



Arizona Reserve Services, LLC

CASH FLOW SHEET

Community Name : Las Torres

Number of Units: 25

Projected for: 2016 through 2045

Date: 1/01/16

Year Constructed: 1979

Inflation Assumption: 3.00%

Contingency Rate: 3.00%

MMA 1.113%

ASSET #	DESCRIPTION	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Year 6 2021	Year 7 2022	Year 8 2023	Year 9 2024	Year 10 2025	Year 11 2026	Year 12 2027	Year 13 2028	Year 14 2029	Year 15 2030	Year 16 2031	Year 17 2032	Year 18 2033	Year 19 2034	Year 20 2035	Year 21 2036	Year 22 2037	Year 23 2038	Year 24 2039	Year 25 2040	Year 26 2041	Year 27 2042	Year 28 2043	Year 29 2044	Year 30 2045	Fully Funded	
CT01	Contingency	\$930	\$958	\$987	\$1,016	\$1,047	\$1,078	\$1,110	\$1,144	\$1,178	\$1,213	\$1,250	\$1,287	\$1,326	\$1,366	\$1,407	\$1,449	\$1,492	\$1,537	\$1,583	\$1,631	\$1,680	\$1,730	\$1,782	\$1,835	\$1,890	\$1,947	\$2,006	\$2,066	\$2,128	\$2,192	\$44,245	
107	Basketball Goal Replace																	\$3,595														\$3,595	
108	Flex Court Resurface																						\$40,723									\$40,723	
109	Synthetic Turf Replace							\$15,646										\$21,024										\$28,255				\$64,925	
119	Irrigation Controller Replacement	\$2,009														\$3,038													\$4,595			\$9,642	
120	Backflow Preventer Replacement						\$5,738																				\$10,364				\$16,102		
125	Wall Repair						\$5,970										\$8,024										\$10,783					\$24,777	
126A	Wrought Iron Replacement																											\$43,959				\$43,959	
126B	Chain Link Fence Replace																											\$30,387				\$30,387	
127	Paint Units and Masonry Wall							\$118,990										\$159,913										\$214,910				\$493,813	
128	Paint Metal Components			\$8,206						\$9,798						\$11,700						\$13,970										\$43,674	
135	Monument Letters															\$4,814																\$4,814	
206	Asphalt Seal Coat/Maintenance		\$6,926					\$8,029					\$9,307					\$10,790					\$12,508					\$5,081				\$52,641	
208	Asphalt Replace																										\$173,951					\$173,951	
301	Pool Resurface		\$29,539															\$22,651														\$52,190	
302	Spa Resurface		\$1,795															\$2,797														\$4,592	
303	Pool/ Spa Heater Replace	\$5,665									\$7,392									\$9,644									\$12,584				\$35,285
306	Pool/ Spa Filter Replace					\$3,130																		\$5,173								\$8,303	
314	Cool Deck Replace														\$19,683															\$30,666		\$50,349	
317A	Pool Furniture Replace		\$2,758								\$3,494								\$4,426								\$5,607					\$16,285	
400	Tile Roof Underlayment Replace														\$268,750																	\$268,750	
404	Flat Roof Resurface	\$8,912										\$11,976										\$16,095										\$36,983	
																																\$0	
																																	\$0
Totals		\$17,516	\$41,976	\$9,193	\$1,016	\$4,177	\$12,786	\$143,775	\$1,144	\$10,976	\$12,099	\$13,226	\$10,594	\$1,326	\$270,116	\$35,828	\$9,473	\$227,076	\$5,963	\$11,227	\$1,631	\$31,745	\$54,961	\$6,955	\$1,835	\$1,890	\$28,701	\$498,549	\$14,650	\$6,723	\$32,858	\$1,519,985	

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