128,569	\$ 16,064.73
						2039	\$ 160,166	\$ 20,012.85
						2047	\$ 199,529	\$ 24,931.27
Tree Thinning	\$ 70.00 ea	1000	\$ 70,000	2 Years	5 Years	2017	\$ 76,013	\$ 25,333.88
				5 Years		2022	\$ 87,203	\$ 17,436.40
				2027		\$ 100,042	\$ 20,003.40	
				2032		\$ 114,770	\$ 22,948.33	
				2037		\$ 131,666	\$ 26,326.81	
				2042		\$ 151,051	\$ 30,202.68	
Rainbird Irrigation Station	\$ 900 ea	26	\$ 23,400	4 Years	15 Years	2019	\$ 26,845	\$ 5,367.68
				15 Years		2034	\$ 40,533	\$ 2,700.16
				2049		\$ 61,199	\$ 4,076.91	
Back Flow Preventer	\$ 1,200 ea	13	\$ 15,600	4 Years	15 Years	2019	\$ 17,897	\$ 3,578.45
				15 Years		2034	\$ 27,022	\$ 1,800.11
				2049		\$ 40,799	\$ 2,717.94	
Drywell Cleaning	\$ 800 ea	27	\$ 21,600	5 Years	8 Years	2020	\$ 25,470	\$ 4,243.76
				8 Years		2028	\$ 31,730	\$ 3,964.64

Rovey Farm Estates 2015 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Drywell Cleaning	\$ 800 ea	27	\$ 21,600	8 Years	8 Years	2036	\$ 39,528	\$ 4,939.00
						2044	\$ 49,242	\$ 6,152.83
Perimeter Walls								
Paint Walls	\$ 0.55 / sf	145900 sf	\$ 80,245	5 Years	10 Years	2020	\$ 94,623	\$ 15,765.76
				10 Years		2030	\$ 124,534	\$ 12,447.25
						2040	\$ 163,902	\$ 16,382.04
						2050	\$ 215,714	\$ 21,560.67
Paint Wrought Iron Fence	\$ 0.80 / sf	15750 sf	\$ 12,600	3 Years	5 Years	2018	\$ 14,063	\$ 3,515.14
						2023	\$ 16,134	\$ 3,225.96
						2028	\$ 18,509	\$ 3,700.89
						2033	\$ 21,234	\$ 4,245.74
						2038	\$ 24,360	\$ 4,870.80
						2043	\$ 27,946	\$ 5,587.88
	2048	\$ 32,061	\$ 6,410.54					
Lighting								
Lighting Landscape	\$ 750 ea	7	\$ 5,250	14 Years	25 Years	2029	\$ 7,927	\$ 528.06
				25 Years		2054	\$ 15,752	\$ 629.30
Tot Lot 88th Ave								
Playstructure	\$ 20,000 ea	1	\$ 20,000	19 Years	30 Years	2034	\$ 34,643	\$ 1,730.44
				30 Years		2064	\$ 78,977	\$ 2,628.64
Playground Sand	\$ 55.00 / ton	10 ton	\$ 550	4 Years	5 Years	2019	\$ 631	\$ 126.16
						2024	\$ 724	\$ 144.74
						2029	\$ 830	\$ 166.05
						2034	\$ 953	\$ 190.49
						2039	\$ 1,093	\$ 218.54
						2044	\$ 1,254	\$ 250.71
Tot Lot	\$ 11.00 / sf	180 sf	\$ 1,980	2 Years	10 Years	2017	\$ 2,150	\$ 716.59

Rovey Farm Estates 2015 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Tot Lot Surface	\$ 11.00 / sf	180 sf	\$ 1,980	10 Years	10 Years	2027	\$ 2,830	\$ 282.83
						2037	\$ 3,724	\$ 372.24
						2047	\$ 4,902	\$ 489.92
Trellis	\$ 6,000 ea	1	\$ 6,000	24 Years	30 Years	2039	\$ 11,923	\$ 476.33
				30 Years		2069	\$ 27,181	\$ 904.69
Picnic Tables	\$ 800 ea	1	\$ 800	4 Years	15 Years	2019	\$ 918	\$ 183.51
				15 Years		2034	\$ 1,386	\$ 92.31
				2049		\$ 2,092	\$ 139.38	
Trash Receptacle	\$ 450 ea	1	\$ 450	9 Years	20 Years	2024	\$ 592	\$ 59.20
				20 Years		2044	\$ 1,026	\$ 51.24
BBQ Grill	\$ 300 ea	1	\$ 300	11 Years	12 Years	2026	\$ 417	\$ 34.74
				12 Years		2038	\$ 580	\$ 48.30
				2050		\$ 806	\$ 67.17	
Park Bench Metal	\$ 700 ea	1	\$ 700	9 Years	20 Years	2024	\$ 921	\$ 92.08
				20 Years		2044	\$ 1,596	\$ 79.71
Tot Lot Emil Rovey Pkwy								
Playstructure	\$ 20,000 ea	1	\$ 20,000	19 Years	30 Years	2034	\$ 34,643	\$ 1,730.44
				30 Years		2064	\$ 78,977	\$ 2,628.64
Playground Sand	\$ 55.00 / ton	10 ton	\$ 550	4 Years	5 Years	2019	\$ 631	\$ 126.16
				5 Years		2024	\$ 724	\$ 144.74
				2029		\$ 830	\$ 166.05	
				2034		\$ 953	\$ 190.49	
				2039		\$ 1,093	\$ 218.54	
2044	\$ 1,254	\$ 250.71						
Tot Lot Surface	\$ 11.00 / sf	180 sf	\$ 1,980	2 Years	10 Years	2017	\$ 2,150	\$ 716.59
				10 Years		2027	\$ 2,830	\$ 282.83
				2037		\$ 3,724	\$ 372.24	
2047	\$ 4,902	\$ 489.92						
Trellis	\$ 6,000 ea	1	\$ 6,000	24 Years	30 Years	2039	\$ 11,923	\$ 476.33

Rovey Farm Estates 2015 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Trellis	\$ 6,000 ea	1	\$ 6,000	30 Years	30 Years	2069	\$ 27,181	\$ 904.69
Picnic Tables	\$ 800 ea	1	\$ 800	4 Years	15 Years	2019	\$ 918	\$ 183.51
				15 Years		2034	\$ 1,386	\$ 92.31
						2049	\$ 2,092	\$ 139.38
Trash Receptacle	\$ 450 ea	1	\$ 450	9 Years	20 Years	2024	\$ 592	\$ 59.20
				20 Years		2044	\$ 1,026	\$ 51.24
BBQ Grill	\$ 300 ea	1	\$ 300	11 Years	12 Years	2026	\$ 417	\$ 34.74
				12 Years		2038	\$ 580	\$ 48.30
						2050	\$ 806	\$ 67.17
Park Bench Metal	\$ 700 ea	1	\$ 700	9 Years	20 Years	2024	\$ 921	\$ 92.08
				20 Years		2044	\$ 1,596	\$ 79.71
Volley Ball Net	\$ 1,000 ea	1	\$ 1,000	4 Years	15 Years	2019	\$ 1,147	\$ 229.39
				15 Years		2034	\$ 1,732	\$ 115.39
						2049	\$ 2,615	\$ 174.23
Volley Ball Sand	\$ 55.00 / ton	4 ton	\$ 220	4 Years	5 Years	2019	\$ 252	\$ 50.46
						2024	\$ 290	\$ 57.90
						2029	\$ 332	\$ 66.42
						2034	\$ 381	\$ 76.20
						2039	\$ 437	\$ 87.41
				2044	\$ 502	\$ 100.28		
Tot Lot Laura Ln								
Playstructure	\$ 17,000 ea	1	\$ 17,000	19 Years	30 Years	2034	\$ 29,447	\$ 1,470.87
				30 Years		2064	\$ 67,131	\$ 2,234.34
Playground Sand	\$ 55.00 / ton	10 ton	\$ 550	4 Years	5 Years	2019	\$ 631	\$ 126.16
						2024	\$ 724	\$ 144.74
						2029	\$ 830	\$ 166.05
						2034	\$ 953	\$ 190.49
						2039	\$ 1,093	\$ 218.54
				2044	\$ 1,254	\$ 250.71		

Rovey Farm Estates 2015 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Tot Lot Surface	\$ 11.00 / sf	180 sf	\$ 1,980	2 Years	10 Years	2017	\$ 2,150	\$ 716.59
				10 Years		2027	\$ 2,830	\$ 282.83
						2037	\$ 3,724	\$ 372.24
						2047	\$ 4,902	\$ 489.92
Trellis	\$ 6,000 ea	1	\$ 6,000	24 Years	30 Years	2039	\$ 11,923	\$ 476.33
				30 Years		2069	\$ 27,181	\$ 904.69
Picnic Tables	\$ 800 ea	1	\$ 800	4 Years	15 Years	2019	\$ 918	\$ 183.51
				15 Years		2034	\$ 1,386	\$ 92.31
						2049	\$ 2,092	\$ 139.38
Trash Receptacle	\$ 450 ea	1	\$ 450	9 Years	20 Years	2024	\$ 592	\$ 59.20
				20 Years		2044	\$ 1,026	\$ 51.24
BBQ Grill	\$ 300 ea	1	\$ 300	11 Years	12 Years	2026	\$ 417	\$ 34.74
				12 Years		2038	\$ 580	\$ 48.30
						2050	\$ 806	\$ 67.17
Park Bench Metal	\$ 700 ea	1	\$ 700	9 Years	20 Years	2024	\$ 921	\$ 92.08
				20 Years		2044	\$ 1,596	\$ 79.71
Tot Lot Nicolet								
Playstructure	\$ 18,000 ea	1	\$ 18,000	19 Years	30 Years	2034	\$ 31,179	\$ 1,557.39
				30 Years		2064	\$ 71,079	\$ 2,365.77
Playground Sand	\$ 55.00 / ton	10 ton	\$ 550	4 Years	5 Years	2019	\$ 631	\$ 126.16
						2024	\$ 724	\$ 144.74
						2029	\$ 830	\$ 166.05
						2034	\$ 953	\$ 190.49
						2039	\$ 1,093	\$ 218.54
	2044	\$ 1,254	\$ 250.71					
Tot Lot Surface	\$ 11.00 / sf	180 sf	\$ 1,980	2 Years	10 Years	2017	\$ 2,150	\$ 716.59
				10 Years		2027	\$ 2,830	\$ 282.83
						2037	\$ 3,724	\$ 372.24
						2047	\$ 4,902	\$ 489.92

Rovey Farm Estates 2015 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Trellis	\$ 6,000 ea	1	\$ 6,000	24 Years 30 Years	30 Years	2039 2069	\$ 11,923 \$ 27,181	\$ 476.33 \$ 904.69
Picnic Tables	\$ 800 ea	2	\$ 1,600	4 Years 15 Years	15 Years	2019 2034 2049	\$ 1,836 \$ 2,771 \$ 4,185	\$ 367.02 \$ 184.63 \$ 278.76
Trash Receptacle	\$ 450 ea	1	\$ 450	9 Years 20 Years	20 Years	2024 2044	\$ 592 \$ 1,026	\$ 59.20 \$ 51.24
BBQ Grill	\$ 300 ea	1	\$ 300	11 Years 12 Years	12 Years	2026 2038 2050	\$ 417 \$ 580 \$ 806	\$ 34.74 \$ 48.30 \$ 67.17
Park Bench Metal	\$ 700 ea	1	\$ 700	9 Years 20 Years	20 Years	2024 2044	\$ 921 \$ 1,596	\$ 92.08 \$ 79.71
Basketball Full Court Resurface	\$ 1.25 / sf	2400 sf	\$ 3,000	3 Years 8 Years	8 Years	2018 2026 2034 2042 2050	\$ 3,348 \$ 4,171 \$ 5,196 \$ 6,474 \$ 8,065	\$ 836.94 \$ 521.21 \$ 649.30 \$ 808.88 \$ 1,007.67
Basketball Equipment	\$ 700 ea	1	\$ 700	4 Years 15 Years	15 Years	2019 2034 2049	\$ 803 \$ 1,213 \$ 1,831	\$ 160.57 \$ 80.77 \$ 121.96
Volley Ball Net	\$ 1,000 ea	1	\$ 1,000	4 Years 15 Years	15 Years	2019 2034 2049	\$ 1,147 \$ 1,732 \$ 2,615	\$ 229.39 \$ 115.39 \$ 174.23
Volley Ball Sand	\$ 55.00 / ton	4 ton	\$ 220	4 Years 5 Years	5 Years	2019 2024 2029 2034 2039 2044	\$ 252 \$ 290 \$ 332 \$ 381 \$ 437 \$ 502	\$ 50.46 \$ 57.90 \$ 66.42 \$ 76.20 \$ 87.41 \$ 100.28

Rovey Farm Estates 2015 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Mail Box Structure								
Mail Boxes	\$ 150 ea	120	\$ 18,000	11 Years	20 Years	2026	\$ 25,028	\$ 2,084.42
				20 Years		2046	\$ 43,353	\$ 2,165.47
Association Contingency								
Contingency	\$ 5,000 ea	1	\$ 5,000	4 Years	5 Years	2019	\$ 5,736	\$ 1,146.94
				5 Years		2024	\$ 6,581	\$ 1,315.79
				5 Years		2029	\$ 7,549	\$ 1,509.51
				5 Years		2034	\$ 8,661	\$ 1,731.74
				5 Years		2039	\$ 9,936	\$ 1,986.69
				5 Years		2044	\$ 11,399	\$ 2,279.17

Raw Annual Payments do not include earned interest, tax adjustments or payments made with initial reserves.

Months Remaining in Calendar Year 2015: 12

Expected annual inflation: 2.75% Interest earned on reserve funds: 0.01% Initial Reserve: \$ 452,100

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value
Monument Signs	Entry Monument	6	\$ 2,500.00 ea	\$ 15,000.00	\$ 9,500.00
	Parcel Monument	15	\$ 1,500.00 ea	\$ 22,500.00	\$ 14,250.00
Monument Signs Sub Total =				\$ 37,500.00	\$ 23,750.00
Water Feature	Water Feature Filter	3	\$ 2,200.00 ea	\$ 6,600.00	\$ 6,600.00
	Pump and Motor	6	\$ 4,000.00 ea	\$ 24,000.00	\$ 24,000.00
	Water Feature Lake Repair	3	\$ 5,100.00 ea	\$ 15,300.00	\$ 9,690.00
Water Feature Sub Total =				\$ 45,900.00	\$ 40,290.00
Landscaping	Decomposed Granite	1240 ton	\$ 65.00 / ton	\$ 80,600.00	\$ 80,600.00
	Tree Thinning	1000	\$ 70.00 ea	\$ 70,000.00	\$ 28,000.00
	Rainbird Irrigation Station	26	\$ 900.00 ea	\$ 23,400.00	\$ 6,240.00
	Back Flow Preventer	13	\$ 1,200.00 ea	\$ 15,600.00	\$ 4,160.00
	Drywell Cleaning	27	\$ 800.00 ea	\$ 21,600.00	\$ 13,500.00
Landscaping Sub Total =				\$ 211,200.00	\$ 132,500.00
Perimeter Walls	Paint Walls	145900 sf	\$ 0.55 / sf	\$ 80,245.00	\$ 40,122.50
	Paint Wrought Iron Fence	15750 sf	\$ 0.80 / sf	\$ 12,600.00	\$ 7,560.00
Perimeter Walls Sub Total =				\$ 92,845.00	\$ 47,682.50
Lighting	Lighting Landscape	7	\$ 750.00 ea	\$ 5,250.00	\$ 2,940.00
Tot Lot 88th Ave	Playstructure	1	\$ 20,000.00 ea	\$ 20,000.00	\$ 12,666.67
	Playground Sand	10 ton	\$ 55.00 / ton	\$ 550.00	\$ 440.00
	Tot Lot Surface	180 sf	\$ 11.00 / sf	\$ 1,980.00	\$ 396.00
	Trellis	1	\$ 6,000.00 ea	\$ 6,000.00	\$ 4,800.00
	Picnic Tables	1	\$ 800.00 ea	\$ 800.00	\$ 213.33
	Trash Receptacle	1	\$ 450.00 ea	\$ 450.00	\$ 202.50
	BBQ Grill	1	\$ 300.00 ea	\$ 300.00	\$ 275.00
	Park Bench Metal	1	\$ 700.00 ea	\$ 700.00	\$ 315.00
Tot Lot 88th Ave Sub Total =				\$ 30,780.00	\$ 19,308.50
Tot Lot Emil Rovey Pkwy	Playstructure	1	\$ 20,000.00 ea	\$ 20,000.00	\$ 12,666.67
	Playground Sand	10 ton	\$ 55.00 / ton	\$ 550.00	\$ 440.00
	Tot Lot Surface	180 sf	\$ 11.00 / sf	\$ 1,980.00	\$ 396.00
	Trellis	1	\$ 6,000.00 ea	\$ 6,000.00	\$ 4,800.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value
Tot Lot Emil Rovey Pkwy	Picnic Tables	1	\$ 800.00 ea	\$ 800.00	\$ 213.33
	Trash Receptacle	1	\$ 450.00 ea	\$ 450.00	\$ 202.50
	BBQ Grill	1	\$ 300.00 ea	\$ 300.00	\$ 275.00
	Park Bench Metal	1	\$ 700.00 ea	\$ 700.00	\$ 315.00
	Volley Ball Net	1	\$ 1,000.00 ea	\$ 1,000.00	\$ 266.67
	Volley Ball Sand	4 ton	\$ 55.00 / ton	\$ 220.00	\$ 176.00
Tot Lot Emil Rovey Pkwy Sub Total =				\$ 32,000.00	\$ 19,751.17
Tot Lot Laura Ln	Playstructure	1	\$ 17,000.00 ea	\$ 17,000.00	\$ 10,766.67
	Playground Sand	10 ton	\$ 55.00 / ton	\$ 550.00	\$ 440.00
	Tot Lot Surface	180 sf	\$ 11.00 / sf	\$ 1,980.00	\$ 396.00
	Trellis	1	\$ 6,000.00 ea	\$ 6,000.00	\$ 4,800.00
	Picnic Tables	1	\$ 800.00 ea	\$ 800.00	\$ 213.33
	Trash Receptacle	1	\$ 450.00 ea	\$ 450.00	\$ 202.50
	BBQ Grill	1	\$ 300.00 ea	\$ 300.00	\$ 275.00
	Park Bench Metal	1	\$ 700.00 ea	\$ 700.00	\$ 315.00
Tot Lot Laura Ln Sub Total =				\$ 27,780.00	\$ 17,408.50
Tot Lot Nicolet	Playstructure	1	\$ 18,000.00 ea	\$ 18,000.00	\$ 11,400.00
	Playground Sand	10 ton	\$ 55.00 / ton	\$ 550.00	\$ 440.00
	Tot Lot Surface	180 sf	\$ 11.00 / sf	\$ 1,980.00	\$ 396.00
	Trellis	1	\$ 6,000.00 ea	\$ 6,000.00	\$ 4,800.00
	Picnic Tables	2	\$ 800.00 ea	\$ 1,600.00	\$ 426.67
	Trash Receptacle	1	\$ 450.00 ea	\$ 450.00	\$ 202.50
	BBQ Grill	1	\$ 300.00 ea	\$ 300.00	\$ 275.00
	Park Bench Metal	1	\$ 700.00 ea	\$ 700.00	\$ 315.00
	Basketball Full Court Resurface	2400 sf	\$ 1.25 / sf	\$ 3,000.00	\$ 1,125.00
	Basketball Equipment	1	\$ 700.00 ea	\$ 700.00	\$ 186.67
	Volley Ball Net	1	\$ 1,000.00 ea	\$ 1,000.00	\$ 266.67
	Volley Ball Sand	4 ton	\$ 55.00 / ton	\$ 220.00	\$ 176.00
Tot Lot Nicolet Sub Total =				\$ 34,500.00	\$ 20,009.50
Mail Box Structure	Mail Boxes	120	\$ 150.00 ea	\$ 18,000.00	\$ 9,900.00
Association Contingency	Contingency	1	\$ 5,000.00 ea	\$ 5,000.00	\$ 4,000.00

Prepared by Castle Reserve Studies

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value
Totals =				\$ 540,755.00	\$ 337,540.18

Rovey Farm Estates 2015 Funding Study - Depreciation by Item and by Calendar Year

Item Description	2015	2016	2017	2018	2019	2020	2021	2022	2023
Monument Signs									
Entry Monument	\$ 5,968	\$ 6,646	\$ 7,356	\$ 8,101	\$ 8,882	\$ 9,700	\$ 10,556	\$ 11,453	\$ 12,392
Parcel Monument	\$ 8,952	\$ 9,968	\$ 11,034	\$ 12,151	\$ 13,323	\$ 14,549	\$ 15,834	\$ 17,179	\$ 18,587
Monument Signs Depreciation Subtotal :	\$ 14,920	\$ 16,614	\$ 18,390	\$ 20,252	\$ 22,205	\$ 24,249	\$ 26,390	\$ 28,632	\$ 30,979
Water Feature									
Water Feature Filter	\$ 2,261	\$ 4,648	\$ 7,167	\$ 3,683	\$ 7,572	\$ 3,891	\$ 7,999	\$ 4,111	\$ 8,451
Pump and Motor	\$ 8,223	\$ 16,904	\$ 26,062	\$ 13,394	\$ 27,533	\$ 14,150	\$ 29,088	\$ 14,949	\$ 30,731
Water Feature Lake Repair	\$ 6,088	\$ 6,778	\$ 7,503	\$ 8,263	\$ 9,059	\$ 9,894	\$ 10,767	\$ 11,682	\$ 12,639
Water Feature Depreciation Subtotal :	\$ 16,572	\$ 28,330	\$ 40,732	\$ 25,340	\$ 44,164	\$ 27,935	\$ 47,854	\$ 30,742	\$ 51,821
Landscaping									
Decomposed Granite	\$ 9,205	\$ 18,923	\$ 29,174	\$ 39,983	\$ 51,370	\$ 63,361	\$ 75,980	\$ 89,252	\$ 103,205
Tree Thinning	\$ 47,966	\$ 61,628	\$ 76,013	\$ 15,626	\$ 32,122	\$ 49,525	\$ 67,873	\$ 87,203	\$ 17,926
Rainbird Irrigation Station	\$ 18,039	\$ 20,086	\$ 22,234	\$ 24,485	\$ 26,845	\$ 1,840	\$ 3,781	\$ 5,830	\$ 7,990
Back Flow Preventer	\$ 12,026	\$ 13,391	\$ 14,822	\$ 16,324	\$ 17,897	\$ 1,226	\$ 2,521	\$ 3,887	\$ 5,327
Drywell Cleaning	\$ 9,867	\$ 12,678	\$ 15,637	\$ 18,751	\$ 22,027	\$ 25,470	\$ 3,272	\$ 6,727	\$ 10,372
Landscaping Depreciation Subtotal :	\$ 97,103	\$ 126,706	\$ 157,880	\$ 115,169	\$ 150,261	\$ 141,422	\$ 153,427	\$ 192,899	\$ 144,820
Perimeter Walls									

Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2015	2016	2017	2018	2019	2020	2021	2022	2023
Paint Walls	\$ 44,989	\$ 53,949	\$ 63,373	\$ 73,280	\$ 83,690	\$ 94,623	\$ 9,726	\$ 19,993	\$ 30,825
Paint Wrought Iron Fence	\$ 6,475	\$ 8,874	\$ 11,402	\$ 14,063	\$ 2,891	\$ 5,943	\$ 9,163	\$ 12,557	\$ 16,134
Perimeter Walls Depreciation Subtotal :	\$ 51,464	\$ 62,823	\$ 74,775	\$ 87,343	\$ 86,581	\$ 100,566	\$ 18,889	\$ 32,550	\$ 46,959
Lighting									
Lighting Landscape	\$ 2,491	\$ 2,773	\$ 3,070	\$ 3,381	\$ 3,706	\$ 4,048	\$ 4,405	\$ 4,779	\$ 5,171
Tot Lot 88th Ave									
Playstructure	\$ 7,958	\$ 8,861	\$ 9,808	\$ 10,801	\$ 11,842	\$ 12,933	\$ 14,075	\$ 15,271	\$ 16,522
Playground Sand	\$ 188	\$ 291	\$ 398	\$ 512	\$ 631	\$ 130	\$ 267	\$ 411	\$ 563
Tot Lot Surface	\$ 1,665	\$ 1,902	\$ 2,150	\$ 2,221	\$ 454	\$ 700	\$ 960	\$ 1,233	\$ 1,521
Trellis	\$ 1,393	\$ 1,636	\$ 1,892	\$ 2,160	\$ 2,442	\$ 2,739	\$ 3,050	\$ 3,376	\$ 3,717
Picnic Tables	\$ 617	\$ 687	\$ 760	\$ 837	\$ 918	\$ 63	\$ 129	\$ 199	\$ 273
Trash Receptacle	\$ 264	\$ 294	\$ 326	\$ 359	\$ 393	\$ 430	\$ 467	\$ 507	\$ 549
BBQ Grill	\$ 47	\$ 73	\$ 100	\$ 129	\$ 159	\$ 190	\$ 224	\$ 259	\$ 295
Park Bench Metal	\$ 411	\$ 458	\$ 507	\$ 558	\$ 612	\$ 668	\$ 727	\$ 789	\$ 854
Tot Lot 88th Ave Depreciation Subtotal :	\$ 12,543	\$ 14,202	\$ 15,941	\$ 15,577	\$ 17,451	\$ 17,853	\$ 19,899	\$ 22,045	\$ 24,294
Tot Lot Emil Rovey Pkwy									
Playstructure	\$ 7,958	\$ 8,861	\$ 9,808	\$ 10,801	\$ 11,842	\$ 12,933	\$ 14,075	\$ 15,271	\$ 16,522

Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2015	2016	2017	2018	2019	2020	2021	2022	2023
Playground Sand	\$ 188	\$ 291	\$ 398	\$ 512	\$ 631	\$ 130	\$ 267	\$ 411	\$ 563
Tot Lot Surface	\$ 1,665	\$ 1,902	\$ 2,150	\$ 221	\$ 454	\$ 700	\$ 960	\$ 1,233	\$ 1,521
Trellis	\$ 1,393	\$ 1,636	\$ 1,892	\$ 2,160	\$ 2,442	\$ 2,739	\$ 3,050	\$ 3,376	\$ 3,717
Picnic Tables	\$ 617	\$ 687	\$ 760	\$ 837	\$ 918	\$ 63	\$ 129	\$ 199	\$ 273
Trash Receptacle	\$ 264	\$ 294	\$ 326	\$ 359	\$ 393	\$ 430	\$ 467	\$ 507	\$ 549
BBQ Grill	\$ 47	\$ 73	\$ 100	\$ 129	\$ 159	\$ 190	\$ 224	\$ 259	\$ 295
Park Bench Metal	\$ 411	\$ 458	\$ 507	\$ 558	\$ 612	\$ 668	\$ 727	\$ 789	\$ 854
Volley Ball Net	\$ 771	\$ 858	\$ 950	\$ 1,046	\$ 1,147	\$ 79	\$ 162	\$ 249	\$ 341
Volley Ball Sand	\$ 75	\$ 116	\$ 159	\$ 205	\$ 252	\$ 52	\$ 107	\$ 164	\$ 225
Tot Lot Emil Rovey Pkwy Depreciation Subtotal :	\$ 13,389	\$ 15,176	\$ 17,050	\$ 16,828	\$ 18,850	\$ 17,984	\$ 20,168	\$ 22,458	\$ 24,860
Tot Lot Laura Ln									
Playstructure	\$ 6,764	\$ 7,532	\$ 8,337	\$ 9,181	\$ 10,066	\$ 10,993	\$ 11,964	\$ 12,980	\$ 14,044
Playground Sand	\$ 188	\$ 291	\$ 398	\$ 512	\$ 631	\$ 130	\$ 267	\$ 411	\$ 563
Tot Lot Surface	\$ 1,665	\$ 1,902	\$ 2,150	\$ 221	\$ 454	\$ 700	\$ 960	\$ 1,233	\$ 1,521
Trellis	\$ 1,393	\$ 1,636	\$ 1,892	\$ 2,160	\$ 2,442	\$ 2,739	\$ 3,050	\$ 3,376	\$ 3,717
Picnic Tables	\$ 617	\$ 687	\$ 760	\$ 837	\$ 918	\$ 63	\$ 129	\$ 199	\$ 273
Trash Receptacle	\$ 264	\$ 294	\$ 326	\$ 359	\$ 393	\$ 430	\$ 467	\$ 507	\$ 549
BBQ Grill	\$ 47	\$ 73	\$ 100	\$ 129	\$ 159	\$ 190	\$ 224	\$ 259	\$ 295
Park Bench Metal	\$ 411	\$ 458	\$ 507	\$ 558	\$ 612	\$ 668	\$ 727	\$ 789	\$ 854

Prepared by Castle Reserve Studies
Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2015	2016	2017	2018	2019	2020	2021	2022	2023
Tot Lot Laura Ln Depreciation Subtotal :	\$ 11,349	\$ 12,873	\$ 14,470	\$ 13,957	\$ 15,675	\$ 15,913	\$ 17,788	\$ 19,754	\$ 21,816
Tot Lot Nicolet									
Playstructure	\$ 7,162	\$ 7,975	\$ 8,827	\$ 9,721	\$ 10,658	\$ 11,640	\$ 12,667	\$ 13,744	\$ 14,870
Playground Sand	\$ 188	\$ 291	\$ 398	\$ 512	\$ 631	\$ 130	\$ 267	\$ 411	\$ 563
Tot Lot Surface	\$ 1,665	\$ 1,902	\$ 2,150	\$ 221	\$ 454	\$ 700	\$ 960	\$ 1,233	\$ 1,521
Trellis	\$ 1,393	\$ 1,636	\$ 1,892	\$ 2,160	\$ 2,442	\$ 2,739	\$ 3,050	\$ 3,376	\$ 3,717
Picnic Tables	\$ 1,233	\$ 1,373	\$ 1,520	\$ 1,674	\$ 1,836	\$ 126	\$ 259	\$ 399	\$ 546
Trash Receptacle	\$ 264	\$ 294	\$ 326	\$ 359	\$ 393	\$ 430	\$ 467	\$ 507	\$ 549
BBQ Grill	\$ 47	\$ 73	\$ 100	\$ 129	\$ 159	\$ 190	\$ 224	\$ 259	\$ 295
Park Bench Metal	\$ 411	\$ 458	\$ 507	\$ 558	\$ 612	\$ 668	\$ 727	\$ 789	\$ 854
Basketball Full Court Resurface	\$ 2,056	\$ 2,465	\$ 2,896	\$ 3,348	\$ 430	\$ 884	\$ 1,364	\$ 1,869	\$ 2,401
Basketball Equipment	\$ 540	\$ 601	\$ 665	\$ 732	\$ 803	\$ 55	\$ 113	\$ 174	\$ 239
Volley Ball Net	\$ 771	\$ 858	\$ 950	\$ 1,046	\$ 1,147	\$ 79	\$ 162	\$ 249	\$ 341
Volley Ball Sand	\$ 75	\$ 116	\$ 159	\$ 205	\$ 252	\$ 52	\$ 107	\$ 164	\$ 225
Tot Lot Nicolet Depreciation Subtotal :	\$ 15,805	\$ 18,042	\$ 20,390	\$ 20,665	\$ 19,817	\$ 17,693	\$ 20,367	\$ 23,174	\$ 26,121
Mail Box Structure									
Mail Boxes	\$ 8,810	\$ 9,961	\$ 11,169	\$ 12,437	\$ 13,767	\$ 15,161	\$ 16,622	\$ 18,153	\$ 19,756

Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2015	2016	2017	2018	2019	2020	2021	2022	2023
Association Contingency									
Contingency	\$ 1,713	\$ 2,641	\$ 3,620	\$ 4,651	\$ 5,736	\$ 1,179	\$ 2,424	\$ 3,737	\$ 5,122
Total Depreciation :	\$ 246,162	\$ 310,138	\$ 377,486	\$ 335,599	\$ 398,216	\$ 384,000	\$ 348,231	\$ 398,926	\$ 401,724

Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032
Monument Signs									
Entry Monument	\$ 13,373	\$ 14,400	\$ 15,474	\$ 16,597	\$ 17,770	\$ 18,995	\$ 20,275	\$ 21,612	\$ 23,007
Parcel Monument	\$ 20,060	\$ 21,601	\$ 23,211	\$ 24,895	\$ 26,655	\$ 28,493	\$ 30,413	\$ 32,417	\$ 34,510
Monument Signs Depreciation Subtotal :	\$ 33,433	\$ 36,001	\$ 38,685	\$ 41,492	\$ 44,425	\$ 47,488	\$ 50,688	\$ 54,029	\$ 57,517
Water Feature									
Water Feature Filter	\$ 4,343	\$ 8,928	\$ 4,588	\$ 9,432	\$ 4,848	\$ 9,965	\$ 5,121	\$ 10,528	\$ 5,411
Pump and Motor	\$ 15,793	\$ 32,466	\$ 16,685	\$ 34,300	\$ 17,628	\$ 36,237	\$ 18,623	\$ 38,283	\$ 19,675
Water Feature Lake Repair	\$ 13,641	\$ 14,688	\$ 15,784	\$ 16,929	\$ 18,125	\$ 19,375	\$ 20,681	\$ 22,044	\$ 23,467
Water Feature Depreciation Subtotal :	\$ 33,777	\$ 56,082	\$ 37,057	\$ 60,661	\$ 40,601	\$ 65,577	\$ 44,425	\$ 70,855	\$ 48,553
Landscaping									
Decomposed Granite	\$ 13,260	\$ 27,258	\$ 42,026	\$ 57,595	\$ 73,999	\$ 91,272	\$ 109,450	\$ 128,569	\$ 16,519
Tree Thinning	\$ 36,851	\$ 56,816	\$ 77,865	\$ 100,042	\$ 20,566	\$ 42,277	\$ 65,181	\$ 89,328	\$ 114,770
Rainbird Irrigation Station	\$ 10,266	\$ 12,662	\$ 15,184	\$ 17,836	\$ 20,624	\$ 23,554	\$ 26,631	\$ 29,861	\$ 33,250
Back Flow Preventer	\$ 6,844	\$ 8,441	\$ 10,122	\$ 11,891	\$ 13,750	\$ 15,703	\$ 17,754	\$ 19,907	\$ 22,167
Drywell Cleaning	\$ 14,214	\$ 18,262	\$ 22,525	\$ 27,011	\$ 31,730	\$ 4,077	\$ 8,380	\$ 12,921	\$ 17,707
Landscaping Depreciation Subtotal :	\$ 81,435	\$ 123,439	\$ 167,722	\$ 214,375	\$ 160,669	\$ 176,883	\$ 227,396	\$ 280,586	\$ 204,413
Perimeter Walls									

Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032
Paint Walls	\$ 42,245	\$ 54,276	\$ 66,946	\$ 80,278	\$ 94,302	\$ 109,044	\$ 124,534	\$ 12,800	\$ 26,313
Paint Wrought Iron Fence	\$ 3,317	\$ 6,818	\$ 10,512	\$ 14,406	\$ 18,509	\$ 3,805	\$ 7,822	\$ 12,059	\$ 16,527
Perimeter Walls Depreciation Subtotal :	\$ 45,562	\$ 61,094	\$ 77,458	\$ 94,684	\$ 112,811	\$ 112,849	\$ 132,356	\$ 24,859	\$ 42,840
Lighting									
Lighting Landscape	\$ 5,581	\$ 6,009	\$ 6,458	\$ 6,926	\$ 7,415	\$ 7,927	\$ 326	\$ 670	\$ 1,033
Tot Lot 88th Ave									
Playstructure	\$ 17,831	\$ 19,201	\$ 20,632	\$ 22,129	\$ 23,693	\$ 25,327	\$ 27,034	\$ 28,816	\$ 30,676
Playground Sand	\$ 724	\$ 149	\$ 306	\$ 472	\$ 646	\$ 830	\$ 171	\$ 351	\$ 541
Tot Lot Surface	\$ 1,824	\$ 2,143	\$ 2,478	\$ 2,830	\$ 291	\$ 598	\$ 922	\$ 1,263	\$ 1,623
Trellis	\$ 4,076	\$ 4,451	\$ 4,844	\$ 5,256	\$ 5,686	\$ 6,137	\$ 6,608	\$ 7,101	\$ 7,616
Picnic Tables	\$ 351	\$ 433	\$ 519	\$ 610	\$ 705	\$ 805	\$ 910	\$ 1,021	\$ 1,137
Trash Receptacle	\$ 592	\$ 30	\$ 63	\$ 96	\$ 132	\$ 170	\$ 210	\$ 251	\$ 295
BBQ Grill	\$ 334	\$ 375	\$ 417	\$ 36	\$ 73	\$ 113	\$ 155	\$ 199	\$ 246
Park Bench Metal	\$ 921	\$ 47	\$ 97	\$ 150	\$ 206	\$ 264	\$ 326	\$ 391	\$ 459
Tot Lot 88th Ave Depreciation Subtotal :	\$ 26,653	\$ 26,829	\$ 29,356	\$ 31,579	\$ 31,432	\$ 34,244	\$ 36,336	\$ 39,393	\$ 42,593
Tot Lot Emil Rovey Pkwy									
Playstructure	\$ 17,831	\$ 19,201	\$ 20,632	\$ 22,129	\$ 23,693	\$ 25,327	\$ 27,034	\$ 28,816	\$ 30,676

Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032
Playground Sand	\$ 724	\$ 149	\$ 306	\$ 472	\$ 646	\$ 830	\$ 171	\$ 351	\$ 541
Tot Lot Surface	\$ 1,824	\$ 2,143	\$ 2,478	\$ 2,830	\$ 291	\$ 598	\$ 922	\$ 1,263	\$ 1,623
Trellis	\$ 4,076	\$ 4,451	\$ 4,844	\$ 5,256	\$ 5,686	\$ 6,137	\$ 6,608	\$ 7,101	\$ 7,616
Picnic Tables	\$ 351	\$ 433	\$ 519	\$ 610	\$ 705	\$ 805	\$ 910	\$ 1,021	\$ 1,137
Trash Receptacle	\$ 592	\$ 30	\$ 63	\$ 96	\$ 132	\$ 170	\$ 210	\$ 251	\$ 295
BBQ Grill	\$ 334	\$ 375	\$ 417	\$ 36	\$ 73	\$ 113	\$ 155	\$ 199	\$ 246
Park Bench Metal	\$ 921	\$ 47	\$ 97	\$ 150	\$ 206	\$ 264	\$ 326	\$ 391	\$ 459
Volley Ball Net	\$ 439	\$ 541	\$ 649	\$ 762	\$ 881	\$ 1,007	\$ 1,138	\$ 1,276	\$ 1,421
Volley Ball Sand	\$ 290	\$ 60	\$ 122	\$ 189	\$ 259	\$ 332	\$ 68	\$ 140	\$ 216
Tot Lot Emil Rovey Pkwy Depreciation Subtotal :	\$ 27,382	\$ 27,430	\$ 30,127	\$ 32,530	\$ 32,572	\$ 35,583	\$ 37,542	\$ 40,809	\$ 44,230
Tot Lot Laura Ln									
Playstructure	\$ 15,157	\$ 16,321	\$ 17,538	\$ 18,810	\$ 20,139	\$ 21,528	\$ 22,979	\$ 24,493	\$ 26,074
Playground Sand	\$ 724	\$ 149	\$ 306	\$ 472	\$ 646	\$ 830	\$ 171	\$ 351	\$ 541
Tot Lot Surface	\$ 1,824	\$ 2,143	\$ 2,478	\$ 2,830	\$ 291	\$ 598	\$ 922	\$ 1,263	\$ 1,623
Trellis	\$ 4,076	\$ 4,451	\$ 4,844	\$ 5,256	\$ 5,686	\$ 6,137	\$ 6,608	\$ 7,101	\$ 7,616
Picnic Tables	\$ 351	\$ 433	\$ 519	\$ 610	\$ 705	\$ 805	\$ 910	\$ 1,021	\$ 1,137
Trash Receptacle	\$ 592	\$ 30	\$ 63	\$ 96	\$ 132	\$ 170	\$ 210	\$ 251	\$ 295
BBQ Grill	\$ 334	\$ 375	\$ 417	\$ 36	\$ 73	\$ 113	\$ 155	\$ 199	\$ 246
Park Bench Metal	\$ 921	\$ 47	\$ 97	\$ 150	\$ 206	\$ 264	\$ 326	\$ 391	\$ 459

Prepared by Castle Reserve Studies
Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032
Tot Lot Laura Ln Depreciation Subtotal :	\$ 23,979	\$ 23,949	\$ 26,262	\$ 28,260	\$ 27,878	\$ 30,445	\$ 32,281	\$ 35,070	\$ 37,991
Tot Lot Nicolet									
Playstructure	\$ 16,048	\$ 17,281	\$ 18,569	\$ 19,916	\$ 21,324	\$ 22,794	\$ 24,330	\$ 25,934	\$ 27,608
Playground Sand	\$ 724	\$ 149	\$ 306	\$ 472	\$ 646	\$ 830	\$ 171	\$ 351	\$ 541
Tot Lot Surface	\$ 1,824	\$ 2,143	\$ 2,478	\$ 2,830	\$ 291	\$ 598	\$ 922	\$ 1,263	\$ 1,623
Trellis	\$ 4,076	\$ 4,451	\$ 4,844	\$ 5,256	\$ 5,686	\$ 6,137	\$ 6,608	\$ 7,101	\$ 7,616
Picnic Tables	\$ 702	\$ 866	\$ 1,038	\$ 1,220	\$ 1,410	\$ 1,611	\$ 1,821	\$ 2,042	\$ 2,274
Trash Receptacle	\$ 592	\$ 30	\$ 63	\$ 96	\$ 132	\$ 170	\$ 210	\$ 251	\$ 295
BBQ Grill	\$ 334	\$ 375	\$ 417	\$ 36	\$ 73	\$ 113	\$ 155	\$ 199	\$ 246
Park Bench Metal	\$ 921	\$ 47	\$ 97	\$ 150	\$ 206	\$ 264	\$ 326	\$ 391	\$ 459
Basketball Full Court Resurface	\$ 2,961	\$ 3,551	\$ 4,171	\$ 536	\$ 1,102	\$ 1,699	\$ 2,328	\$ 2,991	\$ 3,689
Basketball Equipment	\$ 307	\$ 379	\$ 454	\$ 534	\$ 617	\$ 705	\$ 797	\$ 893	\$ 995
Volley Ball Net	\$ 439	\$ 541	\$ 649	\$ 762	\$ 881	\$ 1,007	\$ 1,138	\$ 1,276	\$ 1,421
Volley Ball Sand	\$ 290	\$ 60	\$ 122	\$ 189	\$ 259	\$ 332	\$ 68	\$ 140	\$ 216
Tot Lot Nicolet Depreciation Subtotal :	\$ 29,218	\$ 29,873	\$ 33,208	\$ 31,997	\$ 32,627	\$ 36,260	\$ 38,874	\$ 42,832	\$ 46,983
Mail Box Structure									
Mail Boxes	\$ 21,434	\$ 23,190	\$ 25,028	\$ 1,286	\$ 2,644	\$ 4,077	\$ 5,587	\$ 7,178	\$ 8,854

Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032
Association Contingency									
Contingency	\$ 6,581	\$ 1,353	\$ 2,781	\$ 4,287	\$ 5,876	\$ 7,549	\$ 1,552	\$ 3,190	\$ 4,919
Total Depreciation :	\$ 335,035	\$ 415,249	\$ 474,143	\$ 548,073	\$ 498,952	\$ 558,883	\$ 607,361	\$ 599,475	\$ 539,927

Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2033	2034	2035	2036	2037	2038	2039	2040	2041
Monument Signs									
Entry Monument	\$ 24,463	\$ 25,982	\$ 890	\$ 1,830	\$ 2,821	\$ 3,867	\$ 4,968	\$ 6,128	\$ 7,348
Parcel Monument	\$ 36,695	\$ 38,974	\$ 1,335	\$ 2,745	\$ 4,232	\$ 5,800	\$ 7,452	\$ 9,191	\$ 11,022
Monument Signs Depreciation Subtotal :	\$ 61,158	\$ 64,956	\$ 2,225	\$ 4,575	\$ 7,053	\$ 9,667	\$ 12,420	\$ 15,319	\$ 18,370
Water Feature									
Water Feature Filter	\$ 11,123	\$ 5,716	\$ 11,751	\$ 6,039	\$ 12,414	\$ 6,380	\$ 13,115	\$ 6,740	\$ 13,856
Pump and Motor	\$ 40,446	\$ 20,786	\$ 42,730	\$ 21,960	\$ 45,143	\$ 23,200	\$ 47,692	\$ 24,510	\$ 50,386
Water Feature Lake Repair	\$ 24,952	\$ 26,502	\$ 908	\$ 1,867	\$ 2,878	\$ 3,944	\$ 5,067	\$ 6,250	\$ 7,495
Water Feature Depreciation Subtotal :	\$ 76,521	\$ 53,004	\$ 55,389	\$ 29,866	\$ 60,435	\$ 33,524	\$ 65,874	\$ 37,500	\$ 71,737
Landscaping									
Decomposed Granite	\$ 33,957	\$ 52,355	\$ 71,750	\$ 92,185	\$ 113,703	\$ 136,348	\$ 160,166	\$ 20,578	\$ 42,303
Tree Thinning	\$ 23,593	\$ 48,501	\$ 74,777	\$ 102,479	\$ 131,666	\$ 27,067	\$ 55,641	\$ 85,786	\$ 117,566
Rainbird Irrigation Station	\$ 36,805	\$ 40,533	\$ 2,777	\$ 5,710	\$ 8,803	\$ 12,064	\$ 15,500	\$ 19,118	\$ 22,925
Back Flow Preventer	\$ 24,537	\$ 27,022	\$ 1,852	\$ 3,806	\$ 5,869	\$ 8,043	\$ 10,333	\$ 12,745	\$ 15,284
Drywell Cleaning	\$ 22,751	\$ 28,061	\$ 33,650	\$ 39,528	\$ 5,079	\$ 10,440	\$ 16,096	\$ 22,059	\$ 28,342
Landscaping Depreciation Subtotal :	\$ 141,643	\$ 196,472	\$ 184,806	\$ 243,708	\$ 265,120	\$ 193,962	\$ 257,736	\$ 160,286	\$ 226,420
Perimeter Walls									

Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2033	2034	2035	2036	2037	2038	2039	2040	2041
Paint Walls	\$ 40,569	\$ 55,599	\$ 71,434	\$ 88,108	\$ 105,656	\$ 124,112	\$ 143,515	\$ 163,902	\$ 16,847
Paint Wrought Iron Fence	\$ 21,234	\$ 4,365	\$ 8,973	\$ 13,835	\$ 18,960	\$ 24,360	\$ 5,008	\$ 10,294	\$ 15,871
Perimeter Walls Depreciation Subtotal :	\$ 61,803	\$ 59,964	\$ 80,407	\$ 101,943	\$ 124,616	\$ 148,472	\$ 148,523	\$ 174,196	\$ 32,718
Lighting									
Lighting Landscape	\$ 1,416	\$ 1,819	\$ 2,243	\$ 2,690	\$ 3,160	\$ 3,654	\$ 4,173	\$ 4,718	\$ 5,290
Tot Lot 88th Ave									
Playstructure	\$ 32,617	\$ 34,643	\$ 1,187	\$ 2,440	\$ 3,762	\$ 5,156	\$ 6,624	\$ 8,170	\$ 9,797
Playground Sand	\$ 742	\$ 953	\$ 196	\$ 403	\$ 621	\$ 851	\$ 1,093	\$ 225	\$ 462
Tot Lot Surface	\$ 2,002	\$ 2,401	\$ 2,820	\$ 3,261	\$ 3,724	\$ 383	\$ 787	\$ 1,213	\$ 1,663
Trellis	\$ 8,154	\$ 8,717	\$ 9,304	\$ 9,917	\$ 10,558	\$ 11,226	\$ 11,923	\$ 409	\$ 840
Picnic Tables	\$ 1,258	\$ 1,386	\$ 95	\$ 195	\$ 301	\$ 412	\$ 530	\$ 654	\$ 784
Trash Receptacle	\$ 341	\$ 390	\$ 441	\$ 494	\$ 550	\$ 609	\$ 671	\$ 735	\$ 803
BBQ Grill	\$ 295	\$ 346	\$ 401	\$ 457	\$ 517	\$ 580	\$ 50	\$ 102	\$ 157
Park Bench Metal	\$ 531	\$ 606	\$ 685	\$ 769	\$ 856	\$ 947	\$ 1,043	\$ 1,144	\$ 1,249
Tot Lot 88th Ave Depreciation Subtotal :	\$ 45,940	\$ 49,442	\$ 15,129	\$ 17,936	\$ 20,889	\$ 20,164	\$ 22,721	\$ 12,652	\$ 15,755
Tot Lot Emil Rovey Pkwy									
Playstructure	\$ 32,617	\$ 34,643	\$ 1,187	\$ 2,440	\$ 3,762	\$ 5,156	\$ 6,624	\$ 8,170	\$ 9,797

Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2033	2034	2035	2036	2037	2038	2039	2040	2041
Playground Sand	\$ 742	\$ 953	\$ 196	\$ 403	\$ 621	\$ 851	\$ 1,093	\$ 225	\$ 462
Tot Lot Surface	\$ 2,002	\$ 2,401	\$ 2,820	\$ 3,261	\$ 3,724	\$ 383	\$ 787	\$ 1,213	\$ 1,663
Trellis	\$ 8,154	\$ 8,717	\$ 9,304	\$ 9,917	\$ 10,558	\$ 11,226	\$ 11,923	\$ 409	\$ 840
Picnic Tables	\$ 1,258	\$ 1,386	\$ 95	\$ 195	\$ 301	\$ 412	\$ 530	\$ 654	\$ 784
Trash Receptacle	\$ 341	\$ 390	\$ 441	\$ 494	\$ 550	\$ 609	\$ 671	\$ 735	\$ 803
BBQ Grill	\$ 295	\$ 346	\$ 401	\$ 457	\$ 517	\$ 580	\$ 50	\$ 102	\$ 157
Park Bench Metal	\$ 531	\$ 606	\$ 685	\$ 769	\$ 856	\$ 947	\$ 1,043	\$ 1,144	\$ 1,249
Volley Ball Net	\$ 1,573	\$ 1,732	\$ 119	\$ 244	\$ 376	\$ 516	\$ 662	\$ 817	\$ 980
Volley Ball Sand	\$ 297	\$ 381	\$ 78	\$ 161	\$ 248	\$ 340	\$ 437	\$ 90	\$ 185
Tot Lot Emil Rovey Pkwy Depreciation Subtotal :	\$ 47,810	\$ 51,555	\$ 15,326	\$ 18,341	\$ 21,513	\$ 21,020	\$ 23,820	\$ 13,559	\$ 16,920
Tot Lot Laura Ln									
Playstructure	\$ 27,725	\$ 29,447	\$ 1,009	\$ 2,074	\$ 3,198	\$ 4,382	\$ 5,630	\$ 6,945	\$ 8,328
Playground Sand	\$ 742	\$ 953	\$ 196	\$ 403	\$ 621	\$ 851	\$ 1,093	\$ 225	\$ 462
Tot Lot Surface	\$ 2,002	\$ 2,401	\$ 2,820	\$ 3,261	\$ 3,724	\$ 383	\$ 787	\$ 1,213	\$ 1,663
Trellis	\$ 8,154	\$ 8,717	\$ 9,304	\$ 9,917	\$ 10,558	\$ 11,226	\$ 11,923	\$ 409	\$ 840
Picnic Tables	\$ 1,258	\$ 1,386	\$ 95	\$ 195	\$ 301	\$ 412	\$ 530	\$ 654	\$ 784
Trash Receptacle	\$ 341	\$ 390	\$ 441	\$ 494	\$ 550	\$ 609	\$ 671	\$ 735	\$ 803
BBQ Grill	\$ 295	\$ 346	\$ 401	\$ 457	\$ 517	\$ 580	\$ 50	\$ 102	\$ 157
Park Bench Metal	\$ 531	\$ 606	\$ 685	\$ 769	\$ 856	\$ 947	\$ 1,043	\$ 1,144	\$ 1,249

Prepared by Castle Reserve Studies
Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2033	2034	2035	2036	2037	2038	2039	2040	2041
Tot Lot Laura Ln Depreciation Subtotal :	\$ 41,048	\$ 44,246	\$ 14,951	\$ 17,570	\$ 20,325	\$ 19,390	\$ 21,727	\$ 11,427	\$ 14,286
Tot Lot Nicolet									
Playstructure	\$ 29,356	\$ 31,179	\$ 1,068	\$ 2,196	\$ 3,386	\$ 4,640	\$ 5,962	\$ 7,353	\$ 8,817
Playground Sand	\$ 742	\$ 953	\$ 196	\$ 403	\$ 621	\$ 851	\$ 1,093	\$ 225	\$ 462
Tot Lot Surface	\$ 2,002	\$ 2,401	\$ 2,820	\$ 3,261	\$ 3,724	\$ 383	\$ 787	\$ 1,213	\$ 1,663
Trellis	\$ 8,154	\$ 8,717	\$ 9,304	\$ 9,917	\$ 10,558	\$ 11,226	\$ 11,923	\$ 409	\$ 840
Picnic Tables	\$ 2,517	\$ 2,771	\$ 190	\$ 390	\$ 602	\$ 825	\$ 1,060	\$ 1,307	\$ 1,568
Trash Receptacle	\$ 341	\$ 390	\$ 441	\$ 494	\$ 550	\$ 609	\$ 671	\$ 735	\$ 803
BBQ Grill	\$ 295	\$ 346	\$ 401	\$ 457	\$ 517	\$ 580	\$ 50	\$ 102	\$ 157
Park Bench Metal	\$ 531	\$ 606	\$ 685	\$ 769	\$ 856	\$ 947	\$ 1,043	\$ 1,144	\$ 1,249
Basketball Full Court Resurface	\$ 4,424	\$ 5,196	\$ 668	\$ 1,372	\$ 2,116	\$ 2,900	\$ 3,726	\$ 4,596	\$ 5,511
Basketball Equipment	\$ 1,101	\$ 1,213	\$ 83	\$ 171	\$ 263	\$ 361	\$ 464	\$ 572	\$ 686
Volley Ball Net	\$ 1,573	\$ 1,732	\$ 119	\$ 244	\$ 376	\$ 516	\$ 662	\$ 817	\$ 980
Volley Ball Sand	\$ 297	\$ 381	\$ 78	\$ 161	\$ 248	\$ 340	\$ 437	\$ 90	\$ 185
Tot Lot Nicolet Depreciation Subtotal :	\$ 51,333	\$ 55,885	\$ 16,053	\$ 19,835	\$ 23,817	\$ 24,178	\$ 27,878	\$ 18,563	\$ 22,921
Mail Box Structure									
Mail Boxes	\$ 10,617	\$ 12,472	\$ 14,421	\$ 16,470	\$ 18,621	\$ 20,880	\$ 23,250	\$ 25,736	\$ 28,342

Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2033	2034	2035	2036	2037	2038	2039	2040	2041
Association Contingency									
Contingency	\$ 6,741	\$ 8,661	\$ 1,780	\$ 3,660	\$ 5,643	\$ 7,733	\$ 9,936	\$ 2,043	\$ 4,199
Total Depreciation :	\$ 546,028	\$ 598,473	\$ 402,729	\$ 476,595	\$ 571,192	\$ 502,642	\$ 618,056	\$ 475,996	\$ 456,955

Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2042	2043	2044	2045
Monument Signs				
Entry Monument	\$ 8,631	\$ 9,981	\$ 11,399	\$ 12,888
Parcel Monument	\$ 12,947	\$ 14,971	\$ 17,098	\$ 19,332
Monument Signs Depreciation Subtotal :	\$ 21,578	\$ 24,952	\$ 28,497	\$ 32,220
Water Feature				
Water Feature Filter	\$ 7,121	\$ 14,639	\$ 7,523	\$ 15,465
Pump and Motor	\$ 25,894	\$ 53,231	\$ 27,357	\$ 56,237
Water Feature Lake Repair	\$ 8,804	\$ 10,180	\$ 11,627	\$ 13,145
Water Feature Depreciation Subtotal :	\$ 41,819	\$ 78,050	\$ 46,507	\$ 84,847
Landscaping				
Decomposed Granite	\$ 65,221	\$ 89,384	\$ 114,841	\$ 141,647
Tree Thinning	\$ 151,051	\$ 31,051	\$ 63,832	\$ 98,415
Rainbird Irrigation Station	\$ 26,930	\$ 31,140	\$ 35,564	\$ 40,210
Back Flow Preventer	\$ 17,953	\$ 20,760	\$ 23,709	\$ 26,806
Drywell Cleaning	\$ 34,957	\$ 41,919	\$ 49,242	
Landscaping Depreciation Subtotal :	\$ 296,112	\$ 214,254	\$ 287,188	\$ 307,078
Perimeter Walls				

Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2042	2043	2044	2045
Paint Walls	\$ 34,632	\$ 53,394	\$ 73,175	\$ 94,016
Paint Wrought Iron Fence	\$ 21,751	\$ 27,946	\$ 5,745	\$ 11,810
Perimeter Walls Depreciation Subtotal :	\$ 56,383	\$ 81,340	\$ 78,920	\$ 105,826
Lighting				
Lighting Landscape	\$ 5,891	\$ 6,521	\$ 7,181	\$ 7,873
Tot Lot 88th Ave				
Playstructure	\$ 11,509	\$ 13,308	\$ 15,198	\$ 17,184
Playground Sand	\$ 712	\$ 976	\$ 1,254	
Tot Lot Surface	\$ 2,136	\$ 2,635	\$ 3,160	\$ 3,712
Trellis	\$ 1,295	\$ 1,774	\$ 2,280	\$ 2,812
Picnic Tables	\$ 921	\$ 1,065	\$ 1,216	\$ 1,375
Trash Receptacle	\$ 874	\$ 948	\$ 1,026	
BBQ Grill	\$ 216	\$ 277	\$ 342	\$ 410
Park Bench Metal	\$ 1,359	\$ 1,475	\$ 1,596	
Tot Lot 88th Ave Depreciation Subtotal :	\$ 19,022	\$ 22,458	\$ 26,072	\$ 25,493
Tot Lot Emil Rovey Pkwy				
Playstructure	\$ 11,509	\$ 13,308	\$ 15,198	\$ 17,184

Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2042	2043	2044	2045
Playground Sand	\$ 712	\$ 976	\$ 1,254	
Tot Lot Surface	\$ 2,136	\$ 2,635	\$ 3,160	\$ 3,712
Trellis	\$ 1,295	\$ 1,774	\$ 2,280	\$ 2,812
Picnic Tables	\$ 921	\$ 1,065	\$ 1,216	\$ 1,375
Trash Receptacle	\$ 874	\$ 948	\$ 1,026	
BBQ Grill	\$ 216	\$ 277	\$ 342	\$ 410
Park Bench Metal	\$ 1,359	\$ 1,475	\$ 1,596	
Volley Ball Net	\$ 1,151	\$ 1,331	\$ 1,520	\$ 1,718
Volley Ball Sand	\$ 285	\$ 390	\$ 502	
Tot Lot Emil Rovey Pkwy Depreciation Subtotal :	\$ 20,458	\$ 24,179	\$ 28,094	\$ 27,211
Tot Lot Laura Ln				
Playstructure	\$ 9,782	\$ 11,312	\$ 12,918	\$ 14,606
Playground Sand	\$ 712	\$ 976	\$ 1,254	
Tot Lot Surface	\$ 2,136	\$ 2,635	\$ 3,160	\$ 3,712
Trellis	\$ 1,295	\$ 1,774	\$ 2,280	\$ 2,812
Picnic Tables	\$ 921	\$ 1,065	\$ 1,216	\$ 1,375
Trash Receptacle	\$ 874	\$ 948	\$ 1,026	
BBQ Grill	\$ 216	\$ 277	\$ 342	\$ 410
Park Bench Metal	\$ 1,359	\$ 1,475	\$ 1,596	

Prepared by Castle Reserve Studies
Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2042	2043	2044	2045
Tot Lot Laura Ln Depreciation Subtotal :	\$ 17,295	\$ 20,462	\$ 23,792	\$ 22,915
Tot Lot Nicolet				
Playstructure	\$ 10,358	\$ 11,977	\$ 13,678	\$ 15,465
Playground Sand	\$ 712	\$ 976	\$ 1,254	
Tot Lot Surface	\$ 2,136	\$ 2,635	\$ 3,160	\$ 3,712
Trellis	\$ 1,295	\$ 1,774	\$ 2,280	\$ 2,812
Picnic Tables	\$ 1,841	\$ 2,129	\$ 2,432	\$ 2,749
Trash Receptacle	\$ 874	\$ 948	\$ 1,026	
BBQ Grill	\$ 216	\$ 277	\$ 342	\$ 410
Park Bench Metal	\$ 1,359	\$ 1,475	\$ 1,596	
Basketball Full Court Resurface	\$ 6,474	\$ 832	\$ 1,710	\$ 2,636
Basketball Equipment	\$ 806	\$ 932	\$ 1,064	\$ 1,203
Volley Ball Net	\$ 1,151	\$ 1,331	\$ 1,520	\$ 1,718
Volley Ball Sand	\$ 285	\$ 390	\$ 502	
Tot Lot Nicolet Depreciation Subtotal :	\$ 27,507	\$ 25,676	\$ 30,564	\$ 30,705
Mail Box Structure				
Mail Boxes	\$ 31,073	\$ 33,935	\$ 36,932	\$ 40,069

Rovey Farm Estates 2015 - Depreciation Report by Calendar Year - Continued

Item Description	2042	2043	2044	2045
Association Contingency				
Contingency	\$ 6,474	\$ 8,872	\$ 11,399	
Total Depreciation :	\$ 543,612	\$ 540,700	\$ 605,139	\$ 684,235

Rovey Farm Estates 2015 Funding Study Modified Cash Flow Analysis

Calendar Year	Annual Dues	Annual Interest	Salvage	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded	Fully Funded Balance
2015	\$ 102,000	\$ 50			\$ 15	\$ 554,135	225.1%	\$ 246,162
2016	\$ 103,224	\$ 60			\$ 18	\$ 657,401	212.0%	\$ 310,138
2017	\$ 104,463	\$ 71		\$ 117,841	\$ 21	\$ 644,072	170.6%	\$ 377,486
2018	\$ 105,716	\$ 69		\$ 17,412	\$ 21	\$ 732,425	218.2%	\$ 335,599
2019	\$ 106,985	\$ 78		\$ 96,298	\$ 23	\$ 743,166	186.6%	\$ 398,216
2020	\$ 108,269	\$ 79		\$ 120,093	\$ 24	\$ 731,398	190.5%	\$ 384,000
2021	\$ 109,568	\$ 78		\$ 37,087	\$ 23	\$ 803,933	230.9%	\$ 348,231
2022	\$ 110,883	\$ 85		\$ 87,203	\$ 26	\$ 827,672	207.5%	\$ 398,926
2023	\$ 112,213	\$ 88		\$ 158,521	\$ 26	\$ 781,426	194.5%	\$ 401,724
2024	\$ 113,560	\$ 83		\$ 16,109	\$ 25	\$ 878,935	262.3%	\$ 335,035
2025	\$ 114,923	\$ 93		\$ 41,395	\$ 28	\$ 952,528	229.4%	\$ 415,249
2026	\$ 116,302	\$ 101		\$ 30,868	\$ 30	\$ 1,038,033	218.9%	\$ 474,143
2027	\$ 117,697	\$ 109		\$ 155,093	\$ 33	\$ 1,000,713	182.6%	\$ 548,073
2028	\$ 119,110	\$ 106		\$ 50,239	\$ 32	\$ 1,069,658	214.4%	\$ 498,952
2029	\$ 120,539	\$ 112		\$ 65,665	\$ 34	\$ 1,124,611	201.2%	\$ 558,883
2030	\$ 121,985	\$ 118		\$ 124,534	\$ 35	\$ 1,122,145	184.8%	\$ 607,361
2031	\$ 123,449	\$ 118		\$ 177,380	\$ 35	\$ 1,068,296	178.2%	\$ 599,475
2032	\$ 124,931	\$ 113		\$ 114,770	\$ 34	\$ 1,078,536	199.8%	\$ 539,927
2033	\$ 126,430	\$ 114		\$ 72,802	\$ 34	\$ 1,132,243	207.4%	\$ 546,028
2034	\$ 127,947	\$ 119		\$ 318,960	\$ 36	\$ 941,313	157.3%	\$ 598,473
2035	\$ 129,482	\$ 100		\$ 54,480	\$ 30	\$ 1,016,385	252.4%	\$ 402,729
2036	\$ 131,036	\$ 108		\$ 39,528	\$ 32	\$ 1,107,969	232.5%	\$ 476,595
2037	\$ 132,609	\$ 117		\$ 204,121	\$ 35	\$ 1,036,539	181.5%	\$ 571,192
2038	\$ 134,200	\$ 110		\$ 26,680	\$ 33	\$ 1,144,135	227.6%	\$ 502,642
2039	\$ 135,810	\$ 121		\$ 283,848	\$ 36	\$ 996,182	161.2%	\$ 618,056
2040	\$ 137,440	\$ 106		\$ 163,902	\$ 32	\$ 969,795	203.7%	\$ 475,996
2041	\$ 139,089	\$ 103		\$ 64,242	\$ 31	\$ 1,044,715	228.6%	\$ 456,955
2042	\$ 140,758	\$ 111		\$ 157,524	\$ 33	\$ 1,028,027	189.1%	\$ 543,612
2043	\$ 142,447	\$ 109		\$ 95,816	\$ 33	\$ 1,074,735	198.8%	\$ 540,700
2044	\$ 144,157	\$ 114		\$ 77,146	\$ 34	\$ 1,141,825	188.7%	\$ 605,139
2045	\$ 145,887	\$ 121		\$ 71,702	\$ 36	\$ 1,216,094	177.7%	\$ 684,235
Totals :	\$ 3,803,107	\$ 3,064	\$ 0	\$ 3,041,258	\$ 919			

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

Basis of Funding Study - Modified Cash Flow

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

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Calendar Year 2015: 12 Inflation = 2.75 % Interest = 0.01 %

Study Life = 30 years Initial Reserve Funds = \$ 452,100.00 Final Reserve Value = \$ 1,216,094.08

Rovey Farm Estates 2015 Modified Reserve Dues Summary

Projected Dues 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
2015	NA	\$ 10.66	\$ 10.66	\$ 127.98	\$ 8,500	\$ 102,000
2016	NA	\$ 10.79	\$ 10.79	\$ 129.52	\$ 8,602	\$ 103,224
2017	NA	\$ 10.92	\$ 10.92	\$ 131.07	\$ 8,705	\$ 104,463
2018	NA	\$ 11.05	\$ 11.05	\$ 132.64	\$ 8,810	\$ 105,716
2019	NA	\$ 11.19	\$ 11.19	\$ 134.23	\$ 8,915	\$ 106,985
2020	NA	\$ 11.32	\$ 11.32	\$ 135.85	\$ 9,022	\$ 108,269
2021	NA	\$ 11.46	\$ 11.46	\$ 137.48	\$ 9,131	\$ 109,568
2022	NA	\$ 11.59	\$ 11.59	\$ 139.13	\$ 9,240	\$ 110,883
2023	NA	\$ 11.73	\$ 11.73	\$ 140.79	\$ 9,351	\$ 112,213
2024	NA	\$ 11.87	\$ 11.87	\$ 142.48	\$ 9,463	\$ 113,560
2025	NA	\$ 12.02	\$ 12.02	\$ 144.19	\$ 9,577	\$ 114,923
2026	NA	\$ 12.16	\$ 12.16	\$ 145.92	\$ 9,692	\$ 116,302
2027	NA	\$ 12.31	\$ 12.31	\$ 147.68	\$ 9,808	\$ 117,697
2028	NA	\$ 12.45	\$ 12.45	\$ 149.45	\$ 9,926	\$ 119,110
2029	NA	\$ 12.60	\$ 12.60	\$ 151.24	\$ 10,045	\$ 120,539
2030	NA	\$ 12.75	\$ 12.75	\$ 153.06	\$ 10,165	\$ 121,985
2031	NA	\$ 12.91	\$ 12.91	\$ 154.89	\$ 10,287	\$ 123,449
2032	NA	\$ 13.06	\$ 13.06	\$ 156.75	\$ 10,411	\$ 124,931
2033	NA	\$ 13.22	\$ 13.22	\$ 158.63	\$ 10,536	\$ 126,430
2034	NA	\$ 13.38	\$ 13.38	\$ 160.54	\$ 10,662	\$ 127,947
2035	NA	\$ 13.54	\$ 13.54	\$ 162.46	\$ 10,790	\$ 129,482
2036	NA	\$ 13.70	\$ 13.70	\$ 164.41	\$ 10,920	\$ 131,036
2037	NA	\$ 13.87	\$ 13.87	\$ 166.38	\$ 11,051	\$ 132,609
2038	NA	\$ 14.03	\$ 14.03	\$ 168.38	\$ 11,183	\$ 134,200
2039	NA	\$ 14.20	\$ 14.20	\$ 170.40	\$ 11,318	\$ 135,810
2040	NA	\$ 14.37	\$ 14.37	\$ 172.45	\$ 11,453	\$ 137,440
2041	NA	\$ 14.54	\$ 14.54	\$ 174.52	\$ 11,591	\$ 139,089
2042	NA	\$ 14.72	\$ 14.72	\$ 176.61	\$ 11,730	\$ 140,758
2043	NA	\$ 14.89	\$ 14.89	\$ 178.73	\$ 11,871	\$ 142,447
2044	NA	\$ 15.07	\$ 15.07	\$ 180.87	\$ 12,013	\$ 144,157
2045	NA	\$ 15.25	\$ 15.25	\$ 183.04	\$ 12,157	\$ 145,887

Dues Summary has been modified with forced Fixed Payments.

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 2015: 12

Number of Years of Constant Payments: 1

No of Dues Paying Members: 797

Rovey Farm Estates 2015 Funding Unadjusted Revenue by Calendar Year

Item Name	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Reserve Category : Monument Signs														
Entry Monument	\$ 1,298	\$ 1,298	\$ 1,298	\$ 1,298	\$ 1,298	\$ 1,298	\$ 1,298	\$ 1,298	\$ 1,298	\$ 1,298	\$ 1,298	\$ 1,298	\$ 1,298	\$ 1,298
Parcel Monument	\$ 1,947	\$ 1,947	\$ 1,947	\$ 1,947	\$ 1,947	\$ 1,947	\$ 1,947	\$ 1,947	\$ 1,947	\$ 1,947	\$ 1,947	\$ 1,947	\$ 1,947	\$ 1,947
Monument Signs Subtotal :	\$ 3,245	\$ 3,245	\$ 3,245	\$ 3,245	\$ 3,245	\$ 3,245	\$ 3,245	\$ 3,245	\$ 3,245	\$ 3,245	\$ 3,245	\$ 3,245	\$ 3,245	\$ 3,245
Reserve Category : Water Feature														
Water Feature Filter	\$ 2,389	\$ 2,389	\$ 2,389	\$ 3,785	\$ 3,785	\$ 3,999	\$ 3,999	\$ 4,225	\$ 4,225	\$ 4,464	\$ 4,464	\$ 4,716	\$ 4,716	\$ 4,982
Pump and Motor	\$ 8,686	\$ 8,686	\$ 8,686	\$ 13,765	\$ 13,765	\$ 14,543	\$ 14,543	\$ 15,364	\$ 15,364	\$ 16,232	\$ 16,232	\$ 17,148	\$ 17,148	\$ 18,117
Water Feature Lake Repair	\$ 1,324	\$ 1,324	\$ 1,324	\$ 1,324	\$ 1,324	\$ 1,324	\$ 1,324	\$ 1,324	\$ 1,324	\$ 1,324	\$ 1,324	\$ 1,324	\$ 1,324	\$ 1,324
Water Feature Subtotal :	\$ 12,399	\$ 12,399	\$ 12,399	\$ 18,874	\$ 18,874	\$ 19,866	\$ 19,866	\$ 20,913	\$ 20,913	\$ 22,020	\$ 22,020	\$ 23,188	\$ 23,188	\$ 24,423
Reserve Category : Landscaping														
Decomposed Granite	\$ 11,462	\$ 11,462	\$ 11,462	\$ 11,462	\$ 11,462	\$ 11,462	\$ 11,462	\$ 11,462	\$ 11,462	\$ 16,065	\$ 16,065	\$ 16,065	\$ 16,065	\$ 16,065
Tree Thinning	\$ 25,334	\$ 25,334	\$ 25,334	\$ 17,436	\$ 17,436	\$ 17,436	\$ 17,436	\$ 17,436	\$ 20,003	\$ 20,003	\$ 20,003	\$ 20,003	\$ 20,003	\$ 22,948
Rainbird Irrigation Station	\$ 5,368	\$ 5,368	\$ 5,368	\$ 5,368	\$ 5,368	\$ 2,700	\$ 2,700	\$ 2,700	\$ 2,700	\$ 2,700	\$ 2,700	\$ 2,700	\$ 2,700	\$ 2,700
Back Flow Preventer	\$ 3,578	\$ 3,578	\$ 3,578	\$ 3,578	\$ 3,578	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
Drywell Cleaning	\$ 4,244	\$ 4,244	\$ 4,244	\$ 4,244	\$ 4,244	\$ 4,244	\$ 3,965	\$ 3,965	\$ 3,965	\$ 3,965	\$ 3,965	\$ 3,965	\$ 3,965	\$ 3,965
Landscaping Subtotal :	\$ 49,986	\$ 49,986	\$ 49,986	\$ 42,088	\$ 42,088	\$ 37,642	\$ 37,363	\$ 37,363	\$ 39,930	\$ 44,533	\$ 44,533	\$ 44,533	\$ 44,533	\$ 47,478
Reserve Category : Perimeter Walls														
Paint Walls	\$ 15,766	\$ 15,766	\$ 15,766	\$ 15,766	\$ 15,766	\$ 15,766	\$ 12,447	\$ 12,447	\$ 12,447	\$ 12,447	\$ 12,447	\$ 12,447	\$ 12,447	\$ 12,447
Paint Wrought Iron Fence	\$ 3,515	\$ 3,515	\$ 3,515	\$ 3,515	\$ 3,226	\$ 3,226	\$ 3,226	\$ 3,226	\$ 3,226	\$ 3,701	\$ 3,701	\$ 3,701	\$ 3,701	\$ 3,701
Perimeter Walls Subtotal :	\$ 19,281	\$ 19,281	\$ 19,281	\$ 19,281	\$ 18,992	\$ 18,992	\$ 15,673	\$ 15,673	\$ 15,673	\$ 16,148	\$ 16,148	\$ 16,148	\$ 16,148	\$ 16,148
Reserve Category : Lighting														
Lighting Landscape	\$ 528	\$ 528	\$ 528	\$ 528	\$ 528	\$ 528	\$ 528	\$ 528	\$ 528	\$ 528	\$ 528	\$ 528	\$ 528	\$ 528

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

Rovey Farm Estates 2015 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Reserve Category : Tot Lot 88th Ave														
Playstructure	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730
Playground Sand	\$ 126	\$ 126	\$ 126	\$ 126	\$ 126	\$ 145	\$ 145	\$ 145	\$ 145	\$ 145	\$ 166	\$ 166	\$ 166	\$ 166
Tot Lot Surface	\$ 717	\$ 717	\$ 717	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 372
Trellis	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476
Picnic Tables	\$ 184	\$ 184	\$ 184	\$ 184	\$ 184	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92
Trash Receptacle	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 51	\$ 51	\$ 51	\$ 51
BBQ Grill	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 48	\$ 48
Park Bench Metal	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 80	\$ 80	\$ 80	\$ 80
Tot Lot 88th Ave Subtotal :	\$ 3,419	\$ 3,419	\$ 3,419	\$ 2,985	\$ 2,985	\$ 2,912	\$ 2,912	\$ 2,912	\$ 2,912	\$ 2,912	\$ 2,913	\$ 2,913	\$ 2,926	\$ 3,015

Reserve Category : Tot Lot Emil Rovey Pkwy														
Playstructure	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730
Playground Sand	\$ 126	\$ 126	\$ 126	\$ 126	\$ 126	\$ 145	\$ 145	\$ 145	\$ 145	\$ 145	\$ 166	\$ 166	\$ 166	\$ 166
Tot Lot Surface	\$ 717	\$ 717	\$ 717	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 372
Trellis	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476
Picnic Tables	\$ 184	\$ 184	\$ 184	\$ 184	\$ 184	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92
Trash Receptacle	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 51	\$ 51	\$ 51	\$ 51
BBQ Grill	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 48	\$ 48
Park Bench Metal	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 80	\$ 80	\$ 80	\$ 80
Volley Ball Net	\$ 229	\$ 229	\$ 229	\$ 229	\$ 229	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115
Volley Ball Sand	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 66	\$ 66	\$ 66	\$ 66
Tot Lot Emil Rovey Pkwy Subtotal :	\$ 3,698	\$ 3,698	\$ 3,698	\$ 3,264	\$ 3,264	\$ 3,085	\$ 3,085	\$ 3,085	\$ 3,085	\$ 3,085	\$ 3,094	\$ 3,094	\$ 3,107	\$ 3,196

Reserve Category : Tot Lot Laura Ln														
Playstructure	\$ 1,471	\$ 1,471	\$ 1,471	\$ 1,471	\$ 1,471	\$ 1,471	\$ 1,471	\$ 1,471	\$ 1,471	\$ 1,471	\$ 1,471	\$ 1,471	\$ 1,471	\$ 1,471
Playground Sand	\$ 126	\$ 126	\$ 126	\$ 126	\$ 126	\$ 145	\$ 145	\$ 145	\$ 145	\$ 145	\$ 166	\$ 166	\$ 166	\$ 166
Tot Lot Surface	\$ 717	\$ 717	\$ 717	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 372

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

Rovey Farm Estates 2015 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Trellis	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476
Picnic Tables	\$ 184	\$ 184	\$ 184	\$ 184	\$ 184	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92
Trash Receptacle	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 51	\$ 51	\$ 51	\$ 51
BBQ Grill	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 48	\$ 48
Park Bench Metal	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 80	\$ 80	\$ 80	\$ 80
Tot Lot Laura Ln Subtotal :	\$ 3,160	\$ 3,160	\$ 3,160	\$ 2,726	\$ 2,726	\$ 2,653	\$ 2,653	\$ 2,653	\$ 2,653	\$ 2,653	\$ 2,654	\$ 2,654	\$ 2,667	\$ 2,756

Reserve Category : Tot Lot Nicolet

Playstructure	\$ 1,557	\$ 1,557	\$ 1,557	\$ 1,557	\$ 1,557	\$ 1,557	\$ 1,557	\$ 1,557	\$ 1,557	\$ 1,557	\$ 1,557	\$ 1,557	\$ 1,557	\$ 1,557
Playground Sand	\$ 126	\$ 126	\$ 126	\$ 126	\$ 126	\$ 145	\$ 145	\$ 145	\$ 145	\$ 145	\$ 166	\$ 166	\$ 166	\$ 166
Tot Lot Surface	\$ 717	\$ 717	\$ 717	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283	\$ 372
Trellis	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476
Picnic Tables	\$ 367	\$ 367	\$ 367	\$ 367	\$ 367	\$ 185	\$ 185	\$ 185	\$ 185	\$ 185	\$ 185	\$ 185	\$ 185	\$ 185
Trash Receptacle	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 59	\$ 51	\$ 51	\$ 51	\$ 51
BBQ Grill	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 48	\$ 48
Park Bench Metal	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 80	\$ 80	\$ 80	\$ 80
Basketball Full Court Resurface	\$ 837	\$ 837	\$ 837	\$ 837	\$ 521	\$ 521	\$ 521	\$ 521	\$ 521	\$ 521	\$ 521	\$ 521	\$ 649	\$ 649
Basketball Equipment	\$ 161	\$ 161	\$ 161	\$ 161	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81
Volley Ball Net	\$ 229	\$ 229	\$ 229	\$ 229	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115
Volley Ball Sand	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 66	\$ 66	\$ 66	\$ 66
Tot Lot Nicolet Subtotal :	\$ 4,706	\$ 4,706	\$ 4,706	\$ 4,272	\$ 3,956	\$ 3,607	\$ 3,607	\$ 3,607	\$ 3,607	\$ 3,607	\$ 3,616	\$ 3,616	\$ 3,757	\$ 3,846

Reserve Category : Mail Box Structure

Mail Boxes	\$ 2,084	\$ 2,084	\$ 2,084	\$ 2,084	\$ 2,084	\$ 2,084	\$ 2,084	\$ 2,084	\$ 2,084	\$ 2,084	\$ 2,084	\$ 2,084	\$ 2,165	\$ 2,165
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Reserve Category : Association Contingency

Contingency	\$ 1,147	\$ 1,147	\$ 1,147	\$ 1,147	\$ 1,147	\$ 1,316	\$ 1,316	\$ 1,316	\$ 1,316	\$ 1,316	\$ 1,510	\$ 1,510	\$ 1,510	\$ 1,510
Total Revenue :	\$ 103,653	\$ 103,653	\$ 103,653	\$ 100,497	\$ 99,892	\$ 95,932	\$ 92,334	\$ 93,381	\$ 95,948	\$ 102,132	\$ 102,347	\$ 103,516	\$ 103,779	\$ 108,316

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

Rovey Farm Estates 2015 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Reserve Category : Monument Signs													
Entry Monument	\$ 1,298	\$ 1,298	\$ 1,298	\$ 1,298	\$ 1,298	\$ 1,298	\$ 1,971	\$ 1,971	\$ 1,971	\$ 1,971	\$ 1,971	\$ 1,971	\$ 1,971
Parcel Monument	\$ 1,947	\$ 1,947	\$ 1,947	\$ 1,947	\$ 1,947	\$ 1,947	\$ 2,957	\$ 2,957	\$ 2,957	\$ 2,957	\$ 2,957	\$ 2,957	\$ 2,957
Monument Signs Subtotal :	\$ 3,245	\$ 3,245	\$ 3,245	\$ 3,245	\$ 3,245	\$ 3,245	\$ 4,928	\$ 4,928	\$ 4,928	\$ 4,928	\$ 4,928	\$ 4,928	\$ 4,928
Reserve Category : Water Feature													
Water Feature Filter	\$ 4,982	\$ 5,263	\$ 5,263	\$ 5,561	\$ 5,561	\$ 5,875	\$ 5,875	\$ 6,207	\$ 6,207	\$ 6,557	\$ 6,557	\$ 6,927	\$ 6,927
Pump and Motor	\$ 18,117	\$ 19,140	\$ 19,140	\$ 20,221	\$ 20,221	\$ 21,363	\$ 21,363	\$ 22,569	\$ 22,569	\$ 23,844	\$ 23,844	\$ 25,190	\$ 25,190
Water Feature Lake Repair	\$ 1,324	\$ 1,324	\$ 1,324	\$ 1,324	\$ 1,324	\$ 1,324	\$ 2,011	\$ 2,011	\$ 2,011	\$ 2,011	\$ 2,011	\$ 2,011	\$ 2,011
Water Feature Subtotal :	\$ 24,423	\$ 25,727	\$ 25,727	\$ 27,106	\$ 27,106	\$ 28,562	\$ 29,249	\$ 30,787	\$ 30,787	\$ 32,412	\$ 32,412	\$ 34,128	\$ 34,128
Reserve Category : Landscaping													
Decomposed Granite	\$ 16,065	\$ 16,065	\$ 16,065	\$ 20,013	\$ 20,013	\$ 20,013	\$ 20,013	\$ 20,013	\$ 20,013	\$ 20,013	\$ 20,013	\$ 24,931	\$ 24,931
Tree Thinning	\$ 22,948	\$ 22,948	\$ 22,948	\$ 22,948	\$ 26,327	\$ 26,327	\$ 26,327	\$ 26,327	\$ 26,327	\$ 30,203	\$ 30,203	\$ 30,203	\$ 30,203
Rainbird Irrigation Station	\$ 2,700	\$ 2,700	\$ 2,700	\$ 2,700	\$ 2,700	\$ 2,700	\$ 4,077	\$ 4,077	\$ 4,077	\$ 4,077	\$ 4,077	\$ 4,077	\$ 4,077
Back Flow Preventer	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 2,718	\$ 2,718	\$ 2,718	\$ 2,718	\$ 2,718	\$ 2,718	\$ 2,718
Drywell Cleaning	\$ 4,939	\$ 4,939	\$ 4,939	\$ 4,939	\$ 4,939	\$ 4,939	\$ 4,939	\$ 4,939	\$ 6,153	\$ 6,153	\$ 6,153	\$ 6,153	\$ 6,153
Landscaping Subtotal :	\$ 48,452	\$ 48,452	\$ 48,452	\$ 52,400	\$ 55,779	\$ 55,779	\$ 58,074	\$ 58,074	\$ 59,288	\$ 63,164	\$ 63,164	\$ 68,082	\$ 68,082
Reserve Category : Perimeter Walls													
Paint Walls	\$ 12,447	\$ 12,447	\$ 16,382	\$ 16,382	\$ 16,382	\$ 16,382	\$ 16,382	\$ 16,382	\$ 16,382	\$ 16,382	\$ 16,382	\$ 16,382	\$ 21,561
Paint Wrought Iron Fence	\$ 4,246	\$ 4,246	\$ 4,246	\$ 4,246	\$ 4,246	\$ 4,871	\$ 4,871	\$ 4,871	\$ 4,871	\$ 4,871	\$ 5,588	\$ 5,588	\$ 5,588
Perimeter Walls Subtotal :	\$ 16,693	\$ 16,693	\$ 20,628	\$ 20,628	\$ 20,628	\$ 21,253	\$ 21,253	\$ 21,253	\$ 21,253	\$ 21,253	\$ 21,970	\$ 21,970	\$ 27,149
Reserve Category : Lighting													
Lighting Landscape	\$ 528	\$ 629	\$ 629	\$ 629	\$ 629	\$ 629	\$ 629	\$ 629	\$ 629	\$ 629	\$ 629	\$ 629	\$ 629

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

Rovey Farm Estates 2015 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Reserve Category : Tot Lot 88th Ave													
Playstructure	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 2,629	\$ 2,629	\$ 2,629	\$ 2,629	\$ 2,629	\$ 2,629	\$ 2,629
Playground Sand	\$ 166	\$ 190	\$ 190	\$ 190	\$ 190	\$ 190	\$ 219	\$ 219	\$ 219	\$ 219	\$ 219	\$ 251	\$ 251
Tot Lot Surface	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 490	\$ 490	\$ 490	\$ 490
Trellis	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 905	\$ 905
Picnic Tables	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 139	\$ 139	\$ 139	\$ 139	\$ 139	\$ 139	\$ 139
Trash Receptacle	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51
BBQ Grill	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 67	\$ 67	\$ 67
Park Bench Metal	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80
Tot Lot 88th Ave Subtotal :	\$ 3,015	\$ 3,039	\$ 3,039	\$ 3,039	\$ 3,039	\$ 3,039	\$ 4,014	\$ 4,014	\$ 4,014	\$ 4,132	\$ 4,151	\$ 4,612	\$ 4,612

Reserve Category : Tot Lot Emil Rovey Pkwy													
Playstructure	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 1,730	\$ 2,629	\$ 2,629	\$ 2,629	\$ 2,629	\$ 2,629	\$ 2,629	\$ 2,629
Playground Sand	\$ 166	\$ 190	\$ 190	\$ 190	\$ 190	\$ 190	\$ 219	\$ 219	\$ 219	\$ 219	\$ 219	\$ 251	\$ 251
Tot Lot Surface	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 490	\$ 490	\$ 490	\$ 490
Trellis	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 905	\$ 905
Picnic Tables	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 139	\$ 139	\$ 139	\$ 139	\$ 139	\$ 139	\$ 139
Trash Receptacle	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51
BBQ Grill	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 67	\$ 67	\$ 67
Park Bench Metal	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80
Volley Ball Net	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 174	\$ 174	\$ 174	\$ 174	\$ 174	\$ 174	\$ 174
Volley Ball Sand	\$ 66	\$ 76	\$ 76	\$ 76	\$ 76	\$ 76	\$ 87	\$ 87	\$ 87	\$ 87	\$ 87	\$ 100	\$ 100
Tot Lot Emil Rovey Pkwy Subtotal :	\$ 3,196	\$ 3,230	\$ 3,230	\$ 3,230	\$ 3,230	\$ 3,230	\$ 4,275	\$ 4,275	\$ 4,275	\$ 4,393	\$ 4,412	\$ 4,886	\$ 4,886

Reserve Category : Tot Lot Laura Ln													
Playstructure	\$ 1,471	\$ 1,471	\$ 1,471	\$ 1,471	\$ 1,471	\$ 1,471	\$ 2,234	\$ 2,234	\$ 2,234	\$ 2,234	\$ 2,234	\$ 2,234	\$ 2,234
Playground Sand	\$ 166	\$ 190	\$ 190	\$ 190	\$ 190	\$ 190	\$ 219	\$ 219	\$ 219	\$ 219	\$ 219	\$ 251	\$ 251
Tot Lot Surface	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 490	\$ 490	\$ 490	\$ 490

Rovey Farm Estates 2015 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Trellis	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 905	\$ 905
Picnic Tables	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 139	\$ 139	\$ 139	\$ 139	\$ 139	\$ 139	\$ 139
Trash Receptacle	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51
BBQ Grill	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 67	\$ 67	\$ 67
Park Bench Metal	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80
Tot Lot Laura Ln Subtotal :	\$ 2,756	\$ 2,780	\$ 2,780	\$ 2,780	\$ 2,780	\$ 2,780	\$ 3,619	\$ 3,619	\$ 3,619	\$ 3,737	\$ 3,756	\$ 4,217	\$ 4,217

Reserve Category : Tot Lot Nicolet

Playstructure	\$ 1,557	\$ 1,557	\$ 1,557	\$ 1,557	\$ 1,557	\$ 1,557	\$ 2,366	\$ 2,366	\$ 2,366	\$ 2,366	\$ 2,366	\$ 2,366	\$ 2,366
Playground Sand	\$ 166	\$ 190	\$ 190	\$ 190	\$ 190	\$ 190	\$ 219	\$ 219	\$ 219	\$ 219	\$ 219	\$ 251	\$ 251
Tot Lot Surface	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 490	\$ 490	\$ 490	\$ 490
Trellis	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 476	\$ 905	\$ 905
Picnic Tables	\$ 185	\$ 185	\$ 185	\$ 185	\$ 185	\$ 185	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279
Trash Receptacle	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51
BBQ Grill	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 48	\$ 67	\$ 67	\$ 67
Park Bench Metal	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80
Basketball Full Court Resurface	\$ 649	\$ 649	\$ 649	\$ 649	\$ 649	\$ 649	\$ 809	\$ 809	\$ 809	\$ 809	\$ 809	\$ 809	\$ 809
Basketball Equipment	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 122	\$ 122	\$ 122	\$ 122	\$ 122	\$ 122	\$ 122
Volley Ball Net	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 174	\$ 174	\$ 174	\$ 174	\$ 174	\$ 174	\$ 174
Volley Ball Sand	\$ 66	\$ 76	\$ 76	\$ 76	\$ 76	\$ 76	\$ 87	\$ 87	\$ 87	\$ 87	\$ 87	\$ 100	\$ 100
Tot Lot Nicolet Subtotal :	\$ 3,846	\$ 3,880	\$ 3,880	\$ 3,880	\$ 3,880	\$ 3,880	\$ 5,083	\$ 5,083	\$ 5,083	\$ 5,201	\$ 5,220	\$ 5,694	\$ 5,694

Reserve Category : Mail Box Structure

Mail Boxes	\$ 2,165	\$ 2,165	\$ 2,165	\$ 2,165	\$ 2,165	\$ 2,165	\$ 2,165	\$ 2,165	\$ 2,165	\$ 2,165	\$ 2,165	\$ 2,165	\$ 2,165
Contingency	\$ 1,510	\$ 1,732	\$ 1,732	\$ 1,732	\$ 1,732	\$ 1,732	\$ 1,987	\$ 1,987	\$ 1,987	\$ 1,987	\$ 1,987	\$ 2,279	\$ 2,279
Total Revenue :	\$ 109,836	\$ 111,581	\$ 115,516	\$ 120,842	\$ 124,220	\$ 126,301	\$ 135,279	\$ 136,817	\$ 138,031	\$ 144,003	\$ 144,795	\$ 153,591	\$ 158,769

Reserve Category : Association Contingency

Contingency	\$ 1,510	\$ 1,732	\$ 1,732	\$ 1,732	\$ 1,732	\$ 1,732	\$ 1,987	\$ 1,987	\$ 1,987	\$ 1,987	\$ 1,987	\$ 2,279	\$ 2,279
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Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

Rovey Farm Estates 2015 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2042	2043	2044	2045
Reserve Category : Monument Signs				
Entry Monument	\$ 1,971	\$ 1,971	\$ 1,971	\$ 1,971
Parcel Monument	\$ 2,957	\$ 2,957	\$ 2,957	\$ 2,957
Monument Signs Subtotal :	\$ 4,928	\$ 4,928	\$ 4,928	\$ 4,928
Reserve Category : Water Feature				
Water Feature Filter	\$ 7,319	\$ 7,319	\$ 7,732	\$ 7,732
Pump and Motor	\$ 26,613	\$ 26,613	\$ 28,116	\$ 28,116
Water Feature Lake Repair	\$ 2,011	\$ 2,011	\$ 2,011	\$ 2,011
Water Feature Subtotal :	\$ 35,943	\$ 35,943	\$ 37,859	\$ 37,859
Reserve Category : Landscaping				
Decomposed Granite	\$ 24,931	\$ 24,931	\$ 24,931	\$ 24,931
Tree Thinning	\$ 30,203	\$ 34,649	\$ 34,649	\$ 34,649
Rainbird Irrigation Station	\$ 4,077	\$ 4,077	\$ 4,077	\$ 4,077
Back Flow Preventer	\$ 2,718	\$ 2,718	\$ 2,718	\$ 2,718
Drywell Cleaning	\$ 6,153	\$ 6,153	\$ 6,153	
Landscaping Subtotal :	\$ 68,082	\$ 72,528	\$ 72,528	\$ 66,375
Reserve Category : Perimeter Walls				
Paint Walls	\$ 21,561	\$ 21,561	\$ 21,561	\$ 21,561
Paint Wrought Iron Fence	\$ 5,588	\$ 5,588	\$ 6,411	\$ 6,411
Perimeter Walls Subtotal :	\$ 27,149	\$ 27,149	\$ 27,972	\$ 27,972
Reserve Category : Lighting				
Lighting Landscape	\$ 629	\$ 629	\$ 629	\$ 629

Rovey Farm Estates 2015 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2042	2043	2044	2045
Reserve Category : Tot Lot 88th Ave				
Playstructure	\$ 2,629	\$ 2,629	\$ 2,629	\$ 2,629
Playground Sand	\$ 251	\$ 251	\$ 251	
Tot Lot Surface	\$ 490	\$ 490	\$ 490	\$ 490
Trellis	\$ 905	\$ 905	\$ 905	\$ 905
Picnic Tables	\$ 139	\$ 139	\$ 139	\$ 139
Trash Receptacle	\$ 51	\$ 51	\$ 51	
BBO Grill	\$ 67	\$ 67	\$ 67	\$ 67
Park Bench Metal	\$ 80	\$ 80	\$ 80	
Tot Lot 88th Ave Subtotal :	\$ 4,612	\$ 4,612	\$ 4,612	\$ 4,230
Reserve Category : Tot Lot Emil Rovey Pkwy				
Playstructure	\$ 2,629	\$ 2,629	\$ 2,629	\$ 2,629
Playground Sand	\$ 251	\$ 251	\$ 251	
Tot Lot Surface	\$ 490	\$ 490	\$ 490	\$ 490
Trellis	\$ 905	\$ 905	\$ 905	\$ 905
Picnic Tables	\$ 139	\$ 139	\$ 139	\$ 139
Trash Receptacle	\$ 51	\$ 51	\$ 51	
BBO Grill	\$ 67	\$ 67	\$ 67	\$ 67
Park Bench Metal	\$ 80	\$ 80	\$ 80	
Volley Ball Net	\$ 174	\$ 174	\$ 174	\$ 174
Volley Ball Sand	\$ 100	\$ 100	\$ 100	
Tot Lot Emil Rovey Pkwy Subtotal :	\$ 4,886	\$ 4,886	\$ 4,886	\$ 4,404
Reserve Category : Tot Lot Laura Ln				
Playstructure	\$ 2,234	\$ 2,234	\$ 2,234	\$ 2,234
Playground Sand	\$ 251	\$ 251	\$ 251	
Tot Lot Surface	\$ 490	\$ 490	\$ 490	\$ 490

Rovey Farm Estates 2015 Funding Unadjusted Revenue by Calendar Year - Continued

Item Name	2042	2043	2044	2045
Trellis	\$ 905	\$ 905	\$ 905	\$ 905
Picnic Tables	\$ 139	\$ 139	\$ 139	\$ 139
Trash Receptacle	\$ 51	\$ 51	\$ 51	
BBQ Grill	\$ 67	\$ 67	\$ 67	\$ 67
Park Bench Metal	\$ 80	\$ 80	\$ 80	
Tot Lot Laura Ln Subtotal :	\$ 4,217	\$ 4,217	\$ 4,217	\$ 3,835
Reserve Category : Tot Lot Nicolet				
Playstructure	\$ 2,366	\$ 2,366	\$ 2,366	\$ 2,366
Playground Sand	\$ 251	\$ 251	\$ 251	
Tot Lot Surface	\$ 490	\$ 490	\$ 490	\$ 490
Trellis	\$ 905	\$ 905	\$ 905	\$ 905
Picnic Tables	\$ 279	\$ 279	\$ 279	\$ 279
Trash Receptacle	\$ 51	\$ 51	\$ 51	
BBQ Grill	\$ 67	\$ 67	\$ 67	\$ 67
Park Bench Metal	\$ 80	\$ 80	\$ 80	
Basketball Full Court Resurface	\$ 809	\$ 1,008	\$ 1,008	\$ 1,008
Basketball Equipment	\$ 122	\$ 122	\$ 122	\$ 122
Volley Ball Net	\$ 174	\$ 174	\$ 174	\$ 174
Volley Ball Sand	\$ 100	\$ 100	\$ 100	
Tot Lot Nicolet Subtotal :	\$ 5,694	\$ 5,893	\$ 5,893	\$ 5,411
Reserve Category : Mail Box Structure				
Mail Boxes	\$ 2,165	\$ 2,165	\$ 2,165	\$ 2,165
Reserve Category : Association Contingency				
Contingency	\$ 2,279	\$ 2,279	\$ 2,279	
Total Revenue :	\$ 160,583	\$ 165,228	\$ 167,967	\$ 157,808

Unadjusted Revenue does not include earned interest, tax adjustments, or salvage.

Prepared by Castle Reserve Studies
Rovey Farm Estates 2015 Funding Study - Expenses by Item and by Calendar Year

Item Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
Reserve Category : Monument Signs																								
Entry Monument																								
Parcel Monument																								
Category Subtotal:																								
Reserve Category : Water Feature																								
Water Feature Filter			\$ 7,167		\$ 7,572		\$ 7,999		\$ 8,451		\$ 8,928		\$ 9,432		\$ 9,965		\$ 10,528		\$ 11,123		\$ 11,751			\$ 12,414
Pump and Motor			\$ 26,062		\$ 27,533		\$ 29,088		\$ 30,731		\$ 32,466		\$ 34,300		\$ 36,237		\$ 38,283		\$ 40,446		\$ 42,730			\$ 45,143
Water Feature Lake Repair																								
Category Subtotal:			\$ 33,229		\$ 35,105		\$ 37,087		\$ 39,182		\$ 41,394		\$ 43,732		\$ 46,202		\$ 48,811		\$ 51,569		\$ 54,481			\$ 57,557
Reserve Category : Landscaping																								
Decomposed Granite									\$ 103,205								\$ 128,569							
Tree Thinning			\$ 76,013					\$ 87,203					\$ 100,042				\$ 114,770							\$ 131,666
Rainbird Irrigation Station					\$ 26,845																			\$ 40,533
Back Flow Preventer					\$ 17,897																			\$ 27,022
Drywell Cleaning						\$ 25,470								\$ 31,730										\$ 39,528
Category Subtotal:			\$ 76,013		\$ 44,742		\$ 25,470		\$ 87,203		\$ 103,205		\$ 100,042		\$ 31,730		\$ 128,569		\$ 114,770		\$ 67,555		\$ 39,528	\$ 131,666
Reserve Category : Perimeter Walls																								
Paint Walls						\$ 94,623																		
Point Wrought Iron Fence					\$ 14,063				\$ 16,134					\$ 18,509					\$ 21,234					\$ 24,234
Category Subtotal:					\$ 14,063				\$ 16,134					\$ 18,509					\$ 21,234					\$ 24,234
Reserve Category : Lighting																								
Lighting Landscape																								
Reserve Category : Tot Lot 68th Ave																								
Playstructure																								\$ 34,643
Playground Sand					\$ 631										\$ 830									\$ 953
Tot Lot Surface			\$ 2,150										\$ 2,830											\$ 3,724
Trellis																								
Picnic Tables					\$ 918																			\$ 1,386
Trash Receptacle										\$ 592														
BBQ Grill																								
Park Bench Metal										\$ 921														
Category Subtotal:			\$ 2,150		\$ 1,549					\$ 2,237			\$ 417		\$ 830		\$ 2,830				\$ 36,982			\$ 3,724
Reserve Category : Tot Lot Emil Rovey Pkwy																								
Playstructure																								\$ 34,643
Playground Sand					\$ 631										\$ 830									\$ 953
Tot Lot Surface			\$ 2,150										\$ 2,830											\$ 3,724

Prepared by Castle Reserve Studies
Rovey Farm Estates 2015 Funding Study Expenses by Calendar Year - Continued

Item Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Trellis																							
Picnic Tables					\$ 918															\$ 1,386			
Trash Receptacle										\$ 592													
BBQ Grill												\$ 417											
Park Bench Metal										\$ 921													
Volley Ball Net					\$ 1,147															\$ 1,732			
Volley Ball Sand					\$ 252					\$ 290					\$ 332					\$ 381			
Category Subtotal:			\$ 2,150		\$ 2,948					\$ 2,527		\$ 417	\$ 2,830		\$ 1,162					\$ 39,095			\$ 3,724
Reserve Category : Tot Lot Laura Ln																							
Playstructure																							
Playground Sand					\$ 631					\$ 724					\$ 830					\$ 29,447			
Tot Lot Surface			\$ 2,150										\$ 2,830										\$ 3,724
Trellis																							
Picnic Tables					\$ 918															\$ 1,386			
Trash Receptacle										\$ 592													
BBQ Grill												\$ 417											
Park Bench Metal										\$ 921													
Category Subtotal:			\$ 2,150		\$ 1,549					\$ 2,237		\$ 417	\$ 2,830		\$ 830					\$ 31,786			\$ 3,724
Reserve Category : Tot Lot Nicolet																							
Playstructure																							
Playground Sand					\$ 631					\$ 724					\$ 830					\$ 31,179			
Tot Lot Surface			\$ 2,150										\$ 2,830										\$ 3,724
Trellis																							
Picnic Tables					\$ 1,836															\$ 2,771			
Trash Receptacle										\$ 592													
BBQ Grill												\$ 417											
Park Bench Metal										\$ 921													
Basketball/Full Court Resurface				\$ 3,348								\$ 4,171								\$ 5,196			
Basketball Equipment					\$ 803															\$ 1,213			
Volley Ball Net					\$ 1,147															\$ 1,732			
Volley Ball Sand					\$ 252					\$ 290					\$ 332					\$ 381			
Category Subtotal:			\$ 2,150	\$ 3,348	\$ 4,669					\$ 2,527		\$ 4,588	\$ 2,830		\$ 1,162					\$ 43,425			\$ 3,724
Reserve Category : Mail Box Structure																							
Mail Boxes																							
Reserve Category : Association Contingency																							
Contingency					\$ 5,736					\$ 6,591					\$ 7,549					\$ 8,661			
Expense Totals:			\$ 17,844	\$ 17,412	\$ 96,298	\$ 120,093	\$ 37,087	\$ 87,203	\$ 158,521	\$ 16,109	\$ 41,395	\$ 30,868	\$ 155,093	\$ 50,239	\$ 65,665	\$ 124,534	\$ 177,380	\$ 114,770	\$ 72,802	\$ 318,960	\$ 54,480	\$ 39,528	\$ 204,121

Prepared by Castle Reserve Studies
Rovey Farm Estates 2015 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045
Reserve Category : Monument Signs								
Entry Monument								
Parcel Monument								
Category Subtotal :								
Reserve Category : Water Feature								
Water Feature Filter		\$ 13,115		\$ 13,856		\$ 14,639		\$ 15,465
Pump and Motor		\$ 47,692		\$ 50,386		\$ 53,231		\$ 56,237
Water Feature Lake Repair								
Category Subtotal :		\$ 60,807		\$ 64,242		\$ 67,870		\$ 71,702
Reserve Category : Landscaping								
Decomposed Granite		\$ 160,166						
Tree Thinning					\$ 151,051			
Rainbird Irrigation Station								
Back Flow Preventer								\$ 49,242
Drywell Cleaning								\$ 49,242
Category Subtotal :		\$ 160,166		\$ 151,051				\$ 98,484
Reserve Category : Perimeter Walls								
Paint Walls				\$ 163,902				
Paint Wrought Iron Fence	\$ 24,360					\$ 27,946		
Category Subtotal :	\$ 24,360			\$ 163,902		\$ 27,946		
Reserve Category : Lighting								
Reserve Category : Tot Lot 88th Ave								
Playstructure								
Playground Sand		\$ 1,093					\$ 1,254	
Tot Lot Surface								
Trellis		\$ 11,923						
Picnic Tables								\$ 1,026
Trash Receptacle								
BBQ Grill	\$ 580							\$ 1,596
Park Bench Metal								\$ 3,876
Category Subtotal :	\$ 580	\$ 11,3016						\$ 6,768
Reserve Category : Tot Lot Emil Rovey Pkwy								
Playstructure								
Playground Sand		\$ 1,093						\$ 1,254
Tot Lot Surface								

Prepared by Castle Reserve Studies
Rovey Farm Estates 2015 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045
Trellis		\$ 1,923						
Picnic Tables								
Trash Receptacle							\$ 1,026	
BBO Grill	\$ 580							
Park Bench Metal							\$ 1,596	
Volley Ball Net								
Volley Ball Sand		\$ 437					\$ 502	
Category Subtotal :	\$ 580	\$ 13,453					\$ 4,378	
Reserve Category : Tot Lot Laura Ln								
Playstructure								
Playground Sand		\$ 1,093					\$ 1,264	
Tot Lot Surface								
Trellis		\$ 1,923						
Picnic Tables								
Trash Receptacle							\$ 1,026	
BBO Grill	\$ 580							
Park Bench Metal							\$ 1,596	
Category Subtotal :	\$ 580	\$ 13,016					\$ 3,876	
Reserve Category : Tot Lot Nicolet								
Playstructure								
Playground Sand		\$ 1,093					\$ 1,264	
Tot Lot Surface								
Trellis		\$ 1,923						
Picnic Tables								
Trash Receptacle							\$ 1,026	
BBO Grill	\$ 580							
Park Bench Metal							\$ 1,596	
Basketball Full Court Resurface					\$ 6,474			
Basketball Equipment								
Volley Ball Net								
Volley Ball Sand		\$ 437					\$ 502	
Category Subtotal :	\$ 580	\$ 13,453			\$ 6,474		\$ 4,378	
Reserve Category : Mail Box Structure								
Mail Boxes								
Reserve Category : Association Contingency								
Contingency		\$ 9,936					\$ 11,399	
Expense Totals :	\$ 26,680	\$ 283,848	\$ 163,902	\$ 64,242	\$ 157,524	\$ 95,816	\$ 77,146	\$ 71,702

August 8, 2014

Expense Summary Report by Year

Year	Category	Item Name	Expense	
2017	Water Feature	Water Feature Filter	\$ 7,167	
		Pump and Motor	\$ 26,062	
	Water Feature Subtotal = \$ 33,229.00			
	Landscaping	Tree Thinning	\$ 76,013	
	Tot Lot 88th Ave	Tot Lot Surface	\$ 2,150	
	Tot Lot Emil Rovey Pkwy	Tot Lot Surface	\$ 2,150	
	Tot Lot Laura Ln	Tot Lot Surface	\$ 2,150	
	Tot Lot Nicolet	Tot Lot Surface	\$ 2,150	
2017 Annual Expense Total = \$ 117,842				
2018	Perimeter Walls	Paint Wrought Iron Fence	\$ 14,063	
	Tot Lot Nicolet	Basketball Full Court Resurface	\$ 3,348	
2018 Annual Expense Total = \$ 17,411				
2019	Water Feature	Water Feature Filter	\$ 7,572	
		Pump and Motor	\$ 27,533	
	Water Feature Subtotal = \$ 35,105.00			
	Landscaping	Rainbird Irrigation Station	\$ 26,845	
		Back Flow Preventer	\$ 17,897	
	Landscaping Subtotal = \$ 44,742.00			
	Tot Lot 88th Ave	Playground Sand	\$ 631	
		Picnic Tables	\$ 918	
	Tot Lot 88th Ave Subtotal = \$ 1,549.00			
	Tot Lot Emil Rovey Pkwy	Playground Sand	\$ 631	
		Picnic Tables	\$ 918	
		Volley Ball Net	\$ 1,147	
		Volley Ball Sand	\$ 252	
	Tot Lot Emil Rovey Pkwy Subtotal = \$ 2,948.00			
Tot Lot Laura Ln	Playground Sand	\$ 631		
	Picnic Tables	\$ 918		
Tot Lot Laura Ln Subtotal = \$ 1,549.00				
Tot Lot Nicolet	Playground Sand	\$ 631		

Year	Category	Item Name	Expense	
2019	Tot Lot Nicolet	Picnic Tables	\$ 1,836	
		Basketball Equipment	\$ 803	
		Volley Ball Net	\$ 1,147	
		Volley Ball Sand	\$ 252	
	Tot Lot Nicolet Subtotal = \$ 4,669.00			
	Association Contingency	Contingency	\$ 5,736	
2019 Annual Expense Total = \$ 96,298				
2020	Landscaping	Drywell Cleaning	\$ 25,470	
	Perimeter Walls	Paint Walls	\$ 94,623	
2020 Annual Expense Total = \$ 120,093				
2021	Water Feature	Water Feature Filter	\$ 7,999	
		Pump and Motor	\$ 29,088	
	Water Feature Subtotal = \$ 37,087.00			
2021 Annual Expense Total = \$ 37,087				
2022	Landscaping	Tree Thinning	\$ 87,203	
2022 Annual Expense Total = \$ 87,203				
2023	Water Feature	Water Feature Filter	\$ 8,451	
		Pump and Motor	\$ 30,731	
	Water Feature Subtotal = \$ 39,182.00			
	Landscaping	Decomposed Granite	\$ 103,205	
	Perimeter Walls	Paint Wrought Iron Fence	\$ 16,134	
2023 Annual Expense Total = \$ 158,521				
2024	Tot Lot 88th Ave	Playground Sand	\$ 724	
		Trash Receptacle	\$ 592	
		Park Bench Metal	\$ 921	
	Tot Lot 88th Ave Subtotal = \$ 2,237.00			
	Tot Lot Emil Rovey Pkwy	Playground Sand	\$ 724	
		Trash Receptacle	\$ 592	
		Park Bench Metal	\$ 921	
		Volley Ball Sand	\$ 290	
	Tot Lot Emil Rovey Pkwy Subtotal = \$ 2,527.00			
	Tot Lot Laura Ln	Playground Sand	\$ 724	

Year	Category	Item Name	Expense
2024	Tot Lot Laura Ln	Trash Receptacle	\$ 592
		Park Bench Metal	\$ 921
	Tot Lot Laura Ln Subtotal = \$ 2,237.00		
	Tot Lot Nicolet	Playground Sand	\$ 724
		Trash Receptacle	\$ 592
		Park Bench Metal	\$ 921
		Volley Ball Sand	\$ 290
Tot Lot Nicolet Subtotal = \$ 2,527.00			
Association Contingency	Contingency	\$ 6,581	
2024 Annual Expense Total = \$ 16,109			
2025	Water Feature	Water Feature Filter	\$ 8,928
		Pump and Motor	\$ 32,466
	Water Feature Subtotal = \$ 41,394.00		
2025 Annual Expense Total = \$ 41,394			
2026	Tot Lot 88th Ave	BBQ Grill	\$ 417
	Tot Lot Emil Rovey Pkwy	BBQ Grill	\$ 417
	Tot Lot Laura Ln	BBQ Grill	\$ 417
	Tot Lot Nicolet	BBQ Grill	\$ 417
		Basketball Full Court Resurface	\$ 4,171
	Tot Lot Nicolet Subtotal = \$ 4,588.00		
Mail Box Structure	Mail Boxes	\$ 25,028	
2026 Annual Expense Total = \$ 30,867			
2027	Water Feature	Water Feature Filter	\$ 9,432
		Pump and Motor	\$ 34,300
	Water Feature Subtotal = \$ 43,732.00		
	Landscaping	Tree Thinning	\$ 100,042
	Tot Lot 88th Ave	Tot Lot Surface	\$ 2,830
	Tot Lot Emil Rovey Pkwy	Tot Lot Surface	\$ 2,830
	Tot Lot Laura Ln	Tot Lot Surface	\$ 2,830
	Tot Lot Nicolet	Tot Lot Surface	\$ 2,830
2027 Annual Expense Total = \$ 155,094			
2028	Landscaping	Drywell Cleaning	\$ 31,730
	Perimeter Walls	Paint Wrought Iron Fence	\$ 18,509

Year	Category	Item Name	Expense	
2028 Annual Expense Total = \$ 50,239				
2029	Water Feature	Water Feature Filter	\$ 9,965	
		Pump and Motor	\$ 36,237	
	Water Feature Subtotal = \$ 46,202.00			
	Lighting	Lighting Landscape	\$ 7,927	
	Tot Lot 88th Ave	Playground Sand	\$ 830	
	Tot Lot Emil Rovey Pkwy	Playground Sand	\$ 830	
		Volley Ball Sand	\$ 332	
	Tot Lot Emil Rovey Pkwy Subtotal = \$ 1,162.00			
	Tot Lot Laura Ln	Playground Sand	\$ 830	
	Tot Lot Nicolet	Playground Sand	\$ 830	
		Volley Ball Sand	\$ 332	
	Tot Lot Nicolet Subtotal = \$ 1,162.00			
Association Contingency	Contingency	\$ 7,549		
2029 Annual Expense Total = \$ 65,662				
2030	Perimeter Walls	Paint Walls	\$ 124,534	
2030 Annual Expense Total = \$ 124,534				
2031	Water Feature	Water Feature Filter	\$ 10,528	
		Pump and Motor	\$ 38,283	
	Water Feature Subtotal = \$ 48,811.00			
Landscaping	Decomposed Granite	\$ 128,569		
2031 Annual Expense Total = \$ 177,380				
2032	Landscaping	Tree Thinning	\$ 114,770	
2032 Annual Expense Total = \$ 114,770				
2033	Water Feature	Water Feature Filter	\$ 11,123	
		Pump and Motor	\$ 40,446	
	Water Feature Subtotal = \$ 51,569.00			
Perimeter Walls	Paint Wrought Iron Fence	\$ 21,234		
2033 Annual Expense Total = \$ 72,803				
2034	Monument Signs	Entry Monument	\$ 25,982	
		Parcel Monument	\$ 38,974	
	Monument Signs Subtotal = \$ 64,956.00			

Year	Category	Item Name	Expense	
2034	Water Feature	Water Feature Lake Repair	\$ 26,502	
	Landscaping	Rainbird Irrigation Station	\$ 40,533	
		Back Flow Preventer	\$ 27,022	
	Landscaping Subtotal = \$ 67,555.00			
	Tot Lot 88th Ave	Playstructure	\$ 34,643	
		Playground Sand	\$ 953	
		Picnic Tables	\$ 1,386	
	Tot Lot 88th Ave Subtotal = \$ 36,982.00			
	Tot Lot Emil Rovey Pkwy	Playstructure	\$ 34,643	
		Playground Sand	\$ 953	
		Picnic Tables	\$ 1,386	
		Volley Ball Net	\$ 1,732	
		Volley Ball Sand	\$ 381	
	Tot Lot Emil Rovey Pkwy Subtotal = \$ 39,095.00			
	Tot Lot Laura Ln	Playstructure	\$ 29,447	
		Playground Sand	\$ 953	
		Picnic Tables	\$ 1,386	
	Tot Lot Laura Ln Subtotal = \$ 31,786.00			
	Tot Lot Nicolet	Playstructure	\$ 31,179	
		Playground Sand	\$ 953	
Picnic Tables		\$ 2,771		
Basketball Full Court Resurface		\$ 5,196		
Basketball Equipment		\$ 1,213		
Volley Ball Net		\$ 1,732		
Volley Ball Sand		\$ 381		
Tot Lot Nicolet Subtotal = \$ 43,425.00				
Association Contingency	Contingency	\$ 8,661		
2034 Annual Expense Total = \$ 318,962				
2035	Water Feature	Water Feature Filter	\$ 11,751	
		Pump and Motor	\$ 42,730	
	Water Feature Subtotal = \$ 54,481.00			
2035 Annual Expense Total = \$ 54,481				
2036	Landscaping	Drywell Cleaning	\$ 39,528	
2036 Annual Expense Total = \$ 39,528				

Year	Category	Item Name	Expense	
2037	Water Feature	Water Feature Filter	\$ 12,414	
		Pump and Motor	\$ 45,143	
	Water Feature Subtotal = \$ 57,557.00			
	Landscaping	Tree Thinning	\$ 131,666	
	Tot Lot 88th Ave	Tot Lot Surface	\$ 3,724	
	Tot Lot Emil Rovey Pkwy	Tot Lot Surface	\$ 3,724	
	Tot Lot Laura Ln	Tot Lot Surface	\$ 3,724	
	Tot Lot Nicolet	Tot Lot Surface	\$ 3,724	
2037 Annual Expense Total = \$ 204,119				
2038	Perimeter Walls	Paint Wrought Iron Fence	\$ 24,360	
	Tot Lot 88th Ave	BBQ Grill	\$ 580	
	Tot Lot Emil Rovey Pkwy	BBQ Grill	\$ 580	
	Tot Lot Laura Ln	BBQ Grill	\$ 580	
	Tot Lot Nicolet	BBQ Grill	\$ 580	
2038 Annual Expense Total = \$ 26,680				
2039	Water Feature	Water Feature Filter	\$ 13,115	
		Pump and Motor	\$ 47,692	
	Water Feature Subtotal = \$ 60,807.00			
	Landscaping	Decomposed Granite	\$ 160,166	
	Tot Lot 88th Ave	Playground Sand	\$ 1,093	
		Trellis	\$ 11,923	
	Tot Lot 88th Ave Subtotal = \$ 13,016.00			
	Tot Lot Emil Rovey Pkwy	Playground Sand	\$ 1,093	
		Trellis	\$ 11,923	
		Volley Ball Sand	\$ 437	
	Tot Lot Emil Rovey Pkwy Subtotal = \$ 13,453.00			
	Tot Lot Laura Ln	Playground Sand	\$ 1,093	
		Trellis	\$ 11,923	
	Tot Lot Laura Ln Subtotal = \$ 13,016.00			
	Tot Lot Nicolet	Playground Sand	\$ 1,093	
		Trellis	\$ 11,923	
Volley Ball Sand		\$ 437		
Tot Lot Nicolet Subtotal = \$ 13,453.00				

Year	Category	Item Name	Expense
2039	Association Contingency	Contingency	\$ 9,936
2039 Annual Expense Total = \$ 283,847			
2040	Perimeter Walls	Paint Walls	\$ 163,902
2040 Annual Expense Total = \$ 163,902			
2041	Water Feature	Water Feature Filter	\$ 13,856
		Pump and Motor	\$ 50,386
	Water Feature Subtotal = \$ 64,242.00		
2041 Annual Expense Total = \$ 64,242			
2042	Landscaping	Tree Thinning	\$ 151,051
	Tot Lot Nicolet	Basketball Full Court Resurface	\$ 6,474
2042 Annual Expense Total = \$ 157,525			
2043	Water Feature	Water Feature Filter	\$ 14,639
		Pump and Motor	\$ 53,231
	Water Feature Subtotal = \$ 67,870.00		
	Perimeter Walls	Paint Wrought Iron Fence	\$ 27,946
2043 Annual Expense Total = \$ 95,816			
2044	Landscaping	Drywell Cleaning	\$ 49,242
	Tot Lot 88th Ave	Playground Sand	\$ 1,254
		Trash Receptacle	\$ 1,026
		Park Bench Metal	\$ 1,596
		Tot Lot 88th Ave Subtotal = \$ 3,876.00	
	Tot Lot Emil Rovey Pkwy	Playground Sand	\$ 1,254
		Trash Receptacle	\$ 1,026
		Park Bench Metal	\$ 1,596
		Volley Ball Sand	\$ 502
	Tot Lot Emil Rovey Pkwy Subtotal = \$ 4,378.00		
	Tot Lot Laura Ln	Playground Sand	\$ 1,254
		Trash Receptacle	\$ 1,026
		Park Bench Metal	\$ 1,596
	Tot Lot Laura Ln Subtotal = \$ 3,876.00		
	Tot Lot Nicolet	Playground Sand	\$ 1,254
		Trash Receptacle	\$ 1,026

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Year	Category	Item Name	Expense
2044	Tot Lot Nicolet	Park Bench Metal	\$ 1,596
		Volley Ball Sand	\$ 502
	Tot Lot Nicolet Subtotal = \$ 4,378.00		
	Association Contingency	Contingency	\$ 11,399
2044 Annual Expense Total = \$ 77,149			
2045	Water Feature	Water Feature Filter	\$ 15,465
		Pump and Motor	\$ 56,237
	Water Feature Subtotal = \$ 71,702.00		
2045 Annual Expense Total = \$ 71,702			