





**CID Reserve Studies, LLC**  
 3838 N. Central Avenue, Suite 3100  
 Phoenix, Arizona 85012  
 (602) 867-4435

**30 YEAR FULLY FUNDED RESERVE PROJECTIONS**

Member of the National Institute of Community Management

PROPERTY NAME: **Colonia Verde  
Tucson, Arizona**  
 NO. OF UNITS: 169  
 PROJECTION FOR YEAR: 2008  
 DATA DATE: November 13, 2007  
 PREPARED BY: CID Reserve Studies

CONTINGENCY FACTOR: 3.00%      CONSUMER PRICE INDEX: 3.00%  
 YEAR : 2008      TREASURY BILL RATE: 4.00%  
    TAX RATE: 30.00%  
 NET TREASURY BILL RATE: 2.80%

**First Year Fully Funded Analysis**

A	B	C	D	E	F	G	H	I	J	K	L			
ASSET #	DESCRIPTION	TYPE	PERCENT REPLACED	QTY.	UNIT	UNIT PRICE	COSTS TO MAINTAIN & REPLACE	LIFE EXPEC. YEARS	REMAIN. LIFE EXP.	BASE RESERVES NEEDED PER YEAR	REPL. YEAR	INITIAL RESERVES REQUIRED INCL. C.P.I.	RESERVES ON HAND	RESERVES NEEDED NEXT YEAR
1045	Cul de Sac Pavements - Seal Coat	Prior Yrs '94	100%	42,500	Sq Ft	\$0.15	\$6,375	5	1	\$1,275	2009	\$5,253	\$368	\$6,188
1046	Cul de Sac Pavements - Seal Coat	Prior Yrs '96 thru '97	100%	34,000	Sq Ft	\$0.15	\$5,100	5	1	\$1,020	2009	\$4,202	\$294	\$4,950
1047	Cul de Sac Pavements - Seal Coat	Prior Yrs '98	100%	25,000	Sq Ft	\$0.15	\$3,750	5	5	\$750	2013			\$773
1048	Cul de Sac Pavements - Seal Coat	Prior Yrs '99 thru '01	100%	37,600	Sq Ft	\$0.15	\$5,640	5	5	\$1,128	2013			\$1,162
1049	Cul de Sac Pavements - Seal Coat	Prior Yrs '02	100%	36,400	Sq Ft	\$0.15	\$5,460	5	3	\$1,092	2011	\$2,250	\$158	\$3,212
1050	Cul de Sac Pavements - Seal Coat	Prior Yrs '04	100%	40,050	Sq Ft	\$0.15	\$6,008	5	1	\$1,202	2009	\$4,950	\$347	\$5,831
1051	Cul de Sac Pavements - Seal Coat	Prior Yrs '05 thru '07	100%	43,250	Sq Ft	\$0.15	\$6,488	5	2	\$1,298	2010	\$4,009	\$281	\$5,057
1052	Clubhouse Parking Lot - Replace	Prior '94	100%	11,315	Sq Ft	\$1.50	\$16,973	30	16	\$566	2024	\$8,158	\$572	\$8,153
1053	Clubhouse Parking Lot - Seal Coat	Prior '95	100%	11,315	Sq Ft	\$0.15	\$1,697	5	1	\$339	2009	\$1,399	\$98	\$1,647
1054	Driveways - Replace	Prior Yrs '80 & Unknown	100%	10,820	Sq Ft	\$2.00	\$21,640	30	4	\$721	2012	\$19,317	\$1,354	\$18,669
1055	Driveways - Replace	Prior Yrs '87 thru '90	100%	6,575	Sq Ft	\$2.00	\$13,150	30	30	\$438	2038			\$451
1056	Driveways - Replace	Prior Yrs '95 thru '96	100%	13,815	Sq Ft	\$2.00	\$27,630	30	7	\$921	2015	\$21,818	\$1,529	\$21,195
1057	Driveways - Replace	Prior Yrs '97 thru '01	100%	8,705	Sq Ft	\$2.00	\$17,410	30	4	\$580	2012	\$15,541	\$1,089	\$15,020
1058	Driveways - Replace	Prior Yrs '02	100%	13,815	Sq Ft	\$2.00	\$27,630	30	24	\$921	2032	\$5,692	\$399	\$6,230
1059	Driveways - Replace	Prior Yrs '04	100%	700	Sq Ft	\$2.00	\$1,400	30	26	\$47	2034	\$192	\$13	\$226
1060	Driveways - Seal Coat	Prior Yrs '80 & Unknown	100%	10,820	Sq Ft	\$0.15	\$1,623	5	2	\$325	2010	\$1,003	\$70	\$1,265
1061	Driveways - Seal Coat	Prior Yrs '87 thru '90	100%	6,575	Sq Ft	\$0.15	\$986	5	1	\$197	2009	\$813	\$57	\$957
1062	Driveways - Seal Coat	Prior Yrs '95 thru '96	100%	13,815	Sq Ft	\$0.15	\$2,072	5	2	\$414	2010	\$1,281	\$90	\$1,615
1063	Driveways - Seal Coat	Prior Yrs '97 thru '01	100%	8,705	Sq Ft	\$0.15	\$1,306	5	2	\$261	2010	\$807	\$57	\$1,018
1064	Driveways - Seal Coat	Prior Yrs '02	100%	13,815	Sq Ft	\$0.15	\$2,072	5	5	\$414	2013			\$427
1065	Driveways - Seal Coat	Prior Yrs '04	100%	700	Sq Ft	\$0.15	\$105	5	3	\$21	2011	\$43	\$3	\$62
1066	Walkways	Seal Coat	100%	65,000	Sq Ft	\$0.15	\$9,750	5	5	\$1,950	2013			\$2,009
1067	Walkways	Remove & Replace	100%	65,000	Sq Ft	\$2.00	\$130,000	30	25	\$4,333	2033	\$22,317	\$1,564	\$25,172
1068	Paint Utility Enclosure Walls	At Cul de Sacs	100%	4,698	Sq Ft	\$0.70	\$3,289	8	1	\$411	2009	\$2,964	\$208	\$3,174
1069	Paint Perimeter/Frontage Walls		100%	17,400	Sq Ft	\$0.70	\$12,180	8	1	\$1,523	2009	\$10,977	\$769	\$11,755
1070	Pavement Patches at Trenches	1 per year for 5 years	100%	1	Lot	\$4,000.00	\$4,000	1	1	\$4,000	2009			\$4,120
1071	Watermain Replacement	1 per year for 11 years	100%	1	Ea	\$10,000.00	\$10,000	1	1	\$10,000	2009			\$10,300
1072	Sewer Cleanouts - Raise	4 per year for 10 years	100%	4	Ea	\$700.00	\$2,800	1	1	\$2,800	2009			\$2,884
1073	Monument Signs - Refurbish		100%	2	Ea	\$1,500.00	\$3,000	15	3	\$200	2011	\$2,472	\$173	\$2,500

\$1,016,846      \$72,781      \$433,847      \$30,400      \$477,560