

RESERVE STUDY
FINANCIAL REPORT FOR THE
PEREGRINE MASTER ASSOCIATION
SEPTEMBER - 2005

(Report Start Date: January 1st, 2006)

Introduction

The enclosed Reserve Study includes the following information that is designed to assist the Board of Directors in establishing a budget for the future repairs, replacements of the identified common area components:

- Current estimated replacement cost, estimated remaining life, and estimated useful life of each major component.
- The current estimate of cash reserves necessary to repair, replace, or maintain the major components.
- The current amount of cash reserves actually set aside to repair, replace or maintain the major components.
- Percentage to which the association is fully funded as of the start date.

The following Reserve Study financial Report begins with a summary of the financial projection tables and a data summary sheet, which presents the required data, listed above in a concise, easy to read format. The summary describes the procedures and methods used for calculating and establishing the reserve projections, presents a brief discussion of the results and implications of the three different funding methods which have been calculated, and is followed by definitions of calculated values (Chart 1). Tables presenting the detailed numerical analyses, a thirty-year projection of reserve disbursements, and three funding program options projected in thirty-year cash flow tables are included as supporting detail for the summary and for the information of the Association.

The contents of this financial report are based on estimates of the most probable reserve component replacement costs and remaining useful lives as described in the Contractor's Component Worksheet and accompanying narrative. Accordingly, the funding options reflect consultant judgments based on circumstances at the time of inspection of the most likely costs, conditions, and remaining lives. The Association may elect to implement any of the three funding options presented, or may implement some variation developed from this information.

Because the compilation of the reserve funding options and related projections is limited as described above, no conclusion or any other form of assurance on the funding options or projections is provided. No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.

Percentage Funded

Based on the estimated current replacement costs of **\$1,635,197** and estimated useful lives and remaining useful lives for the individual reserve components, the annual (day 1) reserve funding for the Peregrine Master Association is **\$61,215** and the Fully Funded Reserve as of December 31, 2005 is projected to be **\$599,788**. As of this date the Association has projected **\$170,000** to be in savings available for reserves. This will be a **deficit** of **\$429,788** under the Fully Funded Reserve. Based on these numbers, the Peregrine Master Association will be **28% funded** as of 12/31/05.

This percent funded value presented in the data summary sheet is calculated by dividing the current (or projected) cash reserve savings by the Fully Funded reserve amount. The maximum reported percentage is 100%, and indicates an association is currently fully funded.

Funding and disbursement projections presented have been computed with a Time Value of Money approach. An annual 3.00% inflation rate and 3.00% average interest rate were assumed. Inflation was applied to the projected disbursements, and interest to the ending cash balance values. A straight-line method of calculation was employed for both time value rates.

Respectfully Submitted,

Barrera and Company, Inc.

Description of Funding Plans Peregrine Master Association

Funding Plan #1: Current Funding

This option projects the **Reserve Fund** over the next 30 years based on a funding level equal to the Association's current assessments for reserve assets. The Association has reported a current annual funding level of **\$13,038** or **\$1.08** per unit per month. Based on the projected cash reserves of **\$170,000** to be available as of 12/31/05 it appears that this method will not meet all projected reserve disbursement requirements as they occur and will never meet the fully funded (100%) level. If continued, this option should be reviewed annually and adjusted accordingly to ensure all future funding requirements will be met.

Funding Plan #2: 100% Funding

This plan projects the Annual Funding for the Fully Funded Reserve, and is a method for funding the current annual requirement (Day 1) while allocating any existing deficit over the remaining lives of each of the individual components. Full funding would require an allocation of **\$114,930** or **\$9.52** dollars per unit per month, over the first year. This amount will decrease as the deficit is funded (i.e. the association reaches full funding - note year 9). This funding plan is considered the ideal, compensating for any past funding deficiencies, and providing the full replacement cost of each component at the end of its projected useful life.

Funding Plan #3: Threshold Funding

This plan projects the lowest annual funding feasible over the next 30 years which will meet all reserve requirements as they occur. The allocation of **\$54,020** (**\$4.47** monthly per unit) is required for the first year of implementation. This funding requirement is calculated in which a minimum annual contribution is sought with the constraint that the ending reserve balance for each year (1 through 30) must be greater than or equal to five percent (5%) of the current replacement cost (approximate), \$100,000 (note year 26). The calculation takes into consideration only the immediate total annual requirements, as opposed to projected requirements by component computed in Plan #2. Due to this fact, annual allocations may fluctuate widely from year to year. This plan provides a **minimal** contingency for unanticipated emergency expenditures. If implemented, funding and required disbursements should be reviewed on an annual basis and adjusted as required to ensure current and future-funding requirements will be met.

Note: A 3% annual increase in funding has been assumed for each of the three funding plans shown.

See Definitions, Page A-4.

Definition of Terms

(For page A-5)

Column A - Useful Life: Normal time period the association reserve component can be expected to remain in functional or useful condition.

Column B - Remaining Life (B): An estimate of years remaining before repair, replacement or refurbishment will be necessary.

Column C - Calculated Years in Service (C): A calculation derived by subtracting Remaining Life from Useful Life. (Note: Years in service is a calculated value, not necessarily the actual age of the component.) Calculation: $(A) - (B) = (C)$.

Column D - Current Replacement Cost (D): The current cost of repairing, replacing or refurbishing a component.

Column E - Current Actual Reserve Funds (E): Current amount of reserve funds available for each component. This is calculated by: (individual component Fully Funded Reserve) / (the total Fully Funded Reserve for all components) x (the Total Current Actual Reserve Balance for all reserve components) Calculation $G / G (\text{Total}) \times E (\text{Total}) = (E)$ Individual Component Current Actual Reserve Balance.

Column F - Day 1 Reserve Funding (Annual) (F): The annual amount of reserve funding required as of the Fiscal Year End which, when Fully Funded from the first year of service for all components will achieve full funding. This annualized value is calculated by dividing Current Replacement Cost by the Useful Life. This funding level makes no adjustment to eliminate any current reserve deficits. Calculation: $(D) / (A) = (F)$.

Column G - Fully Funded Reserve (G): This value is calculated by multiplying the Calculated Years in Service by the Day 1 Reserve Funding Amount. If an association is 100% funded, this number will be equal or less than the Current Allocated Reserve Fund Balance for each component. Calculation: $(C) \times (F) = (G)$.

Column H - Deficit Below Fully Funded Reserve (H): The shortage of reserve funding with respect to the Fully Funded Reserve as of the reported Current Actual Reserve Balance (E). The deficit is calculated by subtracting the Current Actual Reserve Balance from the Fully Funded Reserve: $(G) - (E) = (H)$.

Column I - 100% Funding Annual (I): The annual allocation of reserve funding needed to eliminate the deficit by spreading it over the remaining years of service of the individual component. Dividing the Deficit by the Remaining Life and adding the Annual Day 1 Funding amount. Calculation: $(H) / (B) + (F) = (I)$.

Peregrine Master Association

Financial Projections

1,006 Units

Percent Funded: → **28%**

	Usfl Life	Rmng Life	Calc. Yrs in Srvc	Current Rplcmnt Cost	Projected Reserve Balance 12/31/05	Day 1 Reserve Funding (Annual)	Projected Fully Funded Reserve 12/31/05	Deficit below Fully Funded Reserve	100% Funding (Annual)
(Column)	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
<u>FENCING / PILLARS</u>									
Wood - W. Woodmen Road	30	10	20	42,768	8,081	1,426	28,512	20,431	3,469
Wood - E. Woodmen Road	30	12	18	59,886	10,184	1,996	35,932	25,747	4,142
Wood - Detention Pond	30	8	22	24,300	5,051	810	17,820	12,769	2,406
Wood - Orchard Rd.	30	15	15	59,994	8,502	2,000	29,997	21,495	3,433
Split Rail - Cedar Cyn.	20	20	0	6,549	0	327	0	0	327
Wood - Cedar Cyn. & Upper Woodmen	30	30	0	37,800	0	1,260	0	0	1,260
Wood Rail - Repairs	4	3	1	7,500	531	1,875	1,875	1,344	2,323
Wood Rail/Pillar (Stain/Seal)	4	3	1	6,700	475	1,675	1,675	1,200	2,075
Steel Fence - Alpine Glen	20	19	1	25,240	358	1,262	1,262	904	1,310
Stucco Wall - Alpine Glen (Repairs)	30	29	1	33,738	319	1,125	1,125	806	1,152
Stucco Wall - Alpine Glen (Paint)	20	19	1	5,432	77	272	272	195	282
Monument Signs - Repairs	5	0	5	4,000	1,134	800	4,000	2,866	3,666
<u>CONCRETE SURFACES</u>									
Concrete Walkways - I	40	18	22	141,600	22,074	3,540	77,880	55,806	6,640
Concrete Walkways - II	40	24	16	141,600	16,054	3,540	56,640	40,586	5,231
Concrete Walkways - III	40	30	10	141,600	10,034	3,540	35,400	25,366	4,386
Concrete Walkways - IV	40	39	1	63,750	452	1,594	1,594	1,142	1,623
Pillars @ Wood Fencing - I	42	19	23	70,400	10,927	1,676	38,552	27,625	3,130
Pillars @ Wood Fencing - II	42	20	22	72,600	10,779	1,729	38,029	27,250	3,091
Pillars @ Wood Fencing - III	42	21	21	72,600	10,289	1,729	36,300	26,011	2,967
Pillars @ Wood Fencing - IV	42	42	0	20,999	0	500	0	0	500
Pillars (Alpine)	42	41	1	34,000	229	810	810	580	824
<u>LANDSCAPE & IRRIGATION</u>									
Timer Clock #1	15	6	9	3,500	595	233	2,100	1,505	484
Timer Clock #2	15	4	11	3,500	727	233	2,567	1,839	693
Timer Clock #3	15	8	7	3,500	463	233	1,633	1,170	380
Timer Clock #4	15	10	5	3,500	331	233	1,167	836	317
Timer Clock #5	15	15	0	3,500	0	233	0	0	233
Backflow Valves	20	12	8	18,000	2,041	900	7,200	5,159	1,330
Irrig. System (Woodmen Road)	25	17	8	180,000	16,326	7,200	57,600	41,274	9,628
Irrig. System (Upper Woodmen Road)	25	25	0	30,000	0	1,200	0	0	1,200
Irrig. System (Orchard)	25	8	17	90,000	17,346	3,600	61,200	43,854	9,082
Irrig. System (Alpine)	25	25	0	150,000	0	6,000	0	0	6,000
Control Valves	10	3	7	26,640	5,285	2,664	18,648	13,363	7,118
Native Area Tracks - Deadwood - I	10	0	10	10,000	2,834	1,000	10,000	7,166	8,166
Native Area Tracks - Deadwood - II	10	1	9	10,000	2,551	1,000	9,000	6,449	7,449
Native Area Tracks - Deadwood - III	10	2	8	10,000	2,267	1,000	8,000	5,733	3,866
Native Area Tracks - Deadwood - IV	10	3	7	10,000	1,984	1,000	7,000	5,016	2,672
Native Area Tracks - Deadwood - V	10	4	6	10,000	1,701	1,000	6,000	4,299	2,075
Totals				1,635,197	170,000	61,215	599,788	429,788	114,930

Peregrine Master Association

Financial Projections

Projected Annual Reserve Disbursements - Years 1-5

	Usfl	Rmng	Calc.	Current					
	Life	Life	Yrs	Rplcmnt					
			in	Cost	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
(Column)	(A)	(B)	(C)	(D)	1	2	3	4	5
<u>FENCING / PILLARS</u>									
Wood - W. Woodmen Road	30	10	20	42,768	0	0	0	0	0
Wood - E. Woodmen Road	30	12	18	59,886	0	0	0	0	0
Wood - Detention Pond	30	8	22	24,300	0	0	0	0	0
Wood - Orchard Rd.	30	15	15	59,994	0	0	0	0	0
Split Rail - Cedar Cyn.	20	20	0	6,549	0	0	0	0	0
Wood - Cedar Cyn. & Upper Woodmen	30	30	0	37,800	0	0	0	0	0
Wood Rail - Repairs	4	3	1	7,500	0	0	0	8,195	0
Wood Rail/Pillar (Stain/Seal)	4	3	1	6,700	0	0	0	7,321	0
Steel Fence - Alpine Glen	20	19	1	25,240	0	0	0	0	0
Stucco Wall - Alpine Glen (Repairs)	30	29	1	33,738	0	0	0	0	0
Stucco Wall - Alpine Glen (Paint)	20	19	1	5,432	0	0	0	0	0
Monument Signs - Repairs	5	0	5	4,000	4,000	0	0	0	0
<u>CONCRETE SURFACES</u>									
Concrete Walkways - I	40	18	22	141,600	0	0	0	0	0
Concrete Walkways - II	40	24	16	141,600	0	0	0	0	0
Concrete Walkways - III	40	30	10	141,600	0	0	0	0	0
Concrete Walkways - IV	40	39	1	63,750	0	0	0	0	0
Pillars @ Wood Fencing - I	42	19	23	70,400	0	0	0	0	0
Pillars @ Wood Fencing - II	42	20	22	72,600	0	0	0	0	0
Pillars @ Wood Fencing - III	42	21	21	72,600	0	0	0	0	0
Pillars @ Wood Fencing - IV	42	42	0	20,999	0	0	0	0	0
Pillars (Alpine)	42	41	1	34,000	0	0	0	0	0
<u>LANDSCAPE & IRRIGATION</u>									
Timer Clock #1	15	6	9	3,500	0	0	0	0	0
Timer Clock #2	15	4	11	3,500	0	0	0	0	3,939
Timer Clock #3	15	8	7	3,500	0	0	0	0	0
Timer Clock #4	15	10	5	3,500	0	0	0	0	0
Timer Clock #5	15	15	0	3,500	0	0	0	0	0
Backflow Valves	20	12	8	18,000	0	0	0	0	0
Irrig. System (Woodmen Road)	25	17	8	180,000	0	0	0	0	0
Irrig. System (Upper Woodmen Road)	25	25	0	30,000	0	0	0	0	0
Irrig. System (Orchard)	25	8	17	90,000	0	0	0	0	0
Irrig. System (Alpine)	25	25	0	150,000	0	0	0	0	0
Control Valves	10	3	7	26,640	0	0	0	29,110	0
Native Area Tracks - Deadwood - I	10	0	10	10,000	10,000	0	0	0	0
Native Area Tracks - Deadwood - II	10	1	9	10,000	0	10,300	0	0	0
Native Area Tracks - Deadwood - III	10	2	8	10,000	0	0	10,609	0	0
Native Area Tracks - Deadwood - IV	10	3	7	10,000	0	0	0	10,927	0
Native Area Tracks - Deadwood - V	10	4	6	10,000	0	0	0	0	11,255
Totals				1,635,197	14,000	10,300	10,609	55,554	15,194

Peregrine Master Association

Financial Projections

Projected Annual Reserve Disbursements - Years 6-10

	Usfl	Rmng	Calc.	Current					
	Life	Life	Yrs	Rplcmnt					
			in	Cost					
			Srvc						
(Column)	(A)	(B)	(C)	(D)	2011	2012	2013	2014	2015
					6	7	8	9	10
<u>FENCING / PILLARS</u>									
Wood - W. Woodmen Road	30	10	20	42,768	0	0	0	0	0
Wood - E. Woodmen Road	30	12	18	59,886	0	0	0	0	0
Wood - Detention Pond	30	8	22	24,300	0	0	0	30,783	0
Wood - Orchard Rd.	30	15	15	59,994	0	0	0	0	0
Split Rail - Cedar Cyn.	20	20	0	6,549	0	0	0	0	0
Wood - Cedar Cyn. & Upper Woodmen	30	30	0	37,800	0	0	0	0	0
Wood Rail - Repairs	4	3	1	7,500	0	0	0	9,501	0
Wood Rail/Pillar (Stain/Seal)	4	3	1	6,700	0	0	0	8,487	0
Steel Fence - Alpine Glen	20	19	1	25,240	0	0	0	0	0
Stucco Wall - Alpine Glen (Repairs)	30	29	1	33,738	0	0	0	0	0
Stucco Wall - Alpine Glen (Paint)	20	19	1	5,432	0	0	0	0	0
Monument Signs - Repairs	5	0	5	4,000	0	4,776	0	0	0
<u>CONCRETE SURFACES</u>									
Concrete Walkways - I	40	18	22	141,600	0	0	0	0	0
Concrete Walkways - II	40	24	16	141,600	0	0	0	0	0
Concrete Walkways - III	40	30	10	141,600	0	0	0	0	0
Concrete Walkways - IV	40	39	1	63,750	0	0	0	0	0
Pillars @ Wood Fencing - I	42	19	23	70,400	0	0	0	0	0
Pillars @ Wood Fencing - II	42	20	22	72,600	0	0	0	0	0
Pillars @ Wood Fencing - III	42	21	21	72,600	0	0	0	0	0
Pillars @ Wood Fencing - IV	42	42	0	20,999	0	0	0	0	0
Pillars (Alpine)	42	41	1	34,000	0	0	0	0	0
<u>LANDSCAPE & IRRIGATION</u>									
Timer Clock #1	15	6	9	3,500	0	4,179	0	0	0
Timer Clock #2	15	4	11	3,500	0	0	0	0	0
Timer Clock #3	15	8	7	3,500	0	0	0	4,434	0
Timer Clock #4	15	10	5	3,500	0	0	0	0	0
Timer Clock #5	15	15	0	3,500	0	0	0	0	0
Backflow Valves	20	12	8	18,000	0	0	0	0	0
Irrig. System (Woodmen Road)	25	17	8	180,000	0	0	0	0	0
Irrig. System (Upper Woodmen Road)	25	25	0	30,000	0	0	0	0	0
Irrig. System (Orchard)	25	8	17	90,000	0	0	0	114,009	0
Irrig. System (Alpine)	25	25	0	150,000	0	0	0	0	0
Control Valves	10	3	7	26,640	0	0	0	0	0
Native Area Tracks - Deadwood - I	10	0	10	10,000	0	0	0	0	0
Native Area Tracks - Deadwood - II	10	1	9	10,000	0	0	0	0	0
Native Area Tracks - Deadwood - III	10	2	8	10,000	0	0	0	0	0
Native Area Tracks - Deadwood - IV	10	3	7	10,000	0	0	0	0	0
Native Area Tracks - Deadwood - V	10	4	6	10,000	0	0	0	0	0
				1,635,197	0	8,955	0	167,214	0

	Usfl	Rmng	Calc.	Current					
	Life	Life	Yrs	Rplcmnt					
	Life	Life	in	Cost	2016	2017	2018	2019	2020
(Column)	(A)	(B)	(C)	(D)	11	12	13	14	15
FENCING / PILLARS									
Wood - W. Woodmen Road	30	10	20	42,768	57,477	0	0	0	0
Wood - E. Woodmen Road	30	12	18	59,886	0	0	85,383	0	0
Wood - Detention Pond	30	8	22	24,300	0	0	0	0	0
Wood - Orchard Rd.	30	15	15	59,994	0	0	0	0	0
Split Rail - Cedar Cyn.	20	20	0	6,549	0	0	0	0	0
Wood - Cedar Cyn. & Upper Woodmen	30	30	0	37,800	0	0	0	0	0
Wood Rail - Repairs	4	3	1	7,500	0	0	0	11,014	0
Wood Rail/Pillar (Stain/Seal)	4	3	1	6,700	0	0	0	9,839	0
Steel Fence - Alpine Glen	20	19	1	25,240	0	0	0	0	0
Stucco Wall - Alpine Glen (Repairs)	30	29	1	33,738	0	0	0	0	0
Stucco Wall - Alpine Glen (Paint)	20	19	1	5,432	0	0	0	0	0
Monument Signs - Repairs	5	0	5	4,000	0	0	5,703	0	0
CONCRETE SURFACES									
Concrete Walkways - I	40	18	22	141,600	0	0	0	0	0
Concrete Walkways - II	40	24	16	141,600	0	0	0	0	0
Concrete Walkways - III	40	30	10	141,600	0	0	0	0	0
Concrete Walkways - IV	40	39	1	63,750	0	0	0	0	0
Pillars @ Wood Fencing - I	42	19	23	70,400	0	0	0	0	0
Pillars @ Wood Fencing - II	42	20	22	72,600	0	0	0	0	0
Pillars @ Wood Fencing - III	42	21	21	72,600	0	0	0	0	0
Pillars @ Wood Fencing - IV	42	42	0	20,999	0	0	0	0	0
Pillars (Alpine)	42	41	1	34,000	0	0	0	0	0
LANDSCAPE & IRRIGATION									
Timer Clock #1	15	6	9	3,500	0	0	0	0	0
Timer Clock #2	15	4	11	3,500	0	0	0	0	0
Timer Clock #3	15	8	7	3,500	0	0	0	0	0
Timer Clock #4	15	10	5	3,500	4,704	0	0	0	0
Timer Clock #5	15	15	0	3,500	0	0	0	0	0
Backflow Valves	20	12	8	18,000	0	0	25,664	0	0
Irrig. System (Woodmen Road)	25	17	8	180,000	0	0	0	0	0
Irrig. System (Upper Woodmen Road)	25	25	0	30,000	0	0	0	0	0
Irrig. System (Orchard)	25	8	17	90,000	0	0	0	0	0
Irrig. System (Alpine)	25	25	0	150,000	0	0	0	0	0
Control Valves	10	3	7	26,640	0	0	0	0	40,295
Native Area Tracks - Deadwood - I	10	0	10	10,000	0	13,842	0	0	0
Native Area Tracks - Deadwood - II	10	1	9	10,000	0	0	14,258	0	0
Native Area Tracks - Deadwood - III	10	2	8	10,000	0	0	0	14,685	0
Native Area Tracks - Deadwood - IV	10	3	7	10,000	0	0	0	0	15,126
Native Area Tracks - Deadwood - V	10	4	6	10,000	0	0	0	0	0
Totals				1,635,197	62,180	13,842	131,007	35,539	55,421

Peregrine Master Association

Financial Projections

Projected Annual Reserve Disbursements - Years 16-20

	Usfl	Rmng	Calc.	Current					
	Life	Life	Yrs	Rplcmnt					
			in	Cost					
(Column)	(A)	(B)	Srvc	(D)	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
					16	17	18	19	20
<u>FENCING / PILLARS</u>									
Wood - W. Woodmen Road	30	10	20	42,768	0	0	0	0	0
Wood - E. Woodmen Road	30	12	18	59,886	0	0	0	0	0
Wood - Detention Pond	30	8	22	24,300	0	0	0	0	0
Wood - Orchard Rd.	30	15	15	59,994	93,469	0	0	0	0
Split Rail - Cedar Cyn.	20	20	0	6,549	0	0	0	0	0
Wood - Cedar Cyn. & Upper Woodmen	30	30	0	37,800	0	0	0	0	0
Wood Rail - Repairs	4	3	1	7,500	0	0	0	12,768	0
Wood Rail/Pillar (Stain/Seal)	4	3	1	6,700	0	0	0	11,406	0
Steel Fence - Alpine Glen	20	19	1	25,240	0	0	0	0	44,258
Stucco Wall - Alpine Glen (Repairs)	30	29	1	33,738	0	0	0	0	0
Stucco Wall - Alpine Glen (Paint)	20	19	1	5,432	0	0	0	0	9,526
Monument Signs - Repairs	5	0	5	4,000	0	0	0	6,810	0
<u>CONCRETE SURFACES</u>									
Concrete Walkways - I	40	18	22	141,600	0	0	0	241,065	0
Concrete Walkways - II	40	24	16	141,600	0	0	0	0	0
Concrete Walkways - III	40	30	10	141,600	0	0	0	0	0
Concrete Walkways - IV	40	39	1	63,750	0	0	0	0	0
Pillars @ Wood Fencing - I	42	19	23	70,400	0	0	0	0	123,447
Pillars @ Wood Fencing - II	42	20	22	72,600	0	0	0	0	0
Pillars @ Wood Fencing - III	42	21	21	72,600	0	0	0	0	0
Pillars @ Wood Fencing - IV	42	42	0	20,999	0	0	0	0	0
Pillars (Alpine)	42	41	1	34,000	0	0	0	0	0
<u>LANDSCAPE & IRRIGATION</u>									
Timer Clock #1	15	6	9	3,500	0	0	0	0	0
Timer Clock #2	15	4	11	3,500	0	0	0	0	0
Timer Clock #3	15	8	7	3,500	0	0	0	0	0
Timer Clock #4	15	10	5	3,500	0	0	0	0	0
Timer Clock #5	15	15	0	3,500	5,453	0	0	0	0
Backflow Valves	20	12	8	18,000	0	0	0	0	0
Irrig. System (Woodmen Road)	25	17	8	180,000	0	0	297,513	0	0
Irrig. System (Upper Woodmen Road)	25	25	0	30,000	0	0	0	0	0
Irrig. System (Orchard)	25	8	17	90,000	0	0	0	0	0
Irrig. System (Alpine)	25	25	0	150,000	0	0	0	0	0
Control Valves	10	3	7	26,640	0	0	0	0	0
Native Area Tracks - Deadwood - I	10	0	10	10,000	0	0	0	0	0
Native Area Tracks - Deadwood - II	10	1	9	10,000	0	0	0	0	0
Native Area Tracks - Deadwood - III	10	2	8	10,000	0	0	0	0	0
Native Area Tracks - Deadwood - IV	10	3	7	10,000	0	0	0	0	0
Native Area Tracks - Deadwood - V	10	4	6	10,000	15,580	0	0	0	0
				1,635,197	114,501	0	297,513	272,049	177,231
Totals									

Peregrine Master Association

Financial Projections

Projected Annual Reserve Disbursements - Years 21-25

	Usfl	Rmng	Calc.	Current					
	Life	Life	Yrs	Rplcmnt					
			in	Cost					
			Srvc						
(Column)	(A)	(B)	(C)	(D)	2026	2027	2028	2029	2030
					21	22	23	24	25
FENCING / PILLARS									
Wood - W. Woodmen Road	30	10	20	42,768	0	0	0	0	0
Wood - E. Woodmen Road	30	12	18	59,886	0	0	0	0	0
Wood - Detention Pond	30	8	22	24,300	0	0	0	0	0
Wood - Orchard Rd.	30	15	15	59,994	0	0	0	0	0
Split Rail - Cedar Cyn.	20	20	0	6,549	11,829	0	0	0	0
Wood - Cedar Cyn. & Upper Woodmen	30	30	0	37,800	0	0	0	0	0
Wood Rail - Repairs	4	3	1	7,500	0	0	0	14,802	0
Wood Rail/Pillar (Stain/Seal)	4	3	1	6,700	0	0	0	13,223	0
Steel Fence - Alpine Glen	20	19	1	25,240	0	0	0	0	0
Stucco Wall - Alpine Glen (Repairs)	30	29	1	33,738	0	0	0	0	0
Stucco Wall - Alpine Glen (Paint)	20	19	1	5,432	0	0	0	0	0
Monument Signs - Repairs	5	0	5	4,000	0	0	0	0	8,131
CONCRETE SURFACES									
Concrete Walkways - I	40	18	22	141,600	0	0	0	0	0
Concrete Walkways - II	40	24	16	141,600	0	0	0	0	287,844
Concrete Walkways - III	40	30	10	141,600	0	0	0	0	0
Concrete Walkways - IV	40	39	1	63,750	0	0	0	0	0
Pillars @ Wood Fencing - I	42	19	23	70,400	0	0	0	0	0
Pillars @ Wood Fencing - II	42	20	22	72,600	131,124	0	0	0	0
Pillars @ Wood Fencing - III	42	21	21	72,600	0	135,057	0	0	0
Pillars @ Wood Fencing - IV	42	42	0	20,999	0	0	0	0	0
Pillars (Alpine)	42	41	1	34,000	0	0	0	0	0
LANDSCAPE & IRRIGATION									
Timer Clock #1	15	6	9	3,500	0	0	6,706	0	0
Timer Clock #2	15	4	11	3,500	6,321	0	0	0	0
Timer Clock #3	15	8	7	3,500	0	0	0	0	7,115
Timer Clock #4	15	10	5	3,500	0	0	0	0	0
Timer Clock #5	15	15	0	3,500	0	0	0	0	0
Backflow Valves	20	12	8	18,000	0	0	0	0	0
Irrig. System (Woodmen Road)	25	17	8	180,000	0	0	0	0	0
Irrig. System (Upper Woodmen Road)	25	25	0	30,000	0	0	0	0	0
Irrig. System (Orchard)	25	8	17	90,000	0	0	0	0	0
Irrig. System (Alpine)	25	25	0	150,000	0	0	0	0	0
Control Valves	10	3	7	26,640	0	0	0	0	0
Native Area Tracks - Deadwood - I	10	0	10	10,000	0	0	19,161	0	0
Native Area Tracks - Deadwood - II	10	1	9	10,000	0	0	0	19,736	0
Native Area Tracks - Deadwood - III	10	2	8	10,000	0	0	0	0	20,328
Native Area Tracks - Deadwood - IV	10	3	7	10,000	0	0	0	0	0
Native Area Tracks - Deadwood - V	10	4	6	10,000	0	0	0	0	0
Totals				1,635,197	149,274	135,057	25,867	47,761	323,418

Peregrine Master Association

Financial Projections

Projected Annual Reserve Disbursements - Years 26-30

Calc.

	Usfl Life	Rmng Life	Yrs in Svc	Current Rplmnt Cost	2031	2032	2033	2034	2035
(Column)	(A)	(B)	(C)	(D)	26	27	28	29	30
FENCING / PILLARS									
Wood - W. Woodmen Road	30	10	20	42,768	0	0	0	0	0
Wood - E. Woodmen Road	30	12	18	59,886	0	0	0	0	0
Wood - Detention Pond	30	8	22	24,300	0	0	0	0	0
Wood - Orchard Rd.	30	15	15	59,994	0	0	0	0	0
Split Rail - Cedar Cyn.	20	20	0	6,549	0	0	0	0	0
Wood - Cedar Cyn. & Upper Woodmen	30	30	0	37,800	0	0	0	0	0
Wood Rail - Repairs	4	3	1	7,500	0	0	0	17,159	0
Wood Rail/Pillar (Stain/Seal)	4	3	1	6,700	0	0	0	15,329	0
Steel Fence - Alpine Glen	20	19	1	25,240	0	0	0	0	0
Stucco Wall - Alpine Glen (Repairs)	30	29	1	33,738	0	0	0	0	79,506
Stucco Wall - Alpine Glen (Paint)	20	19	1	5,432	0	0	0	0	0
Monument Signs - Repairs	5	0	5	4,000	0	0	0	0	0

CONCRETE SURFACES

Concrete Walkways - I	40	18	22	141,600	0	0	0	0	0
Concrete Walkways - II	40	24	16	141,600	0	0	0	0	0
Concrete Walkways - III	40	30	10	141,600	0	0	0	0	0
Concrete Walkways - IV	40	39	1	63,750	0	0	0	0	0
Pillars @ Wood Fencing - I	42	19	23	70,400	0	0	0	0	0
Pillars @ Wood Fencing - II	42	20	22	72,600	0	0	0	0	0
Pillars @ Wood Fencing - III	42	21	21	72,600	0	0	0	0	0
Pillars @ Wood Fencing - IV	42	42	0	20,999	0	0	0	0	0
Pillars (Alpine)	42	41	1	34,000	0	0	0	0	0

LANDSCAPE & IRRIGATION

Timer Clock #1	15	6	9	3,500	0	0	0	0	0
Timer Clock #2	15	4	11	3,500	0	0	0	0	0
Timer Clock #3	15	8	7	3,500	0	0	0	0	0
Timer Clock #4	15	10	5	3,500	0	7,548	0	0	0
Timer Clock #5	15	15	0	3,500	0	0	0	0	0
Backflow Valves	20	12	8	18,000	0	0	0	0	0
Irrig. System (Woodmen Road)	25	17	8	180,000	0	0	0	0	0
Irrig. System (Upper Woodmen Road)	25	25	0	30,000	62,813	0	0	0	0
Irrig. System (Orchard)	25	8	17	90,000	0	0	0	0	0
Irrig. System (Alpine)	25	25	0	150,000	314,067	0	0	0	0
Control Valves	10	3	7	26,640	55,778	0	0	0	0
Native Area Tracks - Deadwood - I	10	0	10	10,000	0	0	0	0	0
Native Area Tracks - Deadwood - II	10	1	9	10,000	0	0	0	0	0
Native Area Tracks - Deadwood - III	10	2	8	10,000	0	0	0	0	0
Native Area Tracks - Deadwood - IV	10	3	7	10,000	20,938	0	0	0	0
Native Area Tracks - Deadwood - V	10	4	6	10,000	0	21,566	0	0	0

Totals	1,635,197	453,596	29,114	0	32,489	79,506			
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Peregrine Master Associator

Cash Flow Funding Plan Tables

Report Beginning January →	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
Year Number	1	2	3	4	5
Cash Flow-Funding Plan #1					
Average Monthly Fee per Unit	1.08	1.11	1.15	1.18	1.22
Current Funding	13,038	13,429	13,832	14,247	14,674
Beginning Cash	170,000	174,124	182,523	191,270	155,082
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	5,086	5,271	5,524	5,119	4,645
Reserve Funds	188,124	192,823	201,879	210,636	174,401
Disbursements	14,000	10,300	10,609	55,554	15,194
End Balance	174,124	182,523	191,270	155,082	159,206
Projected % Funded (Y/E)	26%	25%	23%	18%	17%

Year Number	1	2	3	4	5
Cash Flow-Funding Plan #2					
Average Monthly Fee per Unit	9.52	9.81	10.10	10.40	10.72
100% Funding	114,930	118,378	121,929	125,587	129,355
Beginning Cash	170,000	277,544	395,569	520,426	607,122
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	6,614	9,947	13,537	16,663	19,926
Reserve Funds	291,544	405,869	531,035	662,676	756,403
Disbursements	14,000	10,300	10,609	55,554	15,194
End Balance	277,544	395,569	520,426	607,122	741,208
Projected % Funded (Y/E)	42%	54%	64%	72%	80%

Year Number	1	2	3	4	5
Cash Flow-Funding Plan #3					
Average Monthly Fee per Unit	4.47	4.61	4.75	4.89	5.04
"Threshold" Funding	54,020	55,641	57,310	59,029	60,800
Beginning Cash	170,000	215,720	268,213	323,660	336,897
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	5,700	7,152	8,747	9,762	10,791
Reserve Funds	229,720	278,513	334,269	392,451	408,488
Disbursements	14,000	10,300	10,609	55,554	15,194
End Balance (Minimum \$100,000)	215,720	268,213	323,660	336,897	393,294
Projected % Funded (Y/E)	32%	36%	40%	40%	43%

Projections for Funding Plans 1-3 (Years 1-5)

