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SUSAN OORD
CAI-RS
00191
DESIGNATION
RESERVE SPECIALIST

Report #: 22848-12
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY

Update "No-Site-Visit"

May 30, 2025

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is " predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**
  Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
  A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
  A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.

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Reserve Study Executive Summary — No-Site-Visit

Silver Creek HOA
Puyallup, WA
Level of Service: **Update "No-Site-Visit"**

Report #: **22848-12**
# of Units: 1,776
January 1, 2026 through **December 31, 2026**

Findings & Recommendations — as of January 1, 2026

Starting Reserve Balance	**$3,514,366**
Current Fully Funded Reserve Balance	**$4,670,269**
Percent Funded	**75.2 %**
Average Reserve (Deficit) or Surplus Per Unit	**($651)**
Recommended 2026 100% Annual "Full Funding" Reserve Transfers	**$431,860**
Recommended 2026 70% Annual "Threshold Funding" Reserve Transfers	**$374,000**
2026 "Baseline Funding" minimum to keep Reserves above $0	**$329,990**
Recommended 2026 Special Assessment	**$0**
Most Recent Budgeted Reserve Transfer Rate	**$300,000**

Reserve Fund Strength: 75.2%

Weak	Fair	Strong
< 30%	< 70%	> 130%

Risk of Special Assessment:

High	Medium	Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**1.00 %**
Annual Inflation Rate	**3.00 %**

• This is a Update "No-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).

• Your Reserve Fund is currently 75.2 % Funded. This means the association's special assessment & deferred maintenance risk is currently Low. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is $337,612 - see Component Significance table.

• Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Transfers to within the 70% to 100% range as noted above. The 100% "Full" and 70% transfer rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.

• No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan transfer rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Monuments/Gates			
100	Ashford Gate Operators - Repl/Repr	15	7	$12,400
101	Ashford Gates - Repaint/Refurbish	15	2	$9,270
102	Ashford Entry Access - Replace/Repr	15	0	$5,150
103	Hillsboro Gate Operators East -Rplc	15	9	$12,400
103	Hillsboro Gate Operators Main -Rplc	15	12	$12,360
103	Hillsboro Gate Operators West -Rplc	15	10	$12,400
104	Grayhawk Gate Oper. Center - Repl	15	6	$12,400
104	Grayhawk Gate Oprs, S & N - Replace	15	9	$24,720
105	Premier Gate Ops, Back - Replace	15	9	$12,400
105	Premier Gate Ops, Front - Replace	15	12	$12,400
106	Gates (3 Nbhds) - Repaint/Refurbish	15	0	$64,900
107	Hillsboro Entry Access - Replace	15	7	$5,150
108	Grayhawk Entry Access - Replace	15	8	$5,150
109	Premier Entry Access - Replace	15	12	$5,150
110	C.Hollow Gate Op, Clbhse - Replace	15	12	$12,400
111	C. Hollow Gate Op, 97th - Replace	15	12	$12,400
112	C. Hollow Gate Op Gem Height - Rplc	15	12	$12,400
115	Cntry Hollow Gates - Repaint/Refurb	15	0	$27,810
116	Cntry Hollow Entry Access - Replace	15	8	$5,150
196	Ashford Entry Sign - Replace	20	0	$4,640
197	Highlands Monument - Refurbish	25	0	$6,720
198	Grayhawk Monument - Refurbish	25	0	$6,720
199	Premier Monument - Refurbish	25	0	$6,720
200	Hillsboro Monument/Sign - Refurbish	25	0	$6,720
201	Country Hollow Monument - Refurbish	25	0	$6,720
203	South Ridge Monument - Refurbish	25	5	$6,720
204	Brookfield Sign/Monument - Replace	25	15	$4,970
	Roads/Hard Surfaces			
110	Roads Condition - Evaluation/Survey	3	0	$5,300
115	Sealcoat - Year 1 of 3	5	0	$171,020
116	Sealcoat - Year 2 of 3	5	0	$135,000
117	Sealcoat - Year 3 of 3	5	0	$179,650
121	Ashford Roads - Plane/Overlay	30	0	$199,000
122	Grayhawk Roads - Plane/Overlay	30	4	$236,000
123	Premier Roads - Plane/Overlay	30	5	$278,000
124	Hillsboro Roads - Plane/Overlay	30	5	$720,000
125	Cntry Hollow Rds- Plane/Overlay	30	8	$939,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
127	Brookfield Rds - Plane/Overlay	30	9	$629,000
128	South Ridge Rds - Plane/Overlay	30	10	$358,000
129	Shared 91st Ave - Plane/Overlay	30	5	$54,500
135	Asphalt to Storm Pond - Remove/Replace	25	3	$99,400
137	Asphalt Paths - Remove/Replace	25	3	$17,500
	Fencing			
144	Winco Chain Link Fencing - Replace	30	25	$13,100
145	Ashford Wood Fence - Replace	15	13	$6,700
147	Southridge Wood Fence - Replace	15	2	$6,700
149	Hillsboro Wood Fence - Replace	15	1	$15,410
151	Premier Wood Fence - Replace	15	0	$83,750
155	Wood Board Fencing - Clean/Stain	3	0	$24,300
160	Split Rail Fence - Replace	12	1	$4,940
161	Chain Link Fence, 4' - Replace	30	9	$10,600
162	Chain Link Pond Fence Original- Rpl	30	9	$124,000
163	Chain Link Pond Fence Added - Rpl	30	24	$51,400
164	Premier Chain Link Fencing - Replac	30	9	$19,800
	Mailboxes			
205	Ashford Mailboxes - Replace	20	4	$15,000
206	Highlands Mailboxes - Replace 2 of 6	20	0	$6,000
206	Highlands Mailboxes - Replace 4 of 6	20	15	$12,000
207	Grayhawk Mailboxes - Replace	20	18	$23,100
208	Premier Mailboxes - Replace 2 of 8	20	0	$6,000
208	Premier Mailboxes - Replace 6 of 8	20	18	$18,000
209	Hillsboro Mailboxes - Replace 23 of 25	20	0	$69,000
210	Hillsboro Mailboxes - Replace 2 of 25	20	15	$6,000
211	Country Hollow Mailboxes - Replace	20	0	$99,000
213	Brookfield Mailboxes - Replace 2 of 17	20	15	$6,000
213	Brookfield Mailboxes - Replace 15 of 17	20	18	$45,000
214	South Ridge Mailboxes - Replace	20	0	$27,000
	Park Equipment/Assets			
340	Steel/Poly Playsets - Repair/Replc	20	4	$75,000
343	Brookfield Playset - Repair/Repl	20	8	$25,800
344	South Ridge Set 1 of 2 -Rpr/Replace	20	7	$25,000
345	South Ridge Set 2 of 2 -Rpr/Replace	20	13	$35,000
346	Hillsboro Wood Playsets - Rpr/Replc	20	0	$50,000
347	Cntry Hollow Wood Playset - Rpr/Rpl	20	0	$25,000
400	Benches/Picnic Sets - Repair/Replc	20	1	$20,600
	Other Site/Grounds			
104	Gravel/Soft Trails - Replenish	8	2	$23,200
124	Metal Tunnel - Clean/Paint	5	0	$10,300
169	Street Lights - Replace	30	8	$274,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
182	Storm Sys/Ponds/Swales - Refurbish	7	2	$43,200
	Clubhouse Building			
420	Clubhouse Windows - Replace	50	36	$77,500
424	Clubhouse Exterior - Clk/Paint	8	0	$8,640
426	Clubhouse Siding - Repair/Replace	50	36	$46,000
428	Clubhouse Roof - Repair/Replace	30	9	$21,250
430	Clubhouse Gutters/Dspts - Replace	30	9	$2,890
432	Clubhouse Interior Walls - Repaint	15	10	$19,700
434	Clubhouse Flooring - Replace	12	7	$12,900
436	Clubhouse Kitchen/Appls - Refurbish	15	10	$11,300
440	Clubhouse Bathrooms - Refurbish	15	10	$7,250
444	Clubhouse HVAC - Repair/Replace	20	14	$12,900
456	Clubhouse Fixtures/Rooms - Remodel	15	10	$7,360
458	Clubhouse Furniture/Decor - Replace	15	10	$7,360
459	Water Heater - Replace	20	14	$7,880
950	Clubhouse Entry Access - Replace	15	7	$4,990
955	Surveillance Equipment - Replace	6	0	$11,600
	Clubhouse Area Outdoor Amenities			
125	Clubhouse Parking Lot - Resurface	30	16	$46,400
126	Clubhouse Prkng Lot - Seal/Rp/Strp	5	0	$5,070
147	Storage Shed - Repair/Repl	25	14	$8,920
160	Clubhouse Prkg Lot Lights - Replace	30	9	$10,200
162	Bollard Lights - Replace	20	0	$10,300
320	Courts - Clean/Repair/Coating	10	5	$33,700
321	Tennis/Pickleball Courts - Resurface	40	15	$66,700
323	Basketball Court - Resurface	40	15	$33,400
324	Court Chain Link Fencing - Replace	40	15	$50,400
330	Basketball Standards - Replace	30	12	$10,000
335	Play Equipment - Repair/Replace	20	19	$50,000
337	Picnic Sets/Benches - Repair/Replc	20	19	$15,500
102	**Total Funded Components**			

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

Introduction

A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.

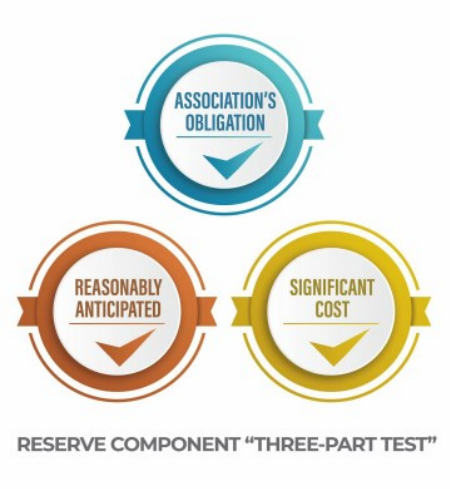
Reserve funding is not "for the future". Ongoing Reserve transfers are intended to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology

For this Update No-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



How do we establish Useful Life and Remaining Useful Life estimates?

1) Visual Inspection (observed wear and age)
2) Association Reserves database of experience
3) Client History (install dates & previous life cycle information)
4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order…

1) Actual client cost history, or current proposals
2) Comparison to Association Reserves database of work done at similar associations
3) Vendor Recommendations
4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
2) Compare that to the Reserve Fund Balance, and express as a percentage.

Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we transfer to Reserves?

RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*

FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in the 30-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

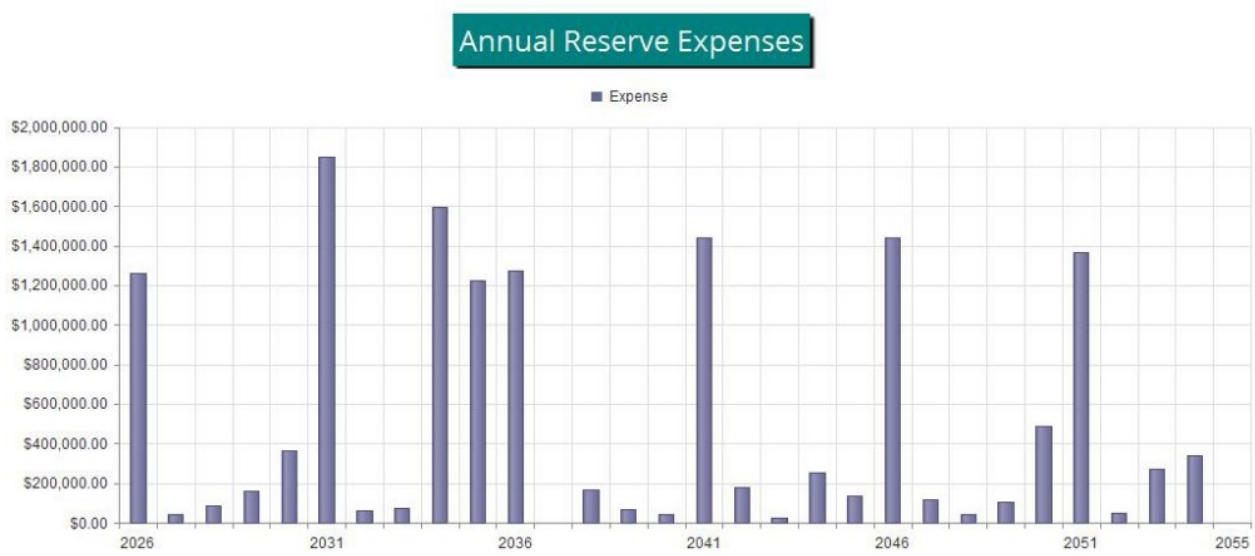


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $3,514,366 as-of the start of your Fiscal Year on 1/1/2026. As of that date, your Fully Funded Balance is computed to be $4,670,269 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Annual budgeted transfers of $431,860 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

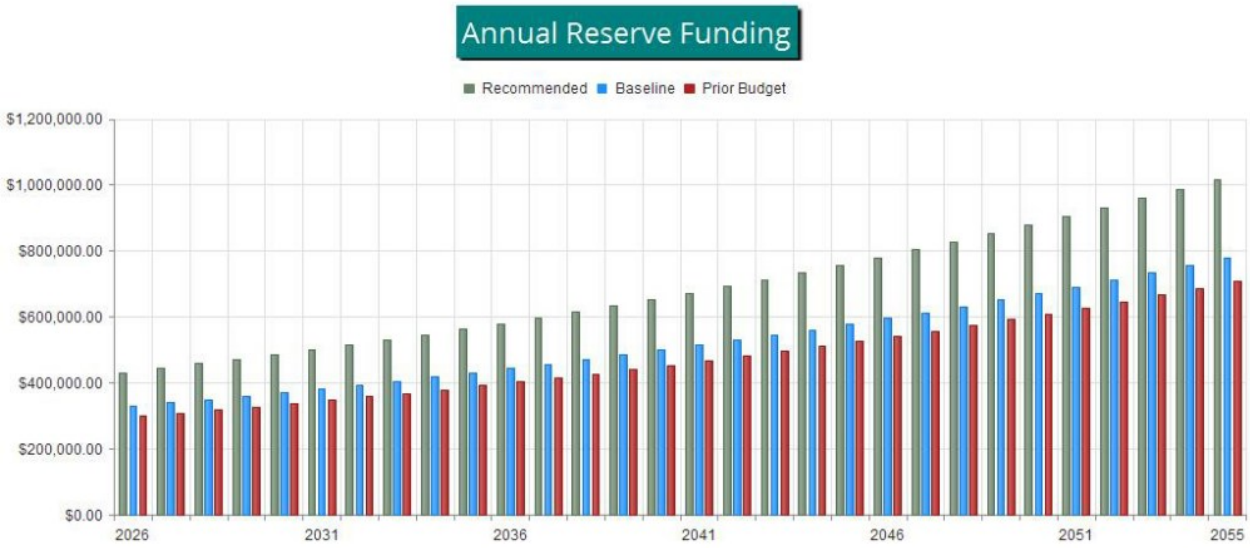


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted transfer rate (assumes future increases), compared to your always-changing Fully Funded Balance target.

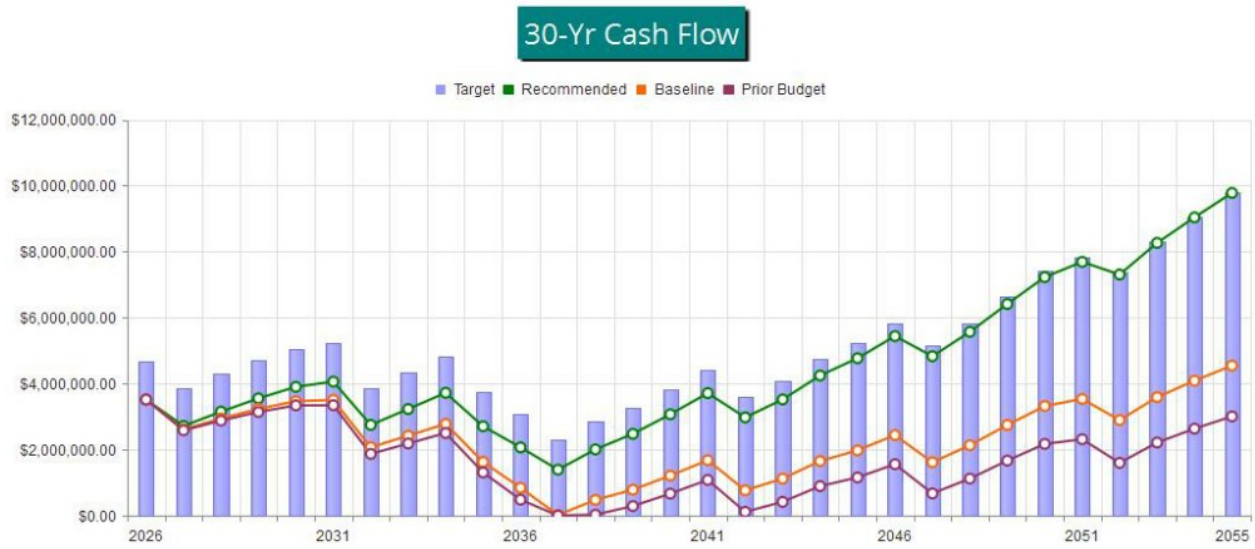


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

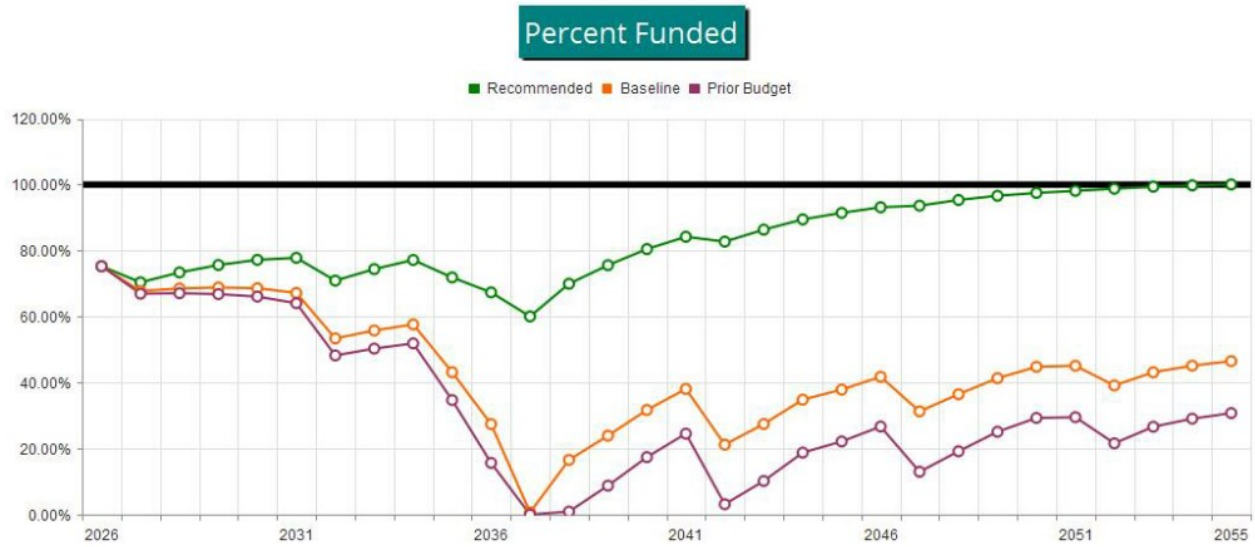


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their specific proportion related to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve funding requirements. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Lower Estimate	Current Cost Estimate Higher Estimate
	Monuments/Gates						
100	Ashford Gate Operators - Repl/Repr	2	Liftmaster swing arms	15	7	$11,200	$13,600
101	Ashford Gates - Repaint/Refurbish	2	steel gates	15	2	$8,340	$10,200
102	Ashford Entry Access - Replace/Repr	1	Door King panel	15	0	$4,640	$5,660
103	Hillsboro Gate Operators East -Rplc	2	Elite swing arms	15	9	$11,200	$13,600
103	Hillsboro Gate Operators Main -Rplc	2	Elite swing arms	15	12	$11,100	$13,600
103	Hillsboro Gate Operators West -Rplc	2	Liftmaster swing arms	15	10	$11,200	$13,600
104	Grayhawk Gate Oper. Center - Repl	2	Liftmaster swing arms	15	6	$11,200	$13,600
104	Grayhawk Gate Oprs, S & N - Replace	4	Liftmaster swing arms	15	9	$22,200	$27,200
105	Premier Gate Ops, Back - Replace	2	Liftmaster swing arm	15	9	$11,200	$13,600
105	Premier Gate Ops, Front - Replace	2	Elite ground mount	15	12	$11,200	$13,600
106	Gates (3 Nbhds) - Repaint/Refurbish	14	steel gates	15	0	$58,400	$71,400
107	Hillsboro Entry Access - Replace	1	DKS panel	15	7	$4,640	$5,660
108	Grayhawk Entry Access - Replace	1	DKS panel	15	8	$4,640	$5,660
109	Premier Entry Access - Replace	1	DKS panel	15	12	$4,640	$5,660
110	C.Hollow Gate Op, Clbhse - Replace	2	Lift Master swing arm	15	12	$11,200	$13,600
111	C. Hollow Gate Op, 97th - Replace	2	Liftmaster swing arm	15	12	$11,200	$13,600
112	C. Hollow Gate Op Gem Height - Rplc	2	Liftmaster swing arm	15	12	$11,200	$13,600
115	Cntry Hollow Gates - Repaint/Refurb	6	steel gates	15	0	$25,000	$30,600
116	Cntry Hollow Entry Access - Replace	1	DKS panel	15	8	$4,640	$5,660
196	Ashford Entry Sign - Replace	1	sandblasted wood	20	0	$4,180	$5,100
197	Highlands Monument - Refurbish	1	masonry/concrete	25	0	$6,050	$7,390
198	Grayhawk Monument - Refurbish	1	masonry/concrete	25	0	$6,050	$7,390
199	Premier Monument - Refurbish	1	masonry/concrete	25	0	$6,050	$7,390
200	Hillsboro Monument/Sign - Refurbish	1	wood sign/brick wall	25	0	$6,050	$7,390
201	Country Hollow Monument - Refurbish	1	masonry/concrete	25	0	$6,050	$7,390
203	South Ridge Monument - Refurbish	1	masonry/metal letters	25	5	$6,050	$7,390
204	Brookfield Sign/Monument - Replace	1	wood/stone sign	25	15	$4,470	$5,470
	Roads/Hard Surfaces						
110	Roads Condition - Evaluation/Survey	38	miles	3	0	$4,770	$5,830
115	Sealcoat - Year 1 of 3	551,678	SF	5	0	$154,000	$188,000
116	Sealcoat - Year 2 of 3	434,506	SF	5	0	$122,000	$148,000
117	Sealcoat - Year 3 of 3	579,516	SF	5	0	$162,000	$198,000
121	Ashford Roads - Plane/Overlay	80,800	GSF asphalt	30	0	$179,000	$219,000
122	Grayhawk Roads - Plane/Overlay	97,400	GSF asphalt	30	4	$212,000	$260,000
123	Premier Roads - Plane/Overlay	114,200	GSF asphalt	30	5	$250,000	$306,000
124	Hillsboro Roads - Plane/Overlay	347,400	GSF asphalt	30	5	$648,000	$792,000
125	Cntry Hollow Rds- Plane/Overlay	463,700	GSF asphalt	30	8	$845,000	$1,030,000
127	Brookfield Rds - Plane/Overlay	303,000	GSF asphalt	30	9	$566,000	$692,000
128	South Ridge Rds - Plane/Overlay	147,500	GSF asphalt	30	10	$322,000	$394,000
129	Shared 91st Ave - Plane/Overlay	14,100	GSF asphalt	30	5	$49,000	$60,000
135	Asphalt to Storm Pond - Remove/Replace	25,740	GSF asphalt	25	3	$89,500	$109,000
137	Asphalt Paths - Remove/Replace	4,520	GSF asphalt	25	3	$15,800	$19,200
	Fencing						

#	Component	Approx Quantity		Useful Life	Rem. Useful Life	Current Cost Estimate Lower Estimate	Current Cost Estimate Higher Estimate
144	Winco Chain Link Fencing - Replace	265	LF 6' tall, 9 gauge	30	25	$11,800	$14,400
145	Ashford Wood Fence - Replace	100	LF, 6' tall wood board	15	13	$6,030	$7,370
147	Southridge Wood Fence - Replace	100	LF, 6' tall wood board	15	2	$6,030	$7,370
149	Hillsboro Wood Fence - Replace	230	LF wood board	15	1	$13,900	$17,000
151	Premier Wood Fence - Replace	1,250	LF wood board	15	0	$75,400	$92,100
155	Wood Board Fencing - Clean/Stain	1,680	LF board	3	0	$21,900	$26,700
160	Split Rail Fence - Replace	200	LF, double split wood	12	1	$4,450	$5,430
161	Chain Link Fence, 4' - Replace	500	LF, 4' tall galvanized	30	9	$9,540	$11,700
162	Chain Link Pond Fence Original- Rpl	4,000	LF, 6' tall galvanized	30	9	$112,000	$136,000
163	Chain Link Pond Fence Added - Rpl	1,663	LF, 6' tall galvanized	30	24	$46,300	$56,500
164	Premier Chain Link Fencing - Replac	640	LF, 6' tall galvanized	30	9	$17,800	$21,800
	Mailboxes						
205	Ashford Mailboxes - Replace	5	CBUs	20	4	$13,500	$16,500
206	Highlands Mailboxes - Replace 2 of 6	2	16 box CBU	20	0	$5,400	$6,600
206	Highlands Mailboxes - Replace 4 of 6	4	CBUs	20	15	$10,800	$13,200
207	Grayhawk Mailboxes - Replace	8	16 box CBU	20	18	$20,800	$25,400
208	Premier Mailboxes - Replace 2 of 8	2	CBUs	20	0	$5,400	$6,600
208	Premier Mailboxes - Replace 6 of 8	6	16 box CBU	20	18	$16,200	$19,800
209	Hillsboro Mailboxes - Replace 23 of 25	23	16 box CBU	20	0	$62,100	$75,900
210	Hillsboro Mailboxes - Replace 2 of 25	2	CBUs	20	15	$5,400	$6,600
211	Country Hollow Mailboxes - Replace	33	CBU's	20	0	$89,100	$109,000
213	Brookfield Mailboxes - Replace 2 of 17	2	CBU stands	20	15	$5,400	$6,600
213	Brookfield Mailboxes - Replace 15 of 17	15	CBU stands	20	18	$40,500	$49,500
214	South Ridge Mailboxes - Replace	9	16 Bx (1) 8 Bx CBUs	20	0	$24,300	$29,700
	Park Equipment/Assets						
340	Steel/Poly Playsets - Repair/Replc	3	playsets	20	4	$67,500	$82,500
343	Brookfield Playset - Repair/Repl	1	wood playset	20	8	$23,200	$28,400
344	South Ridge Set 1 of 2 -Rpr/Replace	1	wood playset	20	7	$22,500	$27,500
345	South Ridge Set 2 of 2 -Rpr/Replace	1	wood playset	20	13	$31,500	$38,500
346	Hillsboro Wood Playsets - Rpr/Replc	2	wood	20	0	$45,000	$55,000
347	Cntry Hollow Wood Playset - Rpr/Rpl	1	Rainbow	20	0	$22,500	$27,500
400	Benches/Picnic Sets - Repair/Replc	14	pieces	20	1	$18,500	$22,700
	Other Site/Grounds						
104	Gravel/Soft Trails - Replenish	1	Budget Allowance	8	2	$20,900	$25,500
124	Metal Tunnel - Clean/Paint	135	135 long x 13 wide	5	0	$9,270	$11,300
169	Street Lights - Replace	137	Poles/Fixtures	30	8	$247,000	$301,000
182	Storm Sys/Ponds/Swales - Refurbish	1	Budget Allowance	7	2	$38,900	$47,500
	Clubhouse Building						
420	Clubhouse Windows - Replace	50	wdws vinyl	50	36	$69,800	$85,200
424	Clubhouse Exterior - Clk/Paint	2,300	GSF	8	0	$7,780	$9,500
426	Clubhouse Siding - Repair/Replace	2,300	GSF varies	50	36	$41,400	$50,600
428	Clubhouse Roof - Repair/Replace	2,500	GSF Laminated shg	30	9	$19,100	$23,400
430	Clubhouse Gutters/Dspts - Replace	280	LF metal	30	9	$2,600	$3,180
432	Clubhouse Interior Walls - Repaint	2,500	GSF metal	15	10	$17,700	$21,700
434	Clubhouse Flooring - Replace	2,100	SF, luxury vinyl tile	12	7	$11,600	$14,200
436	Clubhouse Kitchen/Appls - Refurbish	1	Kitchen	15	10	$10,200	$12,400
440	Clubhouse Bathrooms - Refurbish	2	moderate size	15	10	$6,520	$7,980

#	Component	Approx Quantity		Useful Life	Rem. Useful Life	Current Cost Estimate Lower Estimate	Current Cost Estimate Higher Estimate
444	Clubhouse HVAC - Repair/Replace	1	Split System	20	14	$11,600	$14,200
456	Clubhouse Fixtures/Rooms - Remodel	1	Budget Allowance	15	10	$6,620	$8,100
458	Clubhouse Furniture/Decor - Replace	1	Budget Allowance	15	10	$6,620	$8,100
459	Water Heater - Replace	1	Tankless Unit	20	14	$7,090	$8,670
950	Clubhouse Entry Access - Replace	1	Elite panel+small keypad	15	7	$4,490	$5,490
955	Surveillance Equipment - Replace	1	System	6	0	$10,400	$12,800
	Clubhouse Area Outdoor Amenities						
125	Clubhouse Parking Lot - Resurface	12,000	GSF, asphalt	30	16	$41,800	$51,000
126	Clubhouse Prkng Lot - Seal/Rp/Strp	12,000	GSF, asphalt	5	0	$4,560	$5,580
147	Storage Shed - Repair/Repl	1	wood structure	25	14	$8,030	$9,810
160	Clubhouse Prkg Lot Lights - Replace	4	poles/lights	30	9	$9,180	$11,200
162	Bollard Lights - Replace	4	bollard standards	20	0	$9,270	$11,300
320	Courts - Clean/Repair/Coating	19,100	SF, 3 Courts	10	5	$30,300	$37,100
321	Tennis/Pickleball Courts - Resurface	14,400	SF, 3 courts	40	15	$60,000	$73,400
323	Basketball Court - Resurface	1	60 x 120 asphalt court	40	15	$30,100	$36,700
324	Court Chain Link Fencing - Replace	720	LF, galvanized	40	15	$45,400	$55,400
330	Basketball Standards - Replace	2	poles/hoops etc.	30	12	$9,000	$11,000
335	Play Equipment - Repair/Replace	2	Large Pieces	20	19	$45,000	$55,000
337	Picnic Sets/Benches - Repair/Replc	9	pieces	20	19	$14,000	$17,000
102	Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Monuments/Gates							
100	Ashford Gate Operators - Repl/Repr	$12,400	X	8	/	15	=	$6,613
101	Ashford Gates - Repaint/Refurbish	$9,270	X	13	/	15	=	$8,034
102	Ashford Entry Access - Replace/Repr	$5,150	X	15	/	15	=	$5,150
103	Hillsboro Gate Operators East -Rplc	$12,400	X	6	/	15	=	$4,960
103	Hillsboro Gate Operators Main -Rplc	$12,360	X	3	/	15	=	$2,472
103	Hillsboro Gate Operators West -Rplc	$12,400	X	5	/	15	=	$4,133
104	Grayhawk Gate Oper. Center - Repl	$12,400	X	9	/	15	=	$7,440
104	Grayhawk Gate Oprs, S & N - Replace	$24,720	X	6	/	15	=	$9,888
105	Premier Gate Ops, Back - Replace	$12,400	X	6	/	15	=	$4,960
105	Premier Gate Ops, Front - Replace	$12,400	X	3	/	15	=	$2,480
106	Gates (3 Nbhds) - Repaint/Refurbish	$64,900	X	15	/	15	=	$64,900
107	Hillsboro Entry Access - Replace	$5,150	X	8	/	15	=	$2,747
108	Grayhawk Entry Access - Replace	$5,150	X	7	/	15	=	$2,403
109	Premier Entry Access - Replace	$5,150	X	3	/	15	=	$1,030
110	C.Hollow Gate Op, Clbhse - Replace	$12,400	X	3	/	15	=	$2,480
111	C. Hollow Gate Op, 97th - Replace	$12,400	X	3	/	15	=	$2,480
112	C. Hollow Gate Op Gem Height - Rplc	$12,400	X	3	/	15	=	$2,480
115	Cntry Hollow Gates - Repaint/Refurb	$27,810	X	15	/	15	=	$27,810
116	Cntry Hollow Entry Access - Replace	$5,150	X	7	/	15	=	$2,403
196	Ashford Entry Sign - Replace	$4,640	X	20	/	20	=	$4,640
197	Highlands Monument - Refurbish	$6,720	X	25	/	25	=	$6,720
198	Grayhawk Monument - Refurbish	$6,720	X	25	/	25	=	$6,720
199	Premier Monument - Refurbish	$6,720	X	25	/	25	=	$6,720
200	Hillsboro Monument/Sign - Refurbish	$6,720	X	25	/	25	=	$6,720
201	Country Hollow Monument - Refurbish	$6,720	X	25	/	25	=	$6,720
203	South Ridge Monument - Refurbish	$6,720	X	20	/	25	=	$5,376
204	Brookfield Sign/Monument - Replace	$4,970	X	10	/	25	=	$1,988
	Roads/Hard Surfaces							
110	Roads Condition - Evaluation/Survey	$5,300	X	3	/	3	=	$5,300
115	Sealcoat - Year 1 of 3	$171,020	X	5	/	5	=	$171,020
116	Sealcoat - Year 2 of 3	$135,000	X	5	/	5	=	$135,000
117	Sealcoat - Year 3 of 3	$179,650	X	5	/	5	=	$179,650
121	Ashford Roads - Plane/Overlay	$199,000	X	30	/	30	=	$199,000
122	Grayhawk Roads - Plane/Overlay	$236,000	X	26	/	30	=	$204,533
123	Premier Roads - Plane/Overlay	$278,000	X	25	/	30	=	$231,667
124	Hillsboro Roads - Plane/Overlay	$720,000	X	25	/	30	=	$600,000
125	Cntry Hollow Rds- Plane/Overlay	$939,000	X	22	/	30	=	$688,600
127	Brookfield Rds - Plane/Overlay	$629,000	X	21	/	30	=	$440,300
128	South Ridge Rds - Plane/Overlay	$358,000	X	20	/	30	=	$238,667
129	Shared 91st Ave - Plane/Overlay	$54,500	X	25	/	30	=	$45,417
135	Asphalt to Storm Pond - Remove/Replace	$99,400	X	22	/	25	=	$87,472
137	Asphalt Paths - Remove/Replace	$17,500	X	22	/	25	=	$15,400
	Fencing							
144	Winco Chain Link Fencing - Replace	$13,100	X	5	/	30	=	$2,183

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
145	Ashford Wood Fence - Replace	$6,700	X	2	/	15	=	$893
147	Southridge Wood Fence - Replace	$6,700	X	13	/	15	=	$5,807
149	Hillsboro Wood Fence - Replace	$15,410	X	14	/	15	=	$14,383
151	Premier Wood Fence - Replace	$83,750	X	15	/	15	=	$83,750
155	Wood Board Fencing - Clean/Stain	$24,300	X	3	/	3	=	$24,300
160	Split Rail Fence - Replace	$4,940	X	11	/	12	=	$4,528
161	Chain Link Fence, 4' - Replace	$10,600	X	21	/	30	=	$7,420
162	Chain Link Pond Fence Original- Rpl	$124,000	X	21	/	30	=	$86,800
163	Chain Link Pond Fence Added - Rpl	$51,400	X	6	/	30	=	$10,280
164	Premier Chain Link Fencing - Replac	$19,800	X	21	/	30	=	$13,860
	Mailboxes							
205	Ashford Mailboxes - Replace	$15,000	X	16	/	20	=	$12,000
206	Highlands Mailboxes - Replace 2 of 6	$6,000	X	20	/	20	=	$6,000
206	Highlands Mailboxes - Replace 4 of 6	$12,000	X	5	/	20	=	$3,000
207	Grayhawk Mailboxes - Replace	$23,100	X	2	/	20	=	$2,310
208	Premier Mailboxes - Replace 2 of 8	$6,000	X	20	/	20	=	$6,000
208	Premier Mailboxes - Replace 6 of 8	$18,000	X	2	/	20	=	$1,800
209	Hillsboro Mailboxes - Replace 23 of 25	$69,000	X	20	/	20	=	$69,000
210	Hillsboro Mailboxes - Replace 2 of 25	$6,000	X	5	/	20	=	$1,500
211	Country Hollow Mailboxes - Replace	$99,000	X	20	/	20	=	$99,000
213	Brookfield Mailboxes - Replace 2 of 17	$6,000	X	5	/	20	=	$1,500
213	Brookfield Mailboxes - Replace 15 of 17	$45,000	X	2	/	20	=	$4,500
214	South Ridge Mailboxes - Replace	$27,000	X	20	/	20	=	$27,000
	Park Equipment/Assets							
340	Steel/Poly Playsets - Repair/Replc	$75,000	X	16	/	20	=	$60,000
343	Brookfield Playset - Repair/Repl	$25,800	X	12	/	20	=	$15,480
344	South Ridge Set 1 of 2 -Rpr/Replace	$25,000	X	13	/	20	=	$16,250
345	South Ridge Set 2 of 2 -Rpr/Replace	$35,000	X	7	/	20	=	$12,250
346	Hillsboro Wood Playsets - Rpr/Replc	$50,000	X	20	/	20	=	$50,000
347	Cntry Hollow Wood Playset - Rpr/Rpl	$25,000	X	20	/	20	=	$25,000
400	Benches/Picnic Sets - Repair/Replc	$20,600	X	19	/	20	=	$19,570
	Other Site/Grounds							
104	Gravel/Soft Trails - Replenish	$23,200	X	6	/	8	=	$17,400
124	Metal Tunnel - Clean/Paint	$10,300	X	5	/	5	=	$10,300
169	Street Lights - Replace	$274,000	X	22	/	30	=	$200,933
182	Storm Sys/Ponds/Swales - Refurbish	$43,200	X	5	/	7	=	$30,857
	Clubhouse Building							
420	Clubhouse Windows - Replace	$77,500	X	14	/	50	=	$21,700
424	Clubhouse Exterior - Clk/Paint	$8,640	X	8	/	8	=	$8,640
426	Clubhouse Siding - Repair/Replace	$46,000	X	14	/	50	=	$12,880
428	Clubhouse Roof - Repair/Replace	$21,250	X	21	/	30	=	$14,875
430	Clubhouse Gutters/Dspts - Replace	$2,890	X	21	/	30	=	$2,023
432	Clubhouse Interior Walls - Repaint	$19,700	X	5	/	15	=	$6,567
434	Clubhouse Flooring - Replace	$12,900	X	5	/	12	=	$5,375
436	Clubhouse Kitchen/Appls - Refurbish	$11,300	X	5	/	15	=	$3,767
440	Clubhouse Bathrooms - Refurbish	$7,250	X	5	/	15	=	$2,417
444	Clubhouse HVAC - Repair/Replace	$12,900	X	6	/	20	=	$3,870
456	Clubhouse Fixtures/Rooms - Remodel	$7,360	X	5	/	15	=	$2,453
458	Clubhouse Furniture/Decor - Replace	$7,360	X	5	/	15	=	$2,453

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
459	Water Heater - Replace	$7,880	X	6	/	20	=	$2,364
950	Clubhouse Entry Access - Replace	$4,990	X	8	/	15	=	$2,661
955	Surveillance Equipment - Replace	$11,600	X	6	/	6	=	$11,600
	Clubhouse Area Outdoor Amenities							
125	Clubhouse Parking Lot - Resurface	$46,400	X	14	/	30	=	$21,653
126	Clubhouse Prkng Lot - Seal/Rp/Strp	$5,070	X	5	/	5	=	$5,070
147	Storage Shed - Repair/Repl	$8,920	X	11	/	25	=	$3,925
160	Clubhouse Prkg Lot Lights - Replace	$10,200	X	21	/	30	=	$7,140
162	Bollard Lights - Replace	$10,300	X	20	/	20	=	$10,300
320	Courts - Clean/Repair/Coating	$33,700	X	5	/	10	=	$16,850
321	Tennis/Pickleball Courts - Resurface	$66,700	X	25	/	40	=	$41,688
323	Basketball Court - Resurface	$33,400	X	25	/	40	=	$20,875
324	Court Chain Link Fencing - Replace	$50,400	X	25	/	40	=	$31,500
330	Basketball Standards - Replace	$10,000	X	18	/	30	=	$6,000
335	Play Equipment - Repair/Replace	$50,000	X	1	/	20	=	$2,500
337	Picnic Sets/Benches - Repair/Replc	$15,500	X	1	/	20	=	$775
								$4,670,269

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Monuments/Gates				
100	Ashford Gate Operators - Repl/Repr	15	$12,400	$827	0.24 %
101	Ashford Gates - Repaint/Refurbish	15	$9,270	$618	0.18 %
102	Ashford Entry Access - Replace/Repr	15	$5,150	$343	0.10 %
103	Hillsboro Gate Operators East -Rplc	15	$12,400	$827	0.24 %
103	Hillsboro Gate Operators Main -Rplc	15	$12,360	$824	0.24 %
103	Hillsboro Gate Operators West -Rplc	15	$12,400	$827	0.24 %
104	Grayhawk Gate Oper. Center - Repl	15	$12,400	$827	0.24 %
104	Grayhawk Gate Oprs, S & N - Replace	15	$24,720	$1,648	0.49 %
105	Premier Gate Ops, Back - Replace	15	$12,400	$827	0.24 %
105	Premier Gate Ops, Front - Replace	15	$12,400	$827	0.24 %
106	Gates (3 Nbhds) - Repaint/Refurbish	15	$64,900	$4,327	1.28 %
107	Hillsboro Entry Access - Replace	15	$5,150	$343	0.10 %
108	Grayhawk Entry Access - Replace	15	$5,150	$343	0.10 %
109	Premier Entry Access - Replace	15	$5,150	$343	0.10 %
110	C.Hollow Gate Op, Clbhse - Replace	15	$12,400	$827	0.24 %
111	C. Hollow Gate Op, 97th - Replace	15	$12,400	$827	0.24 %
112	C. Hollow Gate Op Gem Height - Rplc	15	$12,400	$827	0.24 %
115	Cntry Hollow Gates - Repaint/Refurb	15	$27,810	$1,854	0.55 %
116	Cntry Hollow Entry Access - Replace	15	$5,150	$343	0.10 %
196	Ashford Entry Sign - Replace	20	$4,640	$232	0.07 %
197	Highlands Monument - Refurbish	25	$6,720	$269	0.08 %
198	Grayhawk Monument - Refurbish	25	$6,720	$269	0.08 %
199	Premier Monument - Refurbish	25	$6,720	$269	0.08 %
200	Hillsboro Monument/Sign - Refurbish	25	$6,720	$269	0.08 %
201	Country Hollow Monument - Refurbish	25	$6,720	$269	0.08 %
203	South Ridge Monument - Refurbish	25	$6,720	$269	0.08 %
204	Brookfield Sign/Monument - Replace	25	$4,970	$199	0.06 %
	Roads/Hard Surfaces				
110	Roads Condition - Evaluation/Survey	3	$5,300	$1,767	0.52 %
115	Sealcoat - Year 1 of 3	5	$171,020	$34,204	10.13 %
116	Sealcoat - Year 2 of 3	5	$135,000	$27,000	8.00 %
117	Sealcoat - Year 3 of 3	5	$179,650	$35,930	10.64 %
121	Ashford Roads - Plane/Overlay	30	$199,000	$6,633	1.96 %
122	Grayhawk Roads - Plane/Overlay	30	$236,000	$7,867	2.33 %
123	Premier Roads - Plane/Overlay	30	$278,000	$9,267	2.74 %
124	Hillsboro Roads - Plane/Overlay	30	$720,000	$24,000	7.11 %
125	Cntry Hollow Rds- Plane/Overlay	30	$939,000	$31,300	9.27 %
127	Brookfield Rds - Plane/Overlay	30	$629,000	$20,967	6.21 %
128	South Ridge Rds - Plane/Overlay	30	$358,000	$11,933	3.53 %
129	Shared 91st Ave - Plane/Overlay	30	$54,500	$1,817	0.54 %
135	Asphalt to Storm Pond - Remove/Replace	25	$99,400	$3,976	1.18 %
137	Asphalt Paths - Remove/Replace	25	$17,500	$700	0.21 %
	Fencing				
144	Winco Chain Link Fencing - Replace	30	$13,100	$437	0.13 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
145	Ashford Wood Fence - Replace	15	$6,700	$447	0.13 %
147	Southridge Wood Fence - Replace	15	$6,700	$447	0.13 %
149	Hillsboro Wood Fence - Replace	15	$15,410	$1,027	0.30 %
151	Premier Wood Fence - Replace	15	$83,750	$5,583	1.65 %
155	Wood Board Fencing - Clean/Stain	3	$24,300	$8,100	2.40 %
160	Split Rail Fence - Replace	12	$4,940	$412	0.12 %
161	Chain Link Fence, 4' - Replace	30	$10,600	$353	0.10 %
162	Chain Link Pond Fence Original- Rpl	30	$124,000	$4,133	1.22 %
163	Chain Link Pond Fence Added - Rpl	30	$51,400	$1,713	0.51 %
164	Premier Chain Link Fencing - Replac	30	$19,800	$660	0.20 %
	Mailboxes				
205	Ashford Mailboxes - Replace	20	$15,000	$750	0.22 %
206	Highlands Mailboxes - Replace 2 of 6	20	$6,000	$300	0.09 %
206	Highlands Mailboxes - Replace 4 of 6	20	$12,000	$600	0.18 %
207	Grayhawk Mailboxes - Replace	20	$23,100	$1,155	0.34 %
208	Premier Mailboxes - Replace 2 of 8	20	$6,000	$300	0.09 %
208	Premier Mailboxes - Replace 6 of 8	20	$18,000	$900	0.27 %
209	Hillsboro Mailboxes - Replace 23 of 25	20	$69,000	$3,450	1.02 %
210	Hillsboro Mailboxes - Replace 2 of 25	20	$6,000	$300	0.09 %
211	Country Hollow Mailboxes - Replace	20	$99,000	$4,950	1.47 %
213	Brookfield Mailboxes - Replace 2 of 17	20	$6,000	$300	0.09 %
213	Brookfield Mailboxes - Replace 15 of 17	20	$45,000	$2,250	0.67 %
214	South Ridge Mailboxes - Replace	20	$27,000	$1,350	0.40 %
	Park Equipment/Assets				
340	Steel/Poly Playsets - Repair/Replc	20	$75,000	$3,750	1.11 %
343	Brookfield Playset - Repair/Repl	20	$25,800	$1,290	0.38 %
344	South Ridge Set 1 of 2 -Rpr/Replace	20	$25,000	$1,250	0.37 %
345	South Ridge Set 2 of 2 -Rpr/Replace	20	$35,000	$1,750	0.52 %
346	Hillsboro Wood Playsets - Rpr/Replc	20	$50,000	$2,500	0.74 %
347	Cntry Hollow Wood Playset - Rpr/Rpl	20	$25,000	$1,250	0.37 %
400	Benches/Picnic Sets - Repair/Replc	20	$20,600	$1,030	0.31 %
	Other Site/Grounds				
104	Gravel/Soft Trails - Replenish	8	$23,200	$2,900	0.86 %
124	Metal Tunnel - Clean/Paint	5	$10,300	$2,060	0.61 %
169	Street Lights - Replace	30	$274,000	$9,133	2.71 %
182	Storm Sys/Ponds/Swales - Refurbish	7	$43,200	$6,171	1.83 %
	Clubhouse Building				
420	Clubhouse Windows - Replace	50	$77,500	$1,550	0.46 %
424	Clubhouse Exterior - Clk/Paint	8	$8,640	$1,080	0.32 %
426	Clubhouse Siding - Repair/Replace	50	$46,000	$920	0.27 %
428	Clubhouse Roof - Repair/Replace	30	$21,250	$708	0.21 %
430	Clubhouse Gutters/Dspts - Replace	30	$2,890	$96	0.03 %
432	Clubhouse Interior Walls - Repaint	15	$19,700	$1,313	0.39 %
434	Clubhouse Flooring - Replace	12	$12,900	$1,075	0.32 %
436	Clubhouse Kitchen/Appls - Refurbish	15	$11,300	$753	0.22 %
440	Clubhouse Bathrooms - Refurbish	15	$7,250	$483	0.14 %
444	Clubhouse HVAC - Repair/Replace	20	$12,900	$645	0.19 %
456	Clubhouse Fixtures/Rooms - Remodel	15	$7,360	$491	0.15 %
458	Clubhouse Furniture/Decor - Replace	15	$7,360	$491	0.15 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
459	Water Heater - Replace	20	$7,880	$394	0.12 %
950	Clubhouse Entry Access - Replace	15	$4,990	$333	0.10 %
955	Surveillance Equipment - Replace	6	$11,600	$1,933	0.57 %
	Clubhouse Area Outdoor Amenities				
125	Clubhouse Parking Lot - Resurface	30	$46,400	$1,547	0.46 %
126	Clubhouse Prkng Lot - Seal/Rp/Strp	5	$5,070	$1,014	0.30 %
147	Storage Shed - Repair/Repl	25	$8,920	$357	0.11 %
160	Clubhouse Prkg Lot Lights - Replace	30	$10,200	$340	0.10 %
162	Bollard Lights - Replace	20	$10,300	$515	0.15 %
320	Courts - Clean/Repair/Coating	10	$33,700	$3,370	1.00 %
321	Tennis/Pickleball Courts - Resurface	40	$66,700	$1,668	0.49 %
323	Basketball Court - Resurface	40	$33,400	$835	0.25 %
324	Court Chain Link Fencing - Replace	40	$50,400	$1,260	0.37 %
330	Basketball Standards - Replace	30	$10,000	$333	0.10 %
335	Play Equipment - Repair/Replace	20	$50,000	$2,500	0.74 %
337	Picnic Sets/Benches - Repair/Replc	20	$15,500	$775	0.23 %
102	Total Funded Components			$337,612	100.00 %

30-Year Reserve Plan Summary

Report # 22848-12
No-Site-Visit

Fiscal Year Start: 2026	Net After Tax Interest: 1.00 %	Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	$3,514,366	$4,670,269	75.2 %		Low	43.95 %	$431,860	$0	$31,135	$1,262,030
2027	$2,715,331	$3,858,227	70.4 %		Low	3.00 %	$444,816	$0	$29,301	$42,179
2028	$3,147,269	$4,288,703	73.4 %		Low	3.00 %	$458,160	$0	$33,480	$87,386
2029	$3,551,522	$4,696,274	75.6 %		Low	3.00 %	$471,905	$0	$37,245	$160,085
2030	$3,900,588	$5,052,261	77.2 %		Low	3.00 %	$486,062	$0	$39,784	$366,916
2031	$4,059,518	$5,217,290	77.8 %		Low	3.00 %	$500,644	$0	$34,015	$1,847,837
2032	$2,746,340	$3,873,664	70.9 %		Low	3.00 %	$515,663	$0	$29,858	$64,001
2033	$3,227,861	$4,339,173	74.4 %		Low	3.00 %	$531,133	$0	$34,721	$74,334
2034	$3,719,382	$4,820,462	77.2 %		Low	3.00 %	$547,067	$0	$32,110	$1,593,267
2035	$2,705,292	$3,764,518	71.9 %		Low	3.00 %	$563,479	$0	$23,847	$1,226,565
2036	$2,066,052	$3,067,814	67.3 %		Medium	3.00 %	$580,384	$0	$17,274	$1,273,509
2037	$1,390,201	$2,315,469	60.0 %		Medium	3.00 %	$597,795	$0	$16,969	$0
2038	$2,004,965	$2,866,288	69.9 %		Medium	3.00 %	$615,729	$0	$22,387	$168,682
2039	$2,474,400	$3,274,329	75.6 %		Low	3.00 %	$634,201	$0	$27,699	$68,492
2040	$3,067,808	$3,812,681	80.5 %		Low	3.00 %	$653,227	$0	$33,875	$44,924
2041	$3,709,985	$4,406,779	84.2 %		Low	3.00 %	$672,824	$0	$33,408	$1,441,774
2042	$2,974,443	$3,595,724	82.7 %		Low	3.00 %	$693,009	$0	$32,446	$182,375
2043	$3,517,523	$4,073,771	86.3 %		Low	3.00 %	$713,799	$0	$38,790	$26,396
2044	$4,243,715	$4,743,559	89.5 %		Low	3.00 %	$735,213	$0	$45,038	$256,216
2045	$4,767,750	$5,213,968	91.4 %		Low	3.00 %	$757,269	$0	$51,010	$137,475
2046	$5,438,554	$5,838,553	93.1 %		Low	3.00 %	$779,987	$0	$51,314	$1,441,241
2047	$4,828,615	$5,157,290	93.6 %		Low	3.00 %	$803,387	$0	$51,959	$116,454
2048	$5,567,505	$5,838,961	95.4 %		Low	3.00 %	$827,488	$0	$59,870	$43,189
2049	$6,411,675	$6,635,952	96.6 %		Low	3.00 %	$852,313	$0	$68,162	$105,587
2050	$7,226,564	$7,412,573	97.5 %		Low	3.00 %	$877,882	$0	$74,549	$489,416
2051	$7,689,580	$7,837,737	98.1 %		Low	3.00 %	$904,219	$0	$74,937	$1,364,620
2052	$7,304,116	$7,395,403	98.8 %		Low	3.00 %	$931,346	$0	$77,804	$50,033
2053	$8,263,232	$8,315,666	99.4 %		Low	3.00 %	$959,286	$0	$86,473	$270,353
2054	$9,038,637	$9,059,104	99.8 %		Low	3.00 %	$988,064	$0	$94,048	$341,816
2055	$9,778,933	$9,774,412	100.0 %		Low	3.00 %	$1,017,706	$0	$103,351	$0

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 22848-12
No-Site-Visit

Fiscal Year Start: 2026	Net After Tax Interest: 1.00 %	Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	$3,514,366	$4,670,269	75.2 %		Low	10.00 %	$329,990	$0	$30,624	$1,262,030
2027	$2,612,949	$3,858,227	67.7 %		Medium	3.00 %	$339,890	$0	$27,745	$42,179
2028	$2,938,405	$4,288,703	68.5 %		Medium	3.00 %	$350,086	$0	$30,839	$87,386
2029	$3,231,944	$4,696,274	68.8 %		Medium	3.00 %	$360,589	$0	$33,475	$160,085
2030	$3,465,924	$5,052,261	68.6 %		Medium	3.00 %	$371,407	$0	$34,841	$366,916
2031	$3,505,256	$5,217,290	67.2 %		Medium	3.00 %	$382,549	$0	$27,854	$1,847,837
2032	$2,067,821	$3,873,664	53.4 %		Medium	3.00 %	$394,025	$0	$22,431	$64,001
2033	$2,420,277	$4,339,173	55.8 %		Medium	3.00 %	$405,846	$0	$25,979	$74,334
2034	$2,777,768	$4,820,462	57.6 %		Medium	3.00 %	$418,021	$0	$22,002	$1,593,267
2035	$1,624,524	$3,764,518	43.2 %		Medium	3.00 %	$430,562	$0	$12,322	$1,226,565
2036	$840,843	$3,067,814	27.4 %		High	3.00 %	$443,479	$0	$4,278	$1,273,509
2037	$15,091	$2,315,469	0.7 %		High	3.00 %	$456,783	$0	$2,446	$0
2038	$474,321	$2,866,288	16.5 %		High	3.00 %	$470,487	$0	$6,281	$168,682
2039	$782,407	$3,274,329	23.9 %		High	3.00 %	$484,601	$0	$9,950	$68,492
2040	$1,208,466	$3,812,681	31.7 %		Medium	3.00 %	$499,139	$0	$14,422	$44,924
2041	$1,677,103	$4,406,779	38.1 %		Medium	3.00 %	$514,114	$0	$12,188	$1,441,774
2042	$761,631	$3,595,724	21.2 %		High	3.00 %	$529,537	$0	$9,395	$182,375
2043	$1,118,188	$4,073,771	27.4 %		High	3.00 %	$545,423	$0	$13,840	$26,396
2044	$1,651,056	$4,743,559	34.8 %		Medium	3.00 %	$561,786	$0	$18,121	$256,216
2045	$1,974,747	$5,213,968	37.9 %		Medium	3.00 %	$578,639	$0	$22,054	$137,475
2046	$2,437,966	$5,838,553	41.8 %		Medium	3.00 %	$595,999	$0	$20,246	$1,441,241
2047	$1,612,970	$5,157,290	31.3 %		Medium	3.00 %	$613,879	$0	$18,702	$116,454
2048	$2,129,096	$5,838,961	36.5 %		Medium	3.00 %	$632,295	$0	$24,348	$43,189
2049	$2,742,550	$6,635,952	41.3 %		Medium	3.00 %	$651,264	$0	$30,292	$105,587
2050	$3,318,520	$7,412,573	44.8 %		Medium	3.00 %	$670,802	$0	$34,249	$489,416
2051	$3,534,155	$7,837,737	45.1 %		Medium	3.00 %	$690,926	$0	$32,120	$1,364,620
2052	$2,892,581	$7,395,403	39.1 %		Medium	3.00 %	$711,654	$0	$32,382	$50,033
2053	$3,586,583	$8,315,666	43.1 %		Medium	3.00 %	$733,003	$0	$38,355	$270,353
2054	$4,087,588	$9,059,104	45.1 %		Medium	3.00 %	$754,993	$0	$43,139	$341,816
2055	$4,543,904	$9,774,412	46.5 %		Medium	3.00 %	$777,643	$0	$49,554	$0

	Fiscal Year	2026	2027	2028	2029	2030
	Starting Reserve Balance	$3,514,366	$2,715,331	$3,147,269	$3,551,522	$3,900,588
	Annual Reserve Funding	$431,860	$444,816	$458,160	$471,905	$486,062
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$31,135	$29,301	$33,480	$37,245	$39,784
	Total Income	$3,977,361	$3,189,447	$3,638,909	$4,060,672	$4,426,434
#	Component					
	Monuments/Gates					
100	Ashford Gate Operators - Repl/Repr	$0	$0	$0	$0	$0
101	Ashford Gates - Repaint/Refurbish	$0	$0	$9,835	$0	$0
102	Ashford Entry Access - Replace/Repr	$5,150	$0	$0	$0	$0
103	Hillsboro Gate Operators East -Rplc	$0	$0	$0	$0	$0
103	Hillsboro Gate Operators Main -Rplc	$0	$0	$0	$0	$0
103	Hillsboro Gate Operators West -Rplc	$0	$0	$0	$0	$0
104	Grayhawk Gate Oper. Center - Repl	$0	$0	$0	$0	$0
104	Grayhawk Gate Oprs, S & N - Replace	$0	$0	$0	$0	$0
105	Premier Gate Ops, Back - Replace	$0	$0	$0	$0	$0
105	Premier Gate Ops, Front - Replace	$0	$0	$0	$0	$0
106	Gates (3 Nbhds) - Repaint/Refurbish	$64,900	$0	$0	$0	$0
107	Hillsboro Entry Access - Replace	$0	$0	$0	$0	$0
108	Grayhawk Entry Access - Replace	$0	$0	$0	$0	$0
109	Premier Entry Access - Replace	$0	$0	$0	$0	$0
110	C.Hollow Gate Op, Clbhse - Replace	$0	$0	$0	$0	$0
111	C. Hollow Gate Op, 97th - Replace	$0	$0	$0	$0	$0
112	C. Hollow Gate Op Gem Height - Rplc	$0	$0	$0	$0	$0
115	Cntry Hollow Gates - Repaint/Refurb	$27,810	$0	$0	$0	$0
116	Cntry Hollow Entry Access - Replace	$0	$0	$0	$0	$0
196	Ashford Entry Sign - Replace	$4,640	$0	$0	$0	$0
197	Highlands Monument - Refurbish	$6,720	$0	$0	$0	$0
198	Grayhawk Monument - Refurbish	$6,720	$0	$0	$0	$0
199	Premier Monument - Refurbish	$6,720	$0	$0	$0	$0
200	Hillsboro Monument/Sign - Refurbish	$6,720	$0	$0	$0	$0
201	Country Hollow Monument - Refurbish	$6,720	$0	$0	$0	$0
203	South Ridge Monument - Refurbish	$0	$0	$0	$0	$0
204	Brookfield Sign/Monument - Replace	$0	$0	$0	$0	$0
	Roads/Hard Surfaces					
110	Roads Condition - Evaluation/Survey	$5,300	$0	$0	$5,791	$0
115	Sealcoat - Year 1 of 3	$171,020	$0	$0	$0	$0
116	Sealcoat - Year 2 of 3	$135,000	$0	$0	$0	$0
117	Sealcoat - Year 3 of 3	$179,650	$0	$0	$0	$0
121	Ashford Roads - Plane/Overlay	$199,000	$0	$0	$0	$0
122	Grayhawk Roads - Plane/Overlay	$0	$0	$0	$0	$265,620
123	Premier Roads - Plane/Overlay	$0	$0	$0	$0	$0
124	Hillsboro Roads - Plane/Overlay	$0	$0	$0	$0	$0
125	Cntry Hollow Rds- Plane/Overlay	$0	$0	$0	$0	$0
127	Brookfield Rds - Plane/Overlay	$0	$0	$0	$0	$0
128	South Ridge Rds - Plane/Overlay	$0	$0	$0	$0	$0
129	Shared 91st Ave - Plane/Overlay	$0	$0	$0	$0	$0
135	Asphalt to Storm Pond - Remove/Replace	$0	$0	$0	$108,617	$0
137	Asphalt Paths - Remove/Replace	$0	$0	$0	$19,123	$0
	Fencing					
144	Winco Chain Link Fencing - Replace	$0	$0	$0	$0	$0
145	Ashford Wood Fence - Replace	$0	$0	$0	$0	$0
147	Southridge Wood Fence - Replace	$0	$0	$7,108	$0	$0
149	Hillsboro Wood Fence - Replace	$0	$15,872	$0	$0	$0
151	Premier Wood Fence - Replace	$83,750	$0	$0	$0	$0
155	Wood Board Fencing - Clean/Stain	$24,300	$0	$0	$26,553	$0
160	Split Rail Fence - Replace	$0	$5,088	$0	$0	$0
161	Chain Link Fence, 4' - Replace	$0	$0	$0	$0	$0
162	Chain Link Pond Fence Original- Rpl	$0	$0	$0	$0	$0
163	Chain Link Pond Fence Added - Rpl	$0	$0	$0	$0	$0
164	Premier Chain Link Fencing - Replac	$0	$0	$0	$0	$0

	Fiscal Year	2026	2027	2028	2029	2030
	Mailboxes					
205	Ashford Mailboxes - Replace	$0	$0	$0	$0	$16,883
206	Highlands Mailboxes - Replace 2 of 6	$6,000	$0	$0	$0	$0
206	Highlands Mailboxes - Replace 4 of 6	$0	$0	$0	$0	$0
207	Grayhawk Mailboxes - Replace	$0	$0	$0	$0	$0
208	Premier Mailboxes - Replace 2 of 8	$6,000	$0	$0	$0	$0
208	Premier Mailboxes - Replace 6 of 8	$0	$0	$0	$0	$0
209	Hillsboro Mailboxes - Replace 23 of 25	$69,000	$0	$0	$0	$0
210	Hillsboro Mailboxes - Replace 2 of 25	$0	$0	$0	$0	$0
211	Country Hollow Mailboxes - Replace	$99,000	$0	$0	$0	$0
213	Brookfield Mailboxes - Replace 2 of 17	$0	$0	$0	$0	$0
213	Brookfield Mailboxes - Replace 15 of 17	$0	$0	$0	$0	$0
214	South Ridge Mailboxes - Replace	$27,000	$0	$0	$0	$0
	Park Equipment/Assets					
340	Steel/Poly Playsets - Repair/Replc	$0	$0	$0	$0	$84,413
343	Brookfield Playset - Repair/Repl	$0	$0	$0	$0	$0
344	South Ridge Set 1 of 2 -Rpr/Replace	$0	$0	$0	$0	$0
345	South Ridge Set 2 of 2 -Rpr/Replace	$0	$0	$0	$0	$0
346	Hillsboro Wood Playsets - Rpr/Replc	$50,000	$0	$0	$0	$0
347	Cntry Hollow Wood Playset - Rpr/Rpl	$25,000	$0	$0	$0	$0
400	Benches/Picnic Sets - Repair/Replc	$0	$21,218	$0	$0	$0
	Other Site/Grounds					
104	Gravel/Soft Trails - Replenish	$0	$0	$24,613	$0	$0
124	Metal Tunnel - Clean/Paint	$10,300	$0	$0	$0	$0
169	Street Lights - Replace	$0	$0	$0	$0	$0
182	Storm Sys/Ponds/Swales - Refurbish	$0	$0	$45,831	$0	$0
	Clubhouse Building					
420	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
424	Clubhouse Exterior - Clk/Paint	$8,640	$0	$0	$0	$0
426	Clubhouse Siding - Repair/Replace	$0	$0	$0	$0	$0
428	Clubhouse Roof - Repair/Replace	$0	$0	$0	$0	$0
430	Clubhouse Gutters/Dspts - Replace	$0	$0	$0	$0	$0
432	Clubhouse Interior Walls - Repaint	$0	$0	$0	$0	$0
434	Clubhouse Flooring - Replace	$0	$0	$0	$0	$0
436	Clubhouse Kitchen/Appls - Refurbish	$0	$0	$0	$0	$0
440	Clubhouse Bathrooms - Refurbish	$0	$0	$0	$0	$0
444	Clubhouse HVAC - Repair/Replace	$0	$0	$0	$0	$0
456	Clubhouse Fixtures/Rooms - Remodel	$0	$0	$0	$0	$0
458	Clubhouse Furniture/Decor - Replace	$0	$0	$0	$0	$0
459	Water Heater - Replace	$0	$0	$0	$0	$0
950	Clubhouse Entry Access - Replace	$0	$0	$0	$0	$0
955	Surveillance Equipment - Replace	$11,600	$0	$0	$0	$0
	Clubhouse Area Outdoor Amenities					
125	Clubhouse Parking Lot - Resurface	$0	$0	$0	$0	$0
126	Clubhouse Prkng Lot - Seal/Rp/Strp	$5,070	$0	$0	$0	$0
147	Storage Shed - Repair/Repl	$0	$0	$0	$0	$0
160	Clubhouse Prkg Lot Lights - Replace	$0	$0	$0	$0	$0
162	Bollard Lights - Replace	$10,300	$0	$0	$0	$0
320	Courts - Clean/Repair/Coating	$0	$0	$0	$0	$0
321	Tennis/Pickleball Courts - Resurface	$0	$0	$0	$0	$0
323	Basketball Court - Resurface	$0	$0	$0	$0	$0
324	Court Chain Link Fencing - Replace	$0	$0	$0	$0	$0
330	Basketball Standards - Replace	$0	$0	$0	$0	$0
335	Play Equipment - Repair/Replace	$0	$0	$0	$0	$0
337	Picnic Sets/Benches - Repair/Replc	$0	$0	$0	$0	$0
	Total Expenses	$1,262,030	$42,179	$87,386	$160,085	$366,916
	Ending Reserve Balance	$2,715,331	$3,147,269	$3,551,522	$3,900,588	$4,059,518

	Fiscal Year	2031	2032	2033	2034	2035
	Starting Reserve Balance	$4,059,518	$2,746,340	$3,227,861	$3,719,382	$2,705,292
	Annual Reserve Funding	$500,644	$515,663	$531,133	$547,067	$563,479
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$34,015	$29,858	$34,721	$32,110	$23,847
	Total Income	$4,594,177	$3,291,862	$3,793,715	$4,298,559	$3,292,617
#	Component					
	Monuments/Gates					
100	Ashford Gate Operators - Repl/Repr	$0	$0	$15,250	$0	$0
101	Ashford Gates - Repaint/Refurbish	$0	$0	$0	$0	$0
102	Ashford Entry Access - Replace/Repr	$0	$0	$0	$0	$0
103	Hillsboro Gate Operators East -Rplc	$0	$0	$0	$0	$16,179
103	Hillsboro Gate Operators Main -Rplc	$0	$0	$0	$0	$0
103	Hillsboro Gate Operators West -Rplc	$0	$0	$0	$0	$0
104	Grayhawk Gate Oper. Center - Repl	$0	$14,806	$0	$0	$0
104	Grayhawk Gate Oprs, S & N - Replace	$0	$0	$0	$0	$32,254
105	Premier Gate Ops, Back - Replace	$0	$0	$0	$0	$16,179
105	Premier Gate Ops, Front - Replace	$0	$0	$0	$0	$0
106	Gates (3 Nbhds) - Repaint/Refurbish	$0	$0	$0	$0	$0
107	Hillsboro Entry Access - Replace	$0	$0	$6,334	$0	$0
108	Grayhawk Entry Access - Replace	$0	$0	$0	$6,524	$0
109	Premier Entry Access - Replace	$0	$0	$0	$0	$0
110	C.Hollow Gate Op, Clbhse - Replace	$0	$0	$0	$0	$0
111	C. Hollow Gate Op, 97th - Replace	$0	$0	$0	$0	$0
112	C. Hollow Gate Op Gem Height - Rplc	$0	$0	$0	$0	$0
115	Cntry Hollow Gates - Repaint/Refurb	$0	$0	$0	$0	$0
116	Cntry Hollow Entry Access - Replace	$0	$0	$0	$6,524	$0
196	Ashford Entry Sign - Replace	$0	$0	$0	$0	$0
197	Highlands Monument - Refurbish	$0	$0	$0	$0	$0
198	Grayhawk Monument - Refurbish	$0	$0	$0	$0	$0
199	Premier Monument - Refurbish	$0	$0	$0	$0	$0
200	Hillsboro Monument/Sign - Refurbish	$0	$0	$0	$0	$0
201	Country Hollow Monument - Refurbish	$0	$0	$0	$0	$0
203	South Ridge Monument - Refurbish	$7,790	$0	$0	$0	$0
204	Brookfield Sign/Monument - Replace	$0	$0	$0	$0	$0
	Roads/Hard Surfaces					
110	Roads Condition - Evaluation/Survey	$0	$6,328	$0	$0	$6,915
115	Sealcoat - Year 1 of 3	$198,259	$0	$0	$0	$0
116	Sealcoat - Year 2 of 3	$156,502	$0	$0	$0	$0
117	Sealcoat - Year 3 of 3	$208,264	$0	$0	$0	$0
121	Ashford Roads - Plane/Overlay	$0	$0	$0	$0	$0
122	Grayhawk Roads - Plane/Overlay	$0	$0	$0	$0	$0
123	Premier Roads - Plane/Overlay	$322,278	$0	$0	$0	$0
124	Hillsboro Roads - Plane/Overlay	$834,677	$0	$0	$0	$0
125	Cntry Hollow Rds- Plane/Overlay	$0	$0	$0	$1,189,497	$0
127	Brookfield Rds - Plane/Overlay	$0	$0	$0	$0	$820,702
128	South Ridge Rds - Plane/Overlay	$0	$0	$0	$0	$0
129	Shared 91st Ave - Plane/Overlay	$63,180	$0	$0	$0	$0
135	Asphalt to Storm Pond - Remove/Replace	$0	$0	$0	$0	$0
137	Asphalt Paths - Remove/Replace	$0	$0	$0	$0	$0
	Fencing					
144	Winco Chain Link Fencing - Replace	$0	$0	$0	$0	$0
145	Ashford Wood Fence - Replace	$0	$0	$0	$0	$0
147	Southridge Wood Fence - Replace	$0	$0	$0	$0	$0
149	Hillsboro Wood Fence - Replace	$0	$0	$0	$0	$0
151	Premier Wood Fence - Replace	$0	$0	$0	$0	$0
155	Wood Board Fencing - Clean/Stain	$0	$29,015	$0	$0	$31,706
160	Split Rail Fence - Replace	$0	$0	$0	$0	$0
161	Chain Link Fence, 4' - Replace	$0	$0	$0	$0	$13,831
162	Chain Link Pond Fence Original- Rpl	$0	$0	$0	$0	$161,792
163	Chain Link Pond Fence Added - Rpl	$0	$0	$0	$0	$0
164	Premier Chain Link Fencing - Replac	$0	$0	$0	$0	$25,835
	Mailboxes					
205	Ashford Mailboxes - Replace	$0	$0	$0	$0	$0
206	Highlands Mailboxes - Replace 2 of 6	$0	$0	$0	$0	$0
206	Highlands Mailboxes - Replace 4 of 6	$0	$0	$0	$0	$0
207	Grayhawk Mailboxes - Replace	$0	$0	$0	$0	$0
208	Premier Mailboxes - Replace 2 of 8	$0	$0	$0	$0	$0

	Fiscal Year	2031	2032	2033	2034	2035
208	Premier Mailboxes - Replace 6 of 8	$0	$0	$0	$0	$0
209	Hillsboro Mailboxes - Replace 23 of 25	$0	$0	$0	$0	$0
210	Hillsboro Mailboxes - Replace 2 of 25	$0	$0	$0	$0	$0
211	Country Hollow Mailboxes - Replace	$0	$0	$0	$0	$0
213	Brookfield Mailboxes - Replace 2 of 17	$0	$0	$0	$0	$0
213	Brookfield Mailboxes - Replace 15 of 17	$0	$0	$0	$0	$0
214	South Ridge Mailboxes - Replace	$0	$0	$0	$0	$0
	Park Equipment/Assets					
340	Steel/Poly Playsets - Repair/Replc	$0	$0	$0	$0	$0
343	Brookfield Playset - Repair/Repl	$0	$0	$0	$32,683	$0
344	South Ridge Set 1 of 2 -Rpr/Replace	$0	$0	$30,747	$0	$0
345	South Ridge Set 2 of 2 -Rpr/Replace	$0	$0	$0	$0	$0
346	Hillsboro Wood Playsets - Rpr/Replc	$0	$0	$0	$0	$0
347	Cntry Hollow Wood Playset - Rpr/Rpl	$0	$0	$0	$0	$0
400	Benches/Picnic Sets - Repair/Replc	$0	$0	$0	$0	$0
	Other Site/Grounds					
104	Gravel/Soft Trails - Replenish	$0	$0	$0	$0	$0
124	Metal Tunnel - Clean/Paint	$11,941	$0	$0	$0	$0
169	Street Lights - Replace	$0	$0	$0	$347,095	$0
182	Storm Sys/Ponds/Swales - Refurbish	$0	$0	$0	$0	$56,366
	Clubhouse Building					
420	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
424	Clubhouse Exterior - Clk/Paint	$0	$0	$0	$10,945	$0
426	Clubhouse Siding - Repair/Replace	$0	$0	$0	$0	$0
428	Clubhouse Roof - Repair/Replace	$0	$0	$0	$0	$27,726
430	Clubhouse Gutters/Dspts - Replace	$0	$0	$0	$0	$3,771
432	Clubhouse Interior Walls - Repaint	$0	$0	$0	$0	$0
434	Clubhouse Flooring - Replace	$0	$0	$15,865	$0	$0
436	Clubhouse Kitchen/Appls - Refurbish	$0	$0	$0	$0	$0
440	Clubhouse Bathrooms - Refurbish	$0	$0	$0	$0	$0
444	Clubhouse HVAC - Repair/Replace	$0	$0	$0	$0	$0
456	Clubhouse Fixtures/Rooms - Remodel	$0	$0	$0	$0	$0
458	Clubhouse Furniture/Decor - Replace	$0	$0	$0	$0	$0
459	Water Heater - Replace	$0	$0	$0	$0	$0
950	Clubhouse Entry Access - Replace	$0	$0	$6,137	$0	$0
955	Surveillance Equipment - Replace	$0	$13,851	$0	$0	$0
	Clubhouse Area Outdoor Amenities					
125	Clubhouse Parking Lot - Resurface	$0	$0	$0	$0	$0
126	Clubhouse Prkng Lot - Seal/Rp/Strp	$5,878	$0	$0	$0	$0
147	Storage Shed - Repair/Repl	$0	$0	$0	$0	$0
160	Clubhouse Prkg Lot Lights - Replace	$0	$0	$0	$0	$13,309
162	Bollard Lights - Replace	$0	$0	$0	$0	$0
320	Courts - Clean/Repair/Coating	$39,068	$0	$0	$0	$0
321	Tennis/Pickleball Courts - Resurface	$0	$0	$0	$0	$0
323	Basketball Court - Resurface	$0	$0	$0	$0	$0
324	Court Chain Link Fencing - Replace	$0	$0	$0	$0	$0
330	Basketball Standards - Replace	$0	$0	$0	$0	$0
335	Play Equipment - Repair/Replace	$0	$0	$0	$0	$0
337	Picnic Sets/Benches - Repair/Replc	$0	$0	$0	$0	$0
	Total Expenses	$1,847,837	$64,001	$74,334	$1,593,267	$1,226,565
	Ending Reserve Balance	$2,746,340	$3,227,861	$3,719,382	$2,705,292	$2,066,052

	Fiscal Year	2036	2037	2038	2039	2040
	Starting Reserve Balance	$2,066,052	$1,390,201	$2,004,965	$2,474,400	$3,067,808
	Annual Reserve Funding	$580,384	$597,795	$615,729	$634,201	$653,227
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$17,274	$16,969	$22,387	$27,699	$33,875
	Total Income	$2,663,710	$2,004,965	$2,643,082	$3,136,300	$3,754,909
#	Component					
	Monuments/Gates					
100	Ashford Gate Operators - Repl/Repr	$0	$0	$0	$0	$0
101	Ashford Gates - Repaint/Refurbish	$0	$0	$0	$0	$0
102	Ashford Entry Access - Replace/Repr	$0	$0	$0	$0	$0
103	Hillsboro Gate Operators East -Rplc	$0	$0	$0	$0	$0
103	Hillsboro Gate Operators Main -Rplc	$0	$0	$17,622	$0	$0
103	Hillsboro Gate Operators West -Rplc	$16,665	$0	$0	$0	$0
104	Grayhawk Gate Oper. Center - Repl	$0	$0	$0	$0	$0
104	Grayhawk Gate Oprs, S & N - Replace	$0	$0	$0	$0	$0
105	Premier Gate Ops, Back - Replace	$0	$0	$0	$0	$0
105	Premier Gate Ops, Front - Replace	$0	$0	$17,679	$0	$0
106	Gates (3 Nbhds) - Repaint/Refurbish	$0	$0	$0	$0	$0
107	Hillsboro Entry Access - Replace	$0	$0	$0	$0	$0
108	Grayhawk Entry Access - Replace	$0	$0	$0	$0	$0
109	Premier Entry Access - Replace	$0	$0	$7,343	$0	$0
110	C.Hollow Gate Op, Clbhse - Replace	$0	$0	$17,679	$0	$0
111	C. Hollow Gate Op, 97th - Replace	$0	$0	$17,679	$0	$0
112	C. Hollow Gate Op Gem Height - Rplc	$0	$0	$17,679	$0	$0
115	Cntry Hollow Gates - Repaint/Refurb	$0	$0	$0	$0	$0
116	Cntry Hollow Entry Access - Replace	$0	$0	$0	$0	$0
196	Ashford Entry Sign - Replace	$0	$0	$0	$0	$0
197	Highlands Monument - Refurbish	$0	$0	$0	$0	$0
198	Grayhawk Monument - Refurbish	$0	$0	$0	$0	$0
199	Premier Monument - Refurbish	$0	$0	$0	$0	$0
200	Hillsboro Monument/Sign - Refurbish	$0	$0	$0	$0	$0
201	Country Hollow Monument - Refurbish	$0	$0	$0	$0	$0
203	South Ridge Monument - Refurbish	$0	$0	$0	$0	$0
204	Brookfield Sign/Monument - Replace	$0	$0	$0	$0	$0
	Roads/Hard Surfaces					
110	Roads Condition - Evaluation/Survey	$0	$0	$7,557	$0	$0
115	Sealcoat - Year 1 of 3	$229,837	$0	$0	$0	$0
116	Sealcoat - Year 2 of 3	$181,429	$0	$0	$0	$0
117	Sealcoat - Year 3 of 3	$241,435	$0	$0	$0	$0
121	Ashford Roads - Plane/Overlay	$0	$0	$0	$0	$0
122	Grayhawk Roads - Plane/Overlay	$0	$0	$0	$0	$0
123	Premier Roads - Plane/Overlay	$0	$0	$0	$0	$0
124	Hillsboro Roads - Plane/Overlay	$0	$0	$0	$0	$0
125	Cntry Hollow Rds- Plane/Overlay	$0	$0	$0	$0	$0
127	Brookfield Rds - Plane/Overlay	$0	$0	$0	$0	$0
128	South Ridge Rds - Plane/Overlay	$481,122	$0	$0	$0	$0
129	Shared 91st Ave - Plane/Overlay	$0	$0	$0	$0	$0
135	Asphalt to Storm Pond - Remove/Replace	$0	$0	$0	$0	$0
137	Asphalt Paths - Remove/Replace	$0	$0	$0	$0	$0
	Fencing					
144	Winco Chain Link Fencing - Replace	$0	$0	$0	$0	$0
145	Ashford Wood Fence - Replace	$0	$0	$0	$9,839	$0
147	Southridge Wood Fence - Replace	$0	$0	$0	$0	$0
149	Hillsboro Wood Fence - Replace	$0	$0	$0	$0	$0
151	Premier Wood Fence - Replace	$0	$0	$0	$0	$0
155	Wood Board Fencing - Clean/Stain	$0	$0	$34,646	$0	$0
160	Split Rail Fence - Replace	$0	$0	$0	$7,255	$0
161	Chain Link Fence, 4' - Replace	$0	$0	$0	$0	$0
162	Chain Link Pond Fence Original- Rpl	$0	$0	$0	$0	$0
163	Chain Link Pond Fence Added - Rpl	$0	$0	$0	$0	$0
164	Premier Chain Link Fencing - Replac	$0	$0	$0	$0	$0
	Mailboxes					
205	Ashford Mailboxes - Replace	$0	$0	$0	$0	$0
206	Highlands Mailboxes - Replace 2 of 6	$0	$0	$0	$0	$0
206	Highlands Mailboxes - Replace 4 of 6	$0	$0	$0	$0	$0
207	Grayhawk Mailboxes - Replace	$0	$0	$0	$0	$0
208	Premier Mailboxes - Replace 2 of 8	$0	$0	$0	$0	$0

	Fiscal Year	2036	2037	2038	2039	2040
208	Premier Mailboxes - Replace 6 of 8	$0	$0	$0	$0	$0
209	Hillsboro Mailboxes - Replace 23 of 25	$0	$0	$0	$0	$0
210	Hillsboro Mailboxes - Replace 2 of 25	$0	$0	$0	$0	$0
211	Country Hollow Mailboxes - Replace	$0	$0	$0	$0	$0
213	Brookfield Mailboxes - Replace 2 of 17	$0	$0	$0	$0	$0
213	Brookfield Mailboxes - Replace 15 of 17	$0	$0	$0	$0	$0
214	South Ridge Mailboxes - Replace	$0	$0	$0	$0	$0
	Park Equipment/Assets					
340	Steel/Poly Playsets - Repair/Replc	$0	$0	$0	$0	$0
343	Brookfield Playset - Repair/Repl	$0	$0	$0	$0	$0
344	South Ridge Set 1 of 2 -Rpr/Replace	$0	$0	$0	$0	$0
345	South Ridge Set 2 of 2 -Rpr/Replace	$0	$0	$0	$51,399	$0
346	Hillsboro Wood Playsets - Rpr/Replc	$0	$0	$0	$0	$0
347	Cntry Hollow Wood Playset - Rpr/Rpl	$0	$0	$0	$0	$0
400	Benches/Picnic Sets - Repair/Replc	$0	$0	$0	$0	$0
	Other Site/Grounds					
104	Gravel/Soft Trails - Replenish	$31,179	$0	$0	$0	$0
124	Metal Tunnel - Clean/Paint	$13,842	$0	$0	$0	$0
169	Street Lights - Replace	$0	$0	$0	$0	$0
182	Storm Sys/Ponds/Swales - Refurbish	$0	$0	$0	$0	$0
	Clubhouse Building					
420	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
424	Clubhouse Exterior - Clk/Paint	$0	$0	$0	$0	$0
426	Clubhouse Siding - Repair/Replace	$0	$0	$0	$0	$0
428	Clubhouse Roof - Repair/Replace	$0	$0	$0	$0	$0
430	Clubhouse Gutters/Dspts - Replace	$0	$0	$0	$0	$0
432	Clubhouse Interior Walls - Repaint	$26,475	$0	$0	$0	$0
434	Clubhouse Flooring - Replace	$0	$0	$0	$0	$0
436	Clubhouse Kitchen/Appls - Refurbish	$15,186	$0	$0	$0	$0
440	Clubhouse Bathrooms - Refurbish	$9,743	$0	$0	$0	$0
444	Clubhouse HVAC - Repair/Replace	$0	$0	$0	$0	$19,512
456	Clubhouse Fixtures/Rooms - Remodel	$9,891	$0	$0	$0	$0
458	Clubhouse Furniture/Decor - Replace	$9,891	$0	$0	$0	$0
459	Water Heater - Replace	$0	$0	$0	$0	$11,919
950	Clubhouse Entry Access - Replace	$0	$0	$0	$0	$0
955	Surveillance Equipment - Replace	$0	$0	$16,539	$0	$0
	Clubhouse Area Outdoor Amenities					
125	Clubhouse Parking Lot - Resurface	$0	$0	$0	$0	$0
126	Clubhouse Prkng Lot - Seal/Rp/Strp	$6,814	$0	$0	$0	$0
147	Storage Shed - Repair/Repl	$0	$0	$0	$0	$13,492
160	Clubhouse Prkg Lot Lights - Replace	$0	$0	$0	$0	$0
162	Bollard Lights - Replace	$0	$0	$0	$0	$0
320	Courts - Clean/Repair/Coating	$0	$0	$0	$0	$0
321	Tennis/Pickleball Courts - Resurface	$0	$0	$0	$0	$0
323	Basketball Court - Resurface	$0	$0	$0	$0	$0
324	Court Chain Link Fencing - Replace	$0	$0	$0	$0	$0
330	Basketball Standards - Replace	$0	$0	$14,258	$0	$0
335	Play Equipment - Repair/Replace	$0	$0	$0	$0	$0
337	Picnic Sets/Benches - Repair/Replc	$0	$0	$0	$0	$0
	Total Expenses	$1,273,509	$0	$168,682	$68,492	$44,924
	Ending Reserve Balance	$1,390,201	$2,004,965	$2,474,400	$3,067,808	$3,709,985

	Fiscal Year	2041	2042	2043	2044	2045
	Starting Reserve Balance	$3,709,985	$2,974,443	$3,517,523	$4,243,715	$4,767,750
	Annual Reserve Funding	$672,824	$693,009	$713,799	$735,213	$757,269
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$33,408	$32,446	$38,790	$45,038	$51,010
	Total Income	$4,416,217	$3,699,898	$4,270,111	$5,023,966	$5,576,029
#	Component					
	Monuments/Gates					
100	Ashford Gate Operators - Repl/Repr	$0	$0	$0	$0	$0
101	Ashford Gates - Repaint/Refurbish	$0	$0	$15,322	$0	$0
102	Ashford Entry Access - Replace/Repr	$8,024	$0	$0	$0	$0
103	Hillsboro Gate Operators East -Rplc	$0	$0	$0	$0	$0
103	Hillsboro Gate Operators Main -Rplc	$0	$0	$0	$0	$0
103	Hillsboro Gate Operators West -Rplc	$0	$0	$0	$0	$0
104	Grayhawk Gate Oper. Center - Repl	$0	$0	$0	$0	$0
104	Grayhawk Gate Oprs, S & N - Replace	$0	$0	$0	$0	$0
105	Premier Gate Ops, Back - Replace	$0	$0	$0	$0	$0
105	Premier Gate Ops, Front - Replace	$0	$0	$0	$0	$0
106	Gates (3 Nbhds) - Repaint/Refurbish	$101,112	$0	$0	$0	$0
107	Hillsboro Entry Access - Replace	$0	$0	$0	$0	$0
108	Grayhawk Entry Access - Replace	$0	$0	$0	$0	$0
109	Premier Entry Access - Replace	$0	$0	$0	$0	$0
110	C.Hollow Gate Op, Clbhse - Replace	$0	$0	$0	$0	$0
111	C. Hollow Gate Op, 97th - Replace	$0	$0	$0	$0	$0
112	C. Hollow Gate Op Gem Height - Rplc	$0	$0	$0	$0	$0
115	Cntry Hollow Gates - Repaint/Refurb	$43,327	$0	$0	$0	$0
116	Cntry Hollow Entry Access - Replace	$0	$0	$0	$0	$0
196	Ashford Entry Sign - Replace	$0	$0	$0	$0	$0
197	Highlands Monument - Refurbish	$0	$0	$0	$0	$0
198	Grayhawk Monument - Refurbish	$0	$0	$0	$0	$0
199	Premier Monument - Refurbish	$0	$0	$0	$0	$0
200	Hillsboro Monument/Sign - Refurbish	$0	$0	$0	$0	$0
201	Country Hollow Monument - Refurbish	$0	$0	$0	$0	$0
203	South Ridge Monument - Refurbish	$0	$0	$0	$0	$0
204	Brookfield Sign/Monument - Replace	$7,743	$0	$0	$0	$0
	Roads/Hard Surfaces					
110	Roads Condition - Evaluation/Survey	$8,257	$0	$0	$9,023	$0
115	Sealcoat - Year 1 of 3	$266,444	$0	$0	$0	$0
116	Sealcoat - Year 2 of 3	$210,326	$0	$0	$0	$0
117	Sealcoat - Year 3 of 3	$279,889	$0	$0	$0	$0
121	Ashford Roads - Plane/Overlay	$0	$0	$0	$0	$0
122	Grayhawk Roads - Plane/Overlay	$0	$0	$0	$0	$0
123	Premier Roads - Plane/Overlay	$0	$0	$0	$0	$0
124	Hillsboro Roads - Plane/Overlay	$0	$0	$0	$0	$0
125	Cntry Hollow Rds- Plane/Overlay	$0	$0	$0	$0	$0
127	Brookfield Rds - Plane/Overlay	$0	$0	$0	$0	$0
128	South Ridge Rds - Plane/Overlay	$0	$0	$0	$0	$0
129	Shared 91st Ave - Plane/Overlay	$0	$0	$0	$0	$0
135	Asphalt to Storm Pond - Remove/Replace	$0	$0	$0	$0	$0
137	Asphalt Paths - Remove/Replace	$0	$0	$0	$0	$0
	Fencing					
144	Winco Chain Link Fencing - Replace	$0	$0	$0	$0	$0
145	Ashford Wood Fence - Replace	$0	$0	$0	$0	$0
147	Southridge Wood Fence - Replace	$0	$0	$11,074	$0	$0
149	Hillsboro Wood Fence - Replace	$0	$24,729	$0	$0	$0
151	Premier Wood Fence - Replace	$130,480	$0	$0	$0	$0
155	Wood Board Fencing - Clean/Stain	$37,859	$0	$0	$41,369	$0
160	Split Rail Fence - Replace	$0	$0	$0	$0	$0
161	Chain Link Fence, 4' - Replace	$0	$0	$0	$0	$0
162	Chain Link Pond Fence Original- Rpl	$0	$0	$0	$0	$0
163	Chain Link Pond Fence Added - Rpl	$0	$0	$0	$0	$0
164	Premier Chain Link Fencing - Replac	$0	$0	$0	$0	$0
	Mailboxes					
205	Ashford Mailboxes - Replace	$0	$0	$0	$0	$0
206	Highlands Mailboxes - Replace 2 of 6	$0	$0	$0	$0	$0
206	Highlands Mailboxes - Replace 4 of 6	$18,696	$0	$0	$0	$0
207	Grayhawk Mailboxes - Replace	$0	$0	$0	$39,326	$0
208	Premier Mailboxes - Replace 2 of 8	$0	$0	$0	$0	$0

	Fiscal Year	2041	2042	2043	2044	2045
208	Premier Mailboxes - Replace 6 of 8	$0	$0	$0	$30,644	$0
209	Hillsboro Mailboxes - Replace 23 of 25	$0	$0	$0	$0	$0
210	Hillsboro Mailboxes - Replace 2 of 25	$9,348	$0	$0	$0	$0
211	Country Hollow Mailboxes - Replace	$0	$0	$0	$0	$0
213	Brookfield Mailboxes - Replace 2 of 17	$9,348	$0	$0	$0	$0
213	Brookfield Mailboxes - Replace 15 of 17	$0	$0	$0	$76,609	$0
214	South Ridge Mailboxes - Replace	$0	$0	$0	$0	$0
	Park Equipment/Assets					
340	Steel/Poly Playsets - Repair/Replc	$0	$0	$0	$0	$0
343	Brookfield Playset - Repair/Repl	$0	$0	$0	$0	$0
344	South Ridge Set 1 of 2 -Rpr/Replace	$0	$0	$0	$0	$0
345	South Ridge Set 2 of 2 -Rpr/Replace	$0	$0	$0	$0	$0
346	Hillsboro Wood Playsets - Rpr/Replc	$0	$0	$0	$0	$0
347	Cntry Hollow Wood Playset - Rpr/Rpl	$0	$0	$0	$0	$0
400	Benches/Picnic Sets - Repair/Replc	$0	$0	$0	$0	$0
	Other Site/Grounds					
104	Gravel/Soft Trails - Replenish	$0	$0	$0	$39,496	$0
124	Metal Tunnel - Clean/Paint	$16,047	$0	$0	$0	$0
169	Street Lights - Replace	$0	$0	$0	$0	$0
182	Storm Sys/Ponds/Swales - Refurbish	$0	$69,323	$0	$0	$0
	Clubhouse Building					
420	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
424	Clubhouse Exterior - Clk/Paint	$0	$13,865	$0	$0	$0
426	Clubhouse Siding - Repair/Replace	$0	$0	$0	$0	$0
428	Clubhouse Roof - Repair/Replace	$0	$0	$0	$0	$0
430	Clubhouse Gutters/Dspts - Replace	$0	$0	$0	$0	$0
432	Clubhouse Interior Walls - Repaint	$0	$0	$0	$0	$0
434	Clubhouse Flooring - Replace	$0	$0	$0	$0	$22,620
436	Clubhouse Kitchen/Appls - Refurbish	$0	$0	$0	$0	$0
440	Clubhouse Bathrooms - Refurbish	$0	$0	$0	$0	$0
444	Clubhouse HVAC - Repair/Replace	$0	$0	$0	$0	$0
456	Clubhouse Fixtures/Rooms - Remodel	$0	$0	$0	$0	$0
458	Clubhouse Furniture/Decor - Replace	$0	$0	$0	$0	$0
459	Water Heater - Replace	$0	$0	$0	$0	$0
950	Clubhouse Entry Access - Replace	$0	$0	$0	$0	$0
955	Surveillance Equipment - Replace	$0	$0	$0	$19,748	$0
	Clubhouse Area Outdoor Amenities					
125	Clubhouse Parking Lot - Resurface	$0	$74,458	$0	$0	$0
126	Clubhouse Prkng Lot - Seal/Rp/Strp	$7,899	$0	$0	$0	$0
147	Storage Shed - Repair/Repl	$0	$0	$0	$0	$0
160	Clubhouse Prkg Lot Lights - Replace	$0	$0	$0	$0	$0
162	Bollard Lights - Replace	$0	$0	$0	$0	$0
320	Courts - Clean/Repair/Coating	$52,504	$0	$0	$0	$0
321	Tennis/Pickleball Courts - Resurface	$103,916	$0	$0	$0	$0
323	Basketball Court - Resurface	$52,036	$0	$0	$0	$0
324	Court Chain Link Fencing - Replace	$78,522	$0	$0	$0	$0
330	Basketball Standards - Replace	$0	$0	$0	$0	$0
335	Play Equipment - Repair/Replace	$0	$0	$0	$0	$87,675
337	Picnic Sets/Benches - Repair/Replc	$0	$0	$0	$0	$27,179
	Total Expenses	$1,441,774	$182,375	$26,396	$256,216	$137,475
	Ending Reserve Balance	$2,974,443	$3,517,523	$4,243,715	$4,767,750	$5,438,554

	Fiscal Year	2046	2047	2048	2049	2050
	Starting Reserve Balance	$5,438,554	$4,828,615	$5,567,505	$6,411,675	$7,226,564
	Annual Reserve Funding	$779,987	$803,387	$827,488	$852,313	$877,882
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$51,314	$51,959	$59,870	$68,162	$74,549
	Total Income	$6,269,855	$5,683,960	$6,454,864	$7,332,151	$8,178,995
#	Component					
	Monuments/Gates					
100	Ashford Gate Operators - Repl/Repr	$0	$0	$23,760	$0	$0
101	Ashford Gates - Repaint/Refurbish	$0	$0	$0	$0	$0
102	Ashford Entry Access - Replace/Repr	$0	$0	$0	$0	$0
103	Hillsboro Gate Operators East -Rplc	$0	$0	$0	$0	$25,207
103	Hillsboro Gate Operators Main -Rplc	$0	$0	$0	$0	$0
103	Hillsboro Gate Operators West -Rplc	$0	$0	$0	$0	$0
104	Grayhawk Gate Oper. Center - Repl	$0	$23,068	$0	$0	$0
104	Grayhawk Gate Oprs, S & N - Replace	$0	$0	$0	$0	$50,251
105	Premier Gate Ops, Back - Replace	$0	$0	$0	$0	$25,207
105	Premier Gate Ops, Front - Replace	$0	$0	$0	$0	$0
106	Gates (3 Nbhds) - Repaint/Refurbish	$0	$0	$0	$0	$0
107	Hillsboro Entry Access - Replace	$0	$0	$9,868	$0	$0
108	Grayhawk Entry Access - Replace	$0	$0	$0	$10,164	$0
109	Premier Entry Access - Replace	$0	$0	$0	$0	$0
110	C.Hollow Gate Op, Clbhse - Replace	$0	$0	$0	$0	$0
111	C. Hollow Gate Op, 97th - Replace	$0	$0	$0	$0	$0
112	C. Hollow Gate Op Gem Height - Rplc	$0	$0	$0	$0	$0
115	Cntry Hollow Gates - Repaint/Refurb	$0	$0	$0	$0	$0
116	Cntry Hollow Entry Access - Replace	$0	$0	$0	$10,164	$0
196	Ashford Entry Sign - Replace	$8,380	$0	$0	$0	$0
197	Highlands Monument - Refurbish	$0	$0	$0	$0	$0
198	Grayhawk Monument - Refurbish	$0	$0	$0	$0	$0
199	Premier Monument - Refurbish	$0	$0	$0	$0	$0
200	Hillsboro Monument/Sign - Refurbish	$0	$0	$0	$0	$0
201	Country Hollow Monument - Refurbish	$0	$0	$0	$0	$0
203	South Ridge Monument - Refurbish	$0	$0	$0	$0	$0
204	Brookfield Sign/Monument - Replace	$0	$0	$0	$0	$0
	Roads/Hard Surfaces					
110	Roads Condition - Evaluation/Survey	$0	$9,860	$0	$0	$10,774
115	Sealcoat - Year 1 of 3	$308,881	$0	$0	$0	$0
116	Sealcoat - Year 2 of 3	$243,825	$0	$0	$0	$0
117	Sealcoat - Year 3 of 3	$324,468	$0	$0	$0	$0
121	Ashford Roads - Plane/Overlay	$0	$0	$0	$0	$0
122	Grayhawk Roads - Plane/Overlay	$0	$0	$0	$0	$0
123	Premier Roads - Plane/Overlay	$0	$0	$0	$0	$0
124	Hillsboro Roads - Plane/Overlay	$0	$0	$0	$0	$0
125	Cntry Hollow Rds- Plane/Overlay	$0	$0	$0	$0	$0
127	Brookfield Rds - Plane/Overlay	$0	$0	$0	$0	$0
128	South Ridge Rds - Plane/Overlay	$0	$0	$0	$0	$0
129	Shared 91st Ave - Plane/Overlay	$0	$0	$0	$0	$0
135	Asphalt to Storm Pond - Remove/Replace	$0	$0	$0	$0	$0
137	Asphalt Paths - Remove/Replace	$0	$0	$0	$0	$0
	Fencing					
144	Winco Chain Link Fencing - Replace	$0	$0	$0	$0	$0
145	Ashford Wood Fence - Replace	$0	$0	$0	$0	$0
147	Southridge Wood Fence - Replace	$0	$0	$0	$0	$0
149	Hillsboro Wood Fence - Replace	$0	$0	$0	$0	$0
151	Premier Wood Fence - Replace	$0	$0	$0	$0	$0
155	Wood Board Fencing - Clean/Stain	$0	$45,205	$0	$0	$49,397
160	Split Rail Fence - Replace	$0	$0	$0	$0	$0
161	Chain Link Fence, 4' - Replace	$0	$0	$0	$0	$0
162	Chain Link Pond Fence Original- Rpl	$0	$0	$0	$0	$0
163	Chain Link Pond Fence Added - Rpl	$0	$0	$0	$0	$104,486
164	Premier Chain Link Fencing - Replac	$0	$0	$0	$0	$0
	Mailboxes					
205	Ashford Mailboxes - Replace	$0	$0	$0	$0	$30,492
206	Highlands Mailboxes - Replace 2 of 6	$10,837	$0	$0	$0	$0
206	Highlands Mailboxes - Replace 4 of 6	$0	$0	$0	$0	$0
207	Grayhawk Mailboxes - Replace	$0	$0	$0	$0	$0
208	Premier Mailboxes - Replace 2 of 8	$10,837	$0	$0	$0	$0

	Fiscal Year	2046	2047	2048	2049	2050
208	Premier Mailboxes - Replace 6 of 8	$0	$0	$0	$0	$0
209	Hillsboro Mailboxes - Replace 23 of 25	$124,622	$0	$0	$0	$0
210	Hillsboro Mailboxes - Replace 2 of 25	$0	$0	$0	$0	$0
211	Country Hollow Mailboxes - Replace	$178,805	$0	$0	$0	$0
213	Brookfield Mailboxes - Replace 2 of 17	$0	$0	$0	$0	$0
213	Brookfield Mailboxes - Replace 15 of 17	$0	$0	$0	$0	$0
214	South Ridge Mailboxes - Replace	$48,765	$0	$0	$0	$0
	Park Equipment/Assets					
340	Steel/Poly Playsets - Repair/Replc	$0	$0	$0	$0	$152,460
343	Brookfield Playset - Repair/Repl	$0	$0	$0	$0	$0
344	South Ridge Set 1 of 2 -Rpr/Replace	$0	$0	$0	$0	$0
345	South Ridge Set 2 of 2 -Rpr/Replace	$0	$0	$0	$0	$0
346	Hillsboro Wood Playsets - Rpr/Replc	$90,306	$0	$0	$0	$0
347	Cntry Hollow Wood Playset - Rpr/Rpl	$45,153	$0	$0	$0	$0
400	Benches/Picnic Sets - Repair/Replc	$0	$38,322	$0	$0	$0
	Other Site/Grounds					
104	Gravel/Soft Trails - Replenish	$0	$0	$0	$0	$0
124	Metal Tunnel - Clean/Paint	$18,603	$0	$0	$0	$0
169	Street Lights - Replace	$0	$0	$0	$0	$0
182	Storm Sys/Ponds/Swales - Refurbish	$0	$0	$0	$85,259	$0
	Clubhouse Building					
420	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
424	Clubhouse Exterior - Clk/Paint	$0	$0	$0	$0	$17,563
426	Clubhouse Siding - Repair/Replace	$0	$0	$0	$0	$0
428	Clubhouse Roof - Repair/Replace	$0	$0	$0	$0	$0
430	Clubhouse Gutters/Dspts - Replace	$0	$0	$0	$0	$0
432	Clubhouse Interior Walls - Repaint	$0	$0	$0	$0	$0
434	Clubhouse Flooring - Replace	$0	$0	$0	$0	$0
436	Clubhouse Kitchen/Appls - Refurbish	$0	$0	$0	$0	$0
440	Clubhouse Bathrooms - Refurbish	$0	$0	$0	$0	$0
444	Clubhouse HVAC - Repair/Replace	$0	$0	$0	$0	$0
456	Clubhouse Fixtures/Rooms - Remodel	$0	$0	$0	$0	$0
458	Clubhouse Furniture/Decor - Replace	$0	$0	$0	$0	$0
459	Water Heater - Replace	$0	$0	$0	$0	$0
950	Clubhouse Entry Access - Replace	$0	$0	$9,561	$0	$0
955	Surveillance Equipment - Replace	$0	$0	$0	$0	$23,580
	Clubhouse Area Outdoor Amenities					
125	Clubhouse Parking Lot - Resurface	$0	$0	$0	$0	$0
126	Clubhouse Prkng Lot - Seal/Rp/Strp	$9,157	$0	$0	$0	$0
147	Storage Shed - Repair/Repl	$0	$0	$0	$0	$0
160	Clubhouse Prkg Lot Lights - Replace	$0	$0	$0	$0	$0
162	Bollard Lights - Replace	$18,603	$0	$0	$0	$0
320	Courts - Clean/Repair/Coating	$0	$0	$0	$0	$0
321	Tennis/Pickleball Courts - Resurface	$0	$0	$0	$0	$0
323	Basketball Court - Resurface	$0	$0	$0	$0	$0
324	Court Chain Link Fencing - Replace	$0	$0	$0	$0	$0
330	Basketball Standards - Replace	$0	$0	$0	$0	$0
335	Play Equipment - Repair/Replace	$0	$0	$0	$0	$0
337	Picnic Sets/Benches - Repair/Replc	$0	$0	$0	$0	$0
	Total Expenses	$1,441,241	$116,454	$43,189	$105,587	$489,416
	Ending Reserve Balance	$4,828,615	$5,567,505	$6,411,675	$7,226,564	$7,689,580

	Fiscal Year	2051	2052	2053	2054	2055
	Starting Reserve Balance	$7,689,580	$7,304,116	$8,263,232	$9,038,637	$9,778,933
	Annual Reserve Funding	$904,219	$931,346	$959,286	$988,064	$1,017,706
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$74,937	$77,804	$86,473	$94,048	$103,351
	Total Income	$8,668,735	$8,313,265	$9,308,990	$10,120,750	$10,899,990
#	Component					
	Monuments/Gates					
100	Ashford Gate Operators - Repl/Repr	$0	$0	$0	$0	$0
101	Ashford Gates - Repaint/Refurbish	$0	$0	$0	$0	$0
102	Ashford Entry Access - Replace/Repr	$0	$0	$0	$0	$0
103	Hillsboro Gate Operators East -Rplc	$0	$0	$0	$0	$0
103	Hillsboro Gate Operators Main -Rplc	$0	$0	$27,455	$0	$0
103	Hillsboro Gate Operators West -Rplc	$25,963	$0	$0	$0	$0
104	Grayhawk Gate Oper. Center - Repl	$0	$0	$0	$0	$0
104	Grayhawk Gate Oprs, S & N - Replace	$0	$0	$0	$0	$0
105	Premier Gate Ops, Back - Replace	$0	$0	$0	$0	$0
105	Premier Gate Ops, Front - Replace	$0	$0	$27,544	$0	$0
106	Gates (3 Nbhds) - Repaint/Refurbish	$0	$0	$0	$0	$0
107	Hillsboro Entry Access - Replace	$0	$0	$0	$0	$0
108	Grayhawk Entry Access - Replace	$0	$0	$0	$0	$0
109	Premier Entry Access - Replace	$0	$0	$11,440	$0	$0
110	C.Hollow Gate Op, Clbhse - Replace	$0	$0	$27,544	$0	$0
111	C. Hollow Gate Op, 97th - Replace	$0	$0	$27,544	$0	$0
112	C. Hollow Gate Op Gem Height - Rplc	$0	$0	$27,544	$0	$0
115	Cntry Hollow Gates - Repaint/Refurb	$0	$0	$0	$0	$0
116	Cntry Hollow Entry Access - Replace	$0	$0	$0	$0	$0
196	Ashford Entry Sign - Replace	$0	$0	$0	$0	$0
197	Highlands Monument - Refurbish	$14,070	$0	$0	$0	$0
198	Grayhawk Monument - Refurbish	$14,070	$0	$0	$0	$0
199	Premier Monument - Refurbish	$14,070	$0	$0	$0	$0
200	Hillsboro Monument/Sign - Refurbish	$14,070	$0	$0	$0	$0
201	Country Hollow Monument - Refurbish	$14,070	$0	$0	$0	$0
203	South Ridge Monument - Refurbish	$0	$0	$0	$0	$0
204	Brookfield Sign/Monument - Replace	$0	$0	$0	$0	$0
	Roads/Hard Surfaces					
110	Roads Condition - Evaluation/Survey	$0	$0	$11,773	$0	$0
115	Sealcoat - Year 1 of 3	$358,078	$0	$0	$0	$0
116	Sealcoat - Year 2 of 3	$282,660	$0	$0	$0	$0
117	Sealcoat - Year 3 of 3	$376,147	$0	$0	$0	$0
121	Ashford Roads - Plane/Overlay	$0	$0	$0	$0	$0
122	Grayhawk Roads - Plane/Overlay	$0	$0	$0	$0	$0
123	Premier Roads - Plane/Overlay	$0	$0	$0	$0	$0
124	Hillsboro Roads - Plane/Overlay	$0	$0	$0	$0	$0
125	Cntry Hollow Rds- Plane/Overlay	$0	$0	$0	$0	$0
127	Brookfield Rds - Plane/Overlay	$0	$0	$0	$0	$0
128	South Ridge Rds - Plane/Overlay	$0	$0	$0	$0	$0
129	Shared 91st Ave - Plane/Overlay	$0	$0	$0	$0	$0
135	Asphalt to Storm Pond - Remove/Replace	$0	$0	$0	$227,420	$0
137	Asphalt Paths - Remove/Replace	$0	$0	$0	$40,039	$0
	Fencing					
144	Winco Chain Link Fencing - Replace	$27,428	$0	$0	$0	$0
145	Ashford Wood Fence - Replace	$0	$0	$0	$15,329	$0
147	Southridge Wood Fence - Replace	$0	$0	$0	$0	$0
149	Hillsboro Wood Fence - Replace	$0	$0	$0	$0	$0
151	Premier Wood Fence - Replace	$0	$0	$0	$0	$0
155	Wood Board Fencing - Clean/Stain	$0	$0	$53,977	$0	$0
160	Split Rail Fence - Replace	$10,343	$0	$0	$0	$0
161	Chain Link Fence, 4' - Replace	$0	$0	$0	$0	$0
162	Chain Link Pond Fence Original- Rpl	$0	$0	$0	$0	$0
163	Chain Link Pond Fence Added - Rpl	$0	$0	$0	$0	$0
164	Premier Chain Link Fencing - Replac	$0	$0	$0	$0	$0
	Mailboxes					
205	Ashford Mailboxes - Replace	$0	$0	$0	$0	$0
206	Highlands Mailboxes - Replace 2 of 6	$0	$0	$0	$0	$0
206	Highlands Mailboxes - Replace 4 of 6	$0	$0	$0	$0	$0
207	Grayhawk Mailboxes - Replace	$0	$0	$0	$0	$0
208	Premier Mailboxes - Replace 2 of 8	$0	$0	$0	$0	$0

	Fiscal Year	2051	2052	2053	2054	2055
208	Premier Mailboxes - Replace 6 of 8	$0	$0	$0	$0	$0
209	Hillsboro Mailboxes - Replace 23 of 25	$0	$0	$0	$0	$0
210	Hillsboro Mailboxes - Replace 2 of 25	$0	$0	$0	$0	$0
211	Country Hollow Mailboxes - Replace	$0	$0	$0	$0	$0
213	Brookfield Mailboxes - Replace 2 of 17	$0	$0	$0	$0	$0
213	Brookfield Mailboxes - Replace 15 of 17	$0	$0	$0	$0	$0
214	South Ridge Mailboxes - Replace	$0	$0	$0	$0	$0
	Park Equipment/Assets					
340	Steel/Poly Playsets - Repair/Replc	$0	$0	$0	$0	$0
343	Brookfield Playset - Repair/Repl	$0	$0	$0	$59,029	$0
344	South Ridge Set 1 of 2 -Rpr/Replace	$0	$0	$55,532	$0	$0
345	South Ridge Set 2 of 2 -Rpr/Replace	$0	$0	$0	$0	$0
346	Hillsboro Wood Playsets - Rpr/Replc	$0	$0	$0	$0	$0
347	Cntry Hollow Wood Playset - Rpr/Rpl	$0	$0	$0	$0	$0
400	Benches/Picnic Sets - Repair/Replc	$0	$0	$0	$0	$0
	Other Site/Grounds					
104	Gravel/Soft Trails - Replenish	$0	$50,033	$0	$0	$0
124	Metal Tunnel - Clean/Paint	$21,566	$0	$0	$0	$0
169	Street Lights - Replace	$0	$0	$0	$0	$0
182	Storm Sys/Ponds/Swales - Refurbish	$0	$0	$0	$0	$0
	Clubhouse Building					
420	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
424	Clubhouse Exterior - Clk/Paint	$0	$0	$0	$0	$0
426	Clubhouse Siding - Repair/Replace	$0	$0	$0	$0	$0
428	Clubhouse Roof - Repair/Replace	$0	$0	$0	$0	$0
430	Clubhouse Gutters/Dspts - Replace	$0	$0	$0	$0	$0
432	Clubhouse Interior Walls - Repaint	$41,247	$0	$0	$0	$0
434	Clubhouse Flooring - Replace	$0	$0	$0	$0	$0
436	Clubhouse Kitchen/Appls - Refurbish	$23,660	$0	$0	$0	$0
440	Clubhouse Bathrooms - Refurbish	$15,180	$0	$0	$0	$0
444	Clubhouse HVAC - Repair/Replace	$0	$0	$0	$0	$0
456	Clubhouse Fixtures/Rooms - Remodel	$15,410	$0	$0	$0	$0
458	Clubhouse Furniture/Decor - Replace	$15,410	$0	$0	$0	$0
459	Water Heater - Replace	$0	$0	$0	$0	$0
950	Clubhouse Entry Access - Replace	$0	$0	$0	$0	$0
955	Surveillance Equipment - Replace	$0	$0	$0	$0	$0
	Clubhouse Area Outdoor Amenities					
125	Clubhouse Parking Lot - Resurface	$0	$0	$0	$0	$0
126	Clubhouse Prkng Lot - Seal/Rp/Strp	$10,615	$0	$0	$0	$0
147	Storage Shed - Repair/Repl	$0	$0	$0	$0	$0
160	Clubhouse Prkg Lot Lights - Replace	$0	$0	$0	$0	$0
162	Bollard Lights - Replace	$0	$0	$0	$0	$0
320	Courts - Clean/Repair/Coating	$70,560	$0	$0	$0	$0
321	Tennis/Pickleball Courts - Resurface	$0	$0	$0	$0	$0
323	Basketball Court - Resurface	$0	$0	$0	$0	$0
324	Court Chain Link Fencing - Replace	$0	$0	$0	$0	$0
330	Basketball Standards - Replace	$0	$0	$0	$0	$0
335	Play Equipment - Repair/Replace	$0	$0	$0	$0	$0
337	Picnic Sets/Benches - Repair/Replc	$0	$0	$0	$0	$0
	Total Expenses	$1,364,620	$50,033	$270,353	$341,816	$0
	Ending Reserve Balance	$7,304,116	$8,263,232	$9,038,637	$9,778,933	$10,899,990

Accuracy, Limitations, and Disclosures

"This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement." Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Christian Colunga, company President, is a credentialed Reserve Specialist (#208). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing. Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses. In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
UOM	Unit of Measure
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our research and analysis. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding: 1) The project is the Association's present obligation. 2) The need and schedule of a project can be reasonably anticipated. 3) The total cost of the project is material, can be estimated and includes all direct & related costs. Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur. Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Monuments/Gates

Comp #: 100 Ashford Gate Operators - Repl/Repr **Approx Quantity: 2 Liftmaster swing arms**
Location: Ground mounted units at entry/exit area to Ashford community
Funded?: Yes.
History: Replaced in 2018
Comments: Remaining useful life adjusted down and cost inflated from prior reserve study.
Useful Life: 15 years **Remain Life:** 7 years
Lower Estimate: $ 11,100 **Higher Estimate:** $13,600
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 101 Ashford Gates - Repaint/Refurbish **Approx Quantity: 2 steel gates**
Location: Entry/exit area to Ashford community
Funded?: Yes.
History: Refurbished in 2013
Comments: Remaining useful life adjusted down one year, and cost inflated from prior reserve study.
Useful Life: 15 years **Remain Life:** 2 years
Lower Estimate: $ 8,340 **Higher Estimate:** $10,200
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 102 Ashford Entry Access - Replace/Repr **Approx Quantity: 1 Door King panel**
Location: Mounted within brick monument at entry to Ashford Community
Funded?: Yes.
History: Unknown
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 15 years **Remain Life:** 0 years
Lower Estimate: $ 4,640 **Higher Estimate:** $5,670
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 103 Hillsboro Gate Operators East -Rplc **Approx Quantity: 2 Elite swing arms**
Location: Swing arm operators at far East gate (excludes West gate across from Clubhouse in separate component)
Funded?: Yes.
History: Replaced in 2020, previously installed around 1999-2001
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study. The gate was hit and in 2023 repairs were completed to replace arms at each side and new covers at exit side.
Useful Life: 15 years **Remain Life:** 9 years
Lower Estimate: $ 11,100 **Higher Estimate:** $13,600
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 103 Hillsboro Gate Operators Main -Rplc **Approx Quantity: 2 Elite swing arms**
Location: Swing arm operators at middle/main gate
Funded?: Yes.
History: Replaced in 2023, previously installed around 1999-2001
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 12 years
Lower Estimate: $ 11,100 **Higher Estimate:** $13,600
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 103 Hillsboro Gate Operators West -Rplc **Approx Quantity: 2 Liftmaster swing arms**
Location: Swing arm operators at far West entry/exit gate (across from Clubhouse area)
Funded?: Yes.
History: Date of manufacture on unit is 11/25/21
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 10 years
Lower Estimate: $ 11,100 **Higher Estimate:** $13,600
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 104 Grayhawk Gate Oper. Center - Repl **Approx Quantity: 2 Liftmaster swing arms**
Location: Swing arm operators at center entry/exit gate of Grayhawk
Funded?: Yes.
History: Replaced in 2017
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 6 years
Lower Estimate: $ 11,100 **Higher Estimate:** $13,600
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 104 Grayhawk Gate Oprs, S & N - Replace **Approx Quantity: 4 Liftmaster swing arms**
Location: Swing arm operators at North and South gates at entry/exits gates to Grayhawk (excludes center gate in previous component)
Funded?: Yes.
History: Replaced in 2020, previously installed between 1999-2001
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study. Local repairs at North gate in 2023
Useful Life: 15 years **Remain Life:** 9 years
Lower Estimate: $ 22,200 **Higher Estimate:** $27,200
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 105 Premier Gate Ops, Back - Replace **Approx Quantity: 2 Liftmaster swing arm**
Location: Two swing arm operators at back gate of Premier at 91st Ave. E.
Funded?: Yes.
History: Replaced in 2020, some repairs in 2023
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 9 years
Lower Estimate: $ 11,100 **Higher Estimate:** $13,600
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 105 Premier Gate Ops, Front - Replace **Approx Quantity: 2 Elite ground mount**
Location: Swing arm operators at Premier entry/exit gates
Funded?: Yes.
History: Replaced in 2023
Comments: Remaining useful life reset, and cost adjusted based on actual project.
Useful Life: 15 years **Remain Life:** 12 years
Lower Estimate: $ 11,100 **Higher Estimate:** $13,600
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 106 Gates (3 Nbhds) - Repaint/Refurbish **Approx Quantity: 14 steel gates**
Location: Entry/exits of Grayhawk (6), Premier (4) & Hillsboro (6) communities
Funded?: Yes.
History: Unknown
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 15 years **Remain Life:** 0 years
Lower Estimate: $ 58,400 **Higher Estimate:** $71,400
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 107 Hillsboro Entry Access - Replace **Approx Quantity: 1 DKS panel**
Location: At main entry/exits of Hillsboro community
Funded?: Yes.
History: Replaced in 2018
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 7 years
Lower Estimate: $ 4,640 **Higher Estimate:** $5,670
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 108 Grayhawk Entry Access - Replace **Approx Quantity: 1 DKS panel**
Location: At main entry/exits of Grayhawk community
Funded?: Yes.
History: Replaced in 2019
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 8 years
Lower Estimate: $ 4,640 **Higher Estimate:** $5,670
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 109 Premier Entry Access - Replace **Approx Quantity: 1 DKS panel**
Location: At main entry/exits of Premier community
Funded?: Yes.
History: Replaced in 2023; previously replaced in 2016 (replacement prompted by damage from car accident)
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 12 years
Lower Estimate: $ 4,640 **Higher Estimate:** $5,670
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 110 C.Hollow Gate Op, Clbhse - Replace **Approx Quantity: 2 Lift Master swing arm**
Location: Swing arm operators at each side of main Country Hollow entry at Silver Creek Ave. near Clubhouse
Funded?: Yes.
History: Replacement of most in 2023 (except operator); operator replaced in 2020
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 12 years
Lower Estimate: $ 11,100 **Higher Estimate:** $13,600
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 111 C. Hollow Gate Op, 97th - Replace **Approx Quantity: 2 Liftmaster swing arm**
Location: Swing arm operators at (1) entry/exit areas (back) of Country Hollow community Silver Creek Ave. at 97th Ave.
Funded?: Yes.
History: Replaced in 2023; previously replaced in 2017
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 12 years
Lower Estimate: $ 11,100 **Higher Estimate:** $13,600
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 112 C. Hollow Gate Op Gem Height - Rplc **Approx Quantity: 2 Liftmaster swing arm**
Location: Swing arm operators at entry/exit areas Country Hollow Dr., just off Gem Heights Dr.
Funded?: Yes.
History: Replaced in 2023; previously replaced in 2020, previously in Last in 2003-4
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 12 years
Lower Estimate: $ 11,100 **Higher Estimate:** $13,600
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 115 Cntry Hollow Gates - Repaint/Refurb **Approx Quantity: 6 steel gates**
Location: At the (3) entry/exit areas of Country Hollow community
Funded?: Yes.
History: Unknown
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 15 years **Remain Life:** 0 years
Lower Estimate: $ 25,000 **Higher Estimate:** $30,600
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 116 Cntry Hollow Entry Access - Replace **Approx Quantity: 1 DKS panel**
Location: Mounted at main gate along Country Hollow Dr., just off Gem Heights Dr.
Funded?: Yes.
History: Replaced in 2019
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 8 years
Lower Estimate: $ 4,640 **Higher Estimate:** $5,670
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 195 176th/Gem Hght Monument - Refurbish **Approx Quantity: 1 monument**
Location: At the southwest corner of 176th St. and Gem Heights Dr. E.
Funded?: No. Association not responsible
History: Unknown
Comments: Not funded - no changes from previous reserve study.
Useful Life: **Remain Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 196 Ashford Entry Sign - Replace **Approx Quantity: 1 sandblasted wood**
Location: Entry/exit area to Ashford community
Funded?: Yes.
History: Unknown
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 20 years **Remain Life:** 0 years
Lower Estimate: $ 4,170 **Higher Estimate:** $5,100
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 197 Highlands Monument - Refurbish **Approx Quantity: 1 masonry/concrete**
Location: Entry area to Highlands community along Gem Heights Dr.
Funded?: Yes.
History: Unknown, most likely original to about 1996
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 25 years **Remain Life:** 0 years
Lower Estimate: $ 6,050 **Higher Estimate:** $7,390
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 198 Grayhawk Monument - Refurbish **Approx Quantity: 1 masonry/concrete**
Location: Main entry area to Grayhawk community along Gem Heights Dr.
Funded?: Yes.
History: Unknown, assumed between 1999-2000
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 25 years **Remain Life:** 0 years
Lower Estimate: $ 6,050 **Higher Estimate:** $7,390
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 199 Premier Monument - Refurbish **Approx Quantity: 1 masonry/concrete**
Location: Main entry area to Premier community along Gem Heights Dr.
Funded?: Yes.
History: Unknown, assumed around 2001-2002
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 25 years **Remain Life:** 0 years
Lower Estimate: $ 6,050 **Higher Estimate:** $7,390
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 200 Hillsboro Monument/Sign - Refurbish **Approx Quantity: 1 wood sign/brick wall**
Location: Main entry area to Hillsboro community along Gem Heights Dr.
Funded?: Yes.
History: Unknown, assumed around 2001
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 25 years **Remain Life:** 0 years
Lower Estimate: $ 6,050 **Higher Estimate:** $7,390
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 201 Country Hollow Monument - Refurbish **Approx Quantity: 1 masonry/concrete**
Location: Main entry area to Country Hollow community along Silver Creek Ave.
Funded?: Yes.
History: Unknown, around 2004 at development
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 25 years **Remain Life:** 0 years
Lower Estimate: $ 6,050 **Higher Estimate:** $7,390
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 203 South Ridge Monument - Refurbish **Approx Quantity: 1 masonry/metal letters**
Location: Corner of Gem Heights Dr. and 184th St. E.
Funded?: Yes.
History: Unknown, assuming about 2006 during development
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 25 years **Remain Life:** 5 years
Lower Estimate: $ 6,050 **Higher Estimate:** $7,390
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 204 Brookfield Sign/Monument - Replace **Approx Quantity: 1 wood/stone sign**
Location: Brookfield community entry at Gem Heights Dr. and Country Hollow Dr.
Funded?: Yes.
History: Installed about 2016 during development
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 25 years **Remain Life:** 15 years
Lower Estimate: $ 4,480 **Higher Estimate:** $5,470
Cost Source: ARI Cost Database: Similar Project
Cost History

Roads/Hard Surfaces

Comp #: 100 Concrete Sidewalks - Repair/Replace **Approx Quantity: 1 Extensive concrete**
Location: Along streets throughout all communities except Highlands which are public
Funded?: No. Useful life not predictable
History: Spot work but no known major comprehensive project in the past
Comments: Not funded - no changes from prior reserve study.
Useful Life: **Remain Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 102 Roadway Curbs - Repair/Replace **Approx Quantity: 1 Unfunded**
Location: Concrete curbs adjacent to all roads throughout community except Highlands (public)
Funded?: No. Useful life not predictable
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remain Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 103 Misc. Concrete - Repair/Replace **Approx Quantity: 1 Unfunded**
Location: Walkways/pads at common areas, some playset borders etc.
Funded?: No. Useful life not predictable
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remain Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 110 Roads Condition - Evaluation/Survey **Approx Quantity: 38 miles**
Location: Private roads/alleys throughout community (except Highlands which are public)
Funded?: Yes.
History: Last known evaluation/survey in 2017
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 3 years **Remain Life:** 0 years
Lower Estimate: $ 4,770 **Higher Estimate:** $5,830
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 115 Sealcoat - Year 1 of 3 **Approx Quantity: 551,678 SF**
Location: Premier, Ashford, Hillsboro and Clubhouse (however Clubhouse under separate component #126)
Funded?: Yes.
History: Sealcoated in 2017
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 5 years **Remain Life:** 0 years
Lower Estimate: $ 154,000 **Higher Estimate:** $188,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 116 Sealcoat - Year 2 of 3 **Approx Quantity: 434,506 SF**
Location: Grayhawk and Brookfield
Funded?: Yes.
History: Sealcoated in 2018
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 5 years **Remain Life:** 0 years
Lower Estimate: $ 121,000 **Higher Estimate:** $148,000
Cost Source: Inflated cost: Scot's Sealcoat

Comp #: 117 Sealcoat - Year 3 of 3 **Approx Quantity: 579,516 SF**
Location: Country Hollow and South Ridge
Funded?: Yes.
History: Completed in 2019
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 5 years **Remain Life:** 0 years
Lower Estimate: $ 162,000 **Higher Estimate:** $198,000
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 121 Ashford Roads - Plane/Overlay **Approx Quantity: 80,800 GSF asphalt**
Location: Roads throughout Ashford community
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 0 years
Lower Estimate: $ 179,000 **Higher Estimate:** $219,000
Cost Source: Inflated Budget Allowance: Tucci & Sons

Comp #: 122 Grayhawk Roads - Plane/Overlay **Approx Quantity: 97,400 GSF asphalt**
Location: Roads throughout Grayhawk community
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 4 years
Lower Estimate: $ 213,000 **Higher Estimate:** $260,000
Cost Source: Inflated Budget Allowance: Tucci & Sons

Comp #: 123 Premier Roads - Plane/Overlay **Approx Quantity: 114,200 GSF asphalt**
Location: Roads throughout Premier community
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 5 years
Lower Estimate: $ 250,000 **Higher Estimate:** $306,000
Cost Source: Inflated Budget Allowance: Tucci & Sons

Comp #: 124 Hillsboro Roads - Plane/Overlay **Approx Quantity: 347,400 GSF asphalt**
Location: Roads throughout HIllsboro community
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 5 years
Lower Estimate: $ 648,000 **Higher Estimate:** $793,000
Cost Source: Inflated Budget Allowance: Tucci & Sons

Comp #: 125 Cntry Hollow Rds- Plane/Overlay **Approx Quantity: 463,700 GSF asphalt**
Location: Roads throughout Country Hollow community
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 8 years
Lower Estimate: $ 845,000 **Higher Estimate:** $1,030,000
Cost Source: Inflated Budget Allowance: Tucci & Sons

Comp #: 127 Brookfield Rds - Plane/Overlay **Approx Quantity: 303,000 GSF asphalt**
Location: Roads/Alleys throughout Brookfield community
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 9 years
Lower Estimate: $ 566,000 **Higher Estimate:** $692,000
Cost Source: Inflated Budget Allowance: Tucci & Sons

Comp #: 128 South Ridge Rds - Plane/Overlay **Approx Quantity: 147,500 GSF asphalt**
Location: Roads/Alleys throughout South Ridge community
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 10 years
Lower Estimate: $ 322,000 **Higher Estimate:** $394,000
Cost Source: Inflated Budget Allowance: Tucci & Sons

Comp #: 129 Shared 91st Ave - Plane/Overlay **Approx Quantity: 14,100 GSF asphalt**
Location: Stretch of 91st Ave. from 176th St. to the north to the back gate of Premier
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 5 years
Lower Estimate: $ 49,000 **Higher Estimate:** $59,900
Cost Source: Inflated Budget Allowance: Tucci & Sons

Comp #: 135 Asphalt to Storm Pond - Remove/Replace **Approx Quantity: 25,740 GSF asphalt**
Location: (2) Roads/trails to storm ponds within Country Hollow
Funded?: Yes.
History: Unknown
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 25 years **Remain Life:** 3 years
Lower Estimate: $ 89,500 **Higher Estimate:** $109,000
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 137 Asphalt Paths - Remove/Replace **Approx Quantity: 4,520 GSF asphalt**
Location: Small path within Country Hollow and at tunnel under Gem Heights near tennis courts
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 25 years **Remain Life:** 3 years
Lower Estimate: $ 15,700 **Higher Estimate:** $19,200
Cost Source: ARI Cost Database: Similar Project Cost History

Fencing

Comp #: 144 Winco Chain Link Fencing - Replace **Approx Quantity: 265 LF 6' tall, 9 gauge**
Location: Fence behind Winco
Funded?: Yes.
History: Installed in 2021
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 25 years
Lower Estimate: $ 11,800 **Higher Estimate:** $14,400
Cost Source: Inflated Client Cost History: Coatney Fence

Comp #: 145 Ashford Wood Fence - Replace **Approx Quantity: 100 LF, 6' tall wood board**
Location: At entry gate to Ashford community
Funded?: Yes.
History: Assumed in 2024
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 13 years
Lower Estimate: $ 6,030 **Higher Estimate:** $7,370
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 147 Southridge Wood Fence - Replace **Approx Quantity: 100 LF, 6' tall wood board**
Location: Just West of playset parallel to 86th Ave.
Funded?: Yes.
History: Installed about 2013
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 2 years
Lower Estimate: $ 6,030 **Higher Estimate:** $7,370
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 149 Hillsboro Wood Fence - Replace **Approx Quantity: 230 LF wood board**
Location: At Hillsboro just south of Silver Creek Ave. cul-de-sac, parallel to 192nd St. E (Between Hillsboro and Southridge)
Funded?: Yes.
History: Installed about 2012
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 1 years
Lower Estimate: $ 13,900 **Higher Estimate:** $17,000
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 151 Premier Wood Fence - Replace **Approx Quantity: 1,250 LF wood board**
Location: At detention ponds at main gated entry, adjacent to pond at 176th Ct., perimeter of property near 88th pond, 89th Ave. cul-de-sac, 91st Ave. E.
Funded?: Yes.
History: Replaced about 2011
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 0 years
Lower Estimate: $ 75,400 **Higher Estimate:** $92,100
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 155 Wood Board Fencing - Clean/Stain **Approx Quantity: 1,680 LF board**
Location: Fencing in components 145, 147, 149 and 151 (Ashford, Southridge, Hillsboro and Premier)
Funded?: Yes.
History: Unknown
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 3 years **Remain Life:** 0 years
Lower Estimate: $ 21,800 **Higher Estimate:** $26,700
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 160 Split Rail Fence - Replace **Approx Quantity: 200 LF, double split wood**
Location: At the end of 93rd Ave. E. at Country Hollow
Funded?: Yes.
History: Replaced in 2015
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 12 years **Remain Life:** 1 years
Lower Estimate: $ 4,450 **Higher Estimate:** $5,440
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 161 Chain Link Fence, 4' - Replace **Approx Quantity: 500 LF, 4' tall galvanized**
Location: Along Gem Heights Dr. adjacent to Clubhouse Recreational areas
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 9 years
Lower Estimate: $ 9,560 **Higher Estimate:** $11,700
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 162 Chain Link Pond Fence Original- Rpl **Approx Quantity: 4,000 LF, 6' tall galvanized**
Location: Surrounding drainage ponds within Country Hollow and Hillsboro
Funded?: Yes.
History: Non known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 9 years
Lower Estimate: $ 111,000 **Higher Estimate:** $136,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 163 Chain Link Pond Fence Added - Rpl **Approx Quantity: 1,663 LF, 6' tall galvanized**
Location: Additional new fences at ponds at Country Hollow (820 LF), Hillsboro (815 LF) and Premier (28 LF) ft to close off the existing fence.
Funded?: Yes.
History: Installed in 2020
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 24 years
Lower Estimate: $ 46,300 **Higher Estimate:** $56,500
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 164 Premier Chain Link Fencing - Replac **Approx Quantity: 640 LF, 6' tall galvanized**
Location: Three sides of pond within Premier between 176th St. E & 176th Ct. E, just to the West of pond at 88th Ave.
Funded?: Yes.
History: Installed around 2001
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 9 years
Lower Estimate: $ 17,800 **Higher Estimate:** $21,800
Cost Source: ARI Cost Database: Similar Project
Cost History

Mailboxes

Comp #: 205 Ashford Mailboxes - Replace **Approx Quantity: 5 CBUs**
Location: Along roads within community
Funded?: Yes.
History: Replaced in 2008
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remain Life:** 4 years
Lower Estimate: $ 13,500 **Higher Estimate:** $16,500
Cost Source: Inflated Bid: The Mailbox Connection

Comp #: 206 Highlands Mailboxes - Replace 2 of 6 **Approx Quantity: 2 16 box CBU**
Location: Two locations within community
Funded?: Yes.
History: None known
Comments: Remaining useful life set to zero as not completed or planned; cost inflated.
Useful Life: 20 years **Remain Life:** 0 years
Lower Estimate: $ 5,400 **Higher Estimate:** $6,600
Cost Source: Client Bid: The Mailbox Connection

Comp #: 206 Highlands Mailboxes - Replace 4 of 6 **Approx Quantity: 4 CBUs**
Location: Along roads within community
Funded?: Yes.
History: Two in 2021, other two assumed at similar time
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remain Life:** 15 years
Lower Estimate: $ 10,800 **Higher Estimate:** $13,200
Cost Source: Client Bid: The Mailbox Connection

Comp #: 207 Grayhawk Mailboxes - Replace **Approx Quantity: 8 16 box CBU**
Location: Four locations throughout community along roads
Funded?: Yes.
History: Replaced in 2024
Comments: Remaining useful life reset and cost inflated.
Useful Life: 20 years **Remain Life:** 18 years
Lower Estimate: $ 20,800 **Higher Estimate:** $25,400
Cost Source: Client Bid: The Mailbox Connection

Comp #: 208 Premier Mailboxes - Replace 2 of 8 **Approx Quantity: 2 CBUs**
Location: Along roads within community
Funded?: Yes.
History: Unknown
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 20 years **Remain Life:** 0 years
Lower Estimate: $ 5,400 **Higher Estimate:** $6,600
Cost Source: The Mailbox Connection bids

Comp #: 208 Premier Mailboxes - Replace 6 of 8 **Approx Quantity: 6 16 box CBU**
Location: Four locations within community
Funded?: Yes.
History: Replaced in 2023 and 2024
Comments: Remaining useful life reset and cost inflated.
Useful Life: 20 years **Remain Life:** 18 years
Lower Estimate: $ 16,200 **Higher Estimate:** $19,800
Cost Source: Client Bid: The Mailbox Connection

Comp #: 209 Hillsboro Mailboxes - Replace 23 of 25 **Approx Quantity: 23 16 box CBU**
Location: Within community
Funded?: Yes.
History: None known
Comments: Remaining useful life set at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 20 years **Remain Life:** 0 years
Lower Estimate: $ 62,100 **Higher Estimate:** $75,900
Cost Source: Client Bid: The Mailbox Connection

Comp #: 210 Hillsboro Mailboxes - Replace 2 of 25 **Approx Quantity: 2 CBUs**
Location: Along roads within community
Funded?: Yes.
History: Two in 2021
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remain Life:** 15 years
Lower Estimate: $ 5,400 **Higher Estimate:** $6,600
Cost Source: The Mailbox Connection bid

Comp #: 211 Country Hollow Mailboxes - Replace **Approx Quantity: 33 CBU's**
Location: Eighteen locations throughout community along roads
Funded?: Yes.
History: Unknown
Comments: Remaining useful life set at zero as not completed/planned; cost inflated.
Useful Life: 20 years **Remain Life:** 0 years
Lower Estimate: $ 89,100 **Higher Estimate:** $109,000
Cost Source: Client Bid: The Mailbox Connection

Comp #: 213 Brookfield Mailboxes - Replace 2 of 17 **Approx Quantity: 2 CBU stands**
Location: Along roads within community
Funded?: Yes.
History: Two in 2021
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remain Life:** 15 years
Lower Estimate: $ 5,400 **Higher Estimate:** $6,600
Cost Source: The Mailbox Connection 2024 replacements

Comp #: 213 Brookfield Mailboxes - Replace 15 of 17 **Approx Quantity: 15 CBU stands**
Location: Four locations within community
Funded?: Yes.
History: Replaced in 2025
Comments: Remaining useful life reset and and cost adjusted based on actual replacement in 2025 (one was replaced late 2024).
Useful Life: 20 years **Remain Life:** 18 years
Lower Estimate: $ 40,500 **Higher Estimate:** $49,500
Cost Source: Inflated Client History: The Mailbox Connection

Comp #: 214 South Ridge Mailboxes - Replace **Approx Quantity: 9 16 Bx (1) 8 Bx CBUs**
Location: Five locations throughout community
Funded?: Yes.
History: Replaced in 2005
Comments: Remaining useful life set at zero as not completed/planned; cost inflated.
Useful Life: 20 years **Remain Life:** 0 years
Lower Estimate: $ 24,300 **Higher Estimate:** $29,700
Cost Source: Client Bid: The Mailbox Connection

Park Equipment/Assets

Comp #: 340 Steel/Poly Playsets - Repair/Replc **Approx Quantity: 3 playsets**
Location: (1) at Hillsboro (middle entry to community), (1) at Country Hollow (94th Ave E & 185th St. E) and 1 at Brookfield (on 97th Ave. E just North of 181st St. Ct. E.)
Funded?: Yes.
History: Installed around 2009-2010
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remain Life:** 4 years
Lower Estimate: $ 67,500 **Higher Estimate:** $82,500
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 343 Brookfield Playset - Repair/Repl **Approx Quantity: 1 wood playset**
Location: At Brookfield between 96th Ave. E & 186th St. Ct. E
Funded?: Yes.
History: Replaced in 2014
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remain Life:** 8 years
Lower Estimate: $ 23,200 **Higher Estimate:** $28,300
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 344 South Ridge Set 1 of 2 -Rpr/Replace **Approx Quantity: 1 wood playset**
Location: Tract F at Southridge (Park that backs to 86th Ave. E)
Funded?: Yes.
History: Installed in about 2013
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remain Life:** 7 years
Lower Estimate: $ 22,500 **Higher Estimate:** $27,500
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 345 South Ridge Set 2 of 2 -Rpr/Replace **Approx Quantity: 1 wood playset**
Location: Tract A at Southridge (Park along 184th St. Ct E
Funded?: Yes.
History: Replaced in 2019; installed about 2007
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remain Life:** 13 years
Lower Estimate: $ 31,500 **Higher Estimate:** $38,500
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 346 Hillsboro Wood Playsets - Rpr/Replc **Approx Quantity: 2 wood**
Location: (2) at Hillsboro
Funded?: Yes.
History: None known
Comments: Remaining useful life remains at zero, as work was not completed or planned for (reportedly board discussing); cost inflated from the prior study.
Useful Life: 20 years **Remain Life:** 0 years
Lower Estimate: $ 45,000 **Higher Estimate:** $55,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 347 Cntry Hollow Wood Playset - Rpr/Rpl **Approx Quantity: 1 Rainbow**
Location: 186th St. Ct. E at 95th Ave. Ct. E
Funded?: Yes.
History: None known
Comments: Remaining useful life remains at zero, as work was not completed or planned for (reportedly board discussing); cost inflated from the prior study.
Useful Life: 20 years **Remain Life:** 0 years
Lower Estimate: $ 22,500 **Higher Estimate:** $27,500
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 400 Benches/Picnic Sets - Repair/Replc **Approx Quantity: 14 pieces**
Location: Outdoor locations near parks/common areas in South Ridge
Funded?: Yes.
History: Varies
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remain Life:** 1 years
Lower Estimate: $ 18,500 **Higher Estimate:** $22,700
Cost Source: ARI Cost Database: Similar Project
Cost History

Other Site/Grounds

Comp #: 104 Gravel/Soft Trails - Replenish **Approx Quantity: 1 Budget Allowance**
Location: Footpaths at common areas throughout community
Funded?: Yes.
History: Unknown
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 8 years **Remain Life:** 2 years
Lower Estimate: $ 20,900 **Higher Estimate:** $25,500
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 124 Metal Tunnel - Clean/Paint **Approx Quantity: 135 135 long x 13 wide**
Location: Under Gem Heights Drive near tennis courts
Funded?: Yes.
History: Painted last in 2020
Comments: Remaining useful life remains at zero as not completed or planned; cost inflated.
Useful Life: 5 years **Remain Life:** 0 years
Lower Estimate: $ 9,270 **Higher Estimate:** $11,300
Cost Source: Client Cost History, Inflated

Comp #: 169 Street Lights - Replace **Approx Quantity: 137 Poles/Fixtures**
Location: Pole lights within the communities of Country Hollow and Brookfield
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 8 years
Lower Estimate: $ 247,000 **Higher Estimate:** $301,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 170 Landscape - Refurbish **Approx Quantity: 1 Unfunded**
Location: Common areas throughout community and along Gem Heights Drive
Funded?: No. Useful life not predictable, funded out of the operating budget
History: Varies
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remain Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 171 Trees - Evaluate/Trim/Remove **Approx Quantity: 1 Unfunded**
Location: Mostly along Gem Heights Rd. and near Clubhouse/Recreation area
Funded?: No. Useful life not predictable
History: Evaluation/work occurred around 2013
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remain Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 172 Bark - Replenish **Approx Quantity: 193,000 GSF, Unfunded**
Location: Common barked areas throughout the common areas
Funded?: No. Board contacts report operating budget funding, not reserves
History: Varies
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remain Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 175 Irrigation System - Replace **Approx Quantity: 1 Unfunded**
Location: Landscaped common areas
Funded?: No. Useful life not predictable
History: Varies
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remain Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 182 Storm Sys/Ponds/Swales - Refurbish **Approx Quantity: 1 Budget Allowance**
Location: Throughout community
Funded?: Yes.
History: Renovation/restoration including installation of pond liner at Wet Cells 1 & 2 at Country Hollow pond in 2021. Major refurbish project in 2017.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 7 years **Remain Life:** 2 years
Lower Estimate: $ 38,800 **Higher Estimate:** $47,500
Cost Source: ARI Cost Database: Similar Project
Cost History/Allowance

Comp #: 188 Sensitive Areas/Wetlands - Maintain **Approx Quantity: 1 Unfunded**
Location: Throughout community
Funded?: No. Useful life not predictable
History: None known
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remain Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Clubhouse Building

Comp #: 420 Clubhouse Windows - Replace **Approx Quantity: 50 wdws vinyl**
Location: Clubhouse building
Funded?: Yes.
History: No major projects known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 50 years **Remain Life:** 36 years
Lower Estimate: $ 69,800 **Higher Estimate:** $85,300
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 424 Clubhouse Exterior - Clk/Paint **Approx Quantity: 2,300 GSF**
Location: Exterior surfaces of clubhouse
Funded?: Yes.
History: Painted in 2014, some touch-up in 2020
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 8 years **Remain Life:** 0 years
Lower Estimate: $ 7,770 **Higher Estimate:** $9,500
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 426 Clubhouse Siding - Repair/Replace **Approx Quantity: 2,300 GSF varies**
Location: Exterior walls of clubhouse
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 50 years **Remain Life:** 36 years
Lower Estimate: $ 41,400 **Higher Estimate:** $50,600
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 428 Clubhouse Roof - Repair/Replace **Approx Quantity: 2,500 GSF Laminated shg**
Location: Clubhouse building and adjacent mechanical/storage room building roofs
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 9 years
Lower Estimate: $ 19,100 **Higher Estimate:** $23,400
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 430 Clubhouse Gutters/Dspts - Replace **Approx Quantity: 280 LF metal**
Location: Perimeter of clubhouse
Funded?: Yes.
History: Unknown
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 9 years
Lower Estimate: $ 2,600 **Higher Estimate:** $3,180
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 432 Clubhouse Interior Walls - Repaint **Approx Quantity: 2,500 GSF metal**
Location: Recreation building interior; walls & ceilings
Funded?: Yes.
History: Completed in 2021
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 10 years
Lower Estimate: $ 17,800 **Higher Estimate:** $21,700
Cost Source: Client Cost History, Inflated

Comp #: 434 Clubhouse Flooring - Replace **Approx Quantity: 2,100 SF, luxury vinyl tile**
Location: Throughout clubhouse building
Funded?: Yes.
History: Replaced 2021
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 12 years **Remain Life:** 7 years
Lower Estimate: $ 11,600 **Higher Estimate:** $14,200
Cost Source: Client Cost History, Inflated

Comp #: 436 Clubhouse Kitchen/Appls - Refurbish **Approx Quantity: 1 Kitchen**
Location: Recreation building interior
Funded?: Yes.
History: Cabinets painted and installation of new cabinet pulls/handles and countertops in 2021
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 10 years
Lower Estimate: $ 10,100 **Higher Estimate:** $12,400
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 440 Clubhouse Bathrooms - Refurbish **Approx Quantity: 2 moderate size**
Location: Recreation building interior
Funded?: Yes.
History: Refurbish in 2021
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 10 years
Lower Estimate: $ 6,520 **Higher Estimate:** $7,970
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 444 Clubhouse HVAC - Repair/Replace **Approx Quantity: 1 Split System**
Location: Condensing unit mounted outside clubhouse building and air handling unit at kitchen closet
Funded?: Yes.
History: Replaced in 2019
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remain Life:** 14 years
Lower Estimate: $ 11,600 **Higher Estimate:** $14,200
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 456 Clubhouse Fixtures/Rooms - Remodel **Approx Quantity: 1 Budget Allowance**
Location: Clubhouse building interiors
Funded?: Yes.
History: Refurbish in 2021
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 10 years
Lower Estimate: $ 6,620 **Higher Estimate:** $8,100
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 458 Clubhouse Furniture/Decor - Replace **Approx Quantity: 1 Budget Allowance**
Location: Recreation building interiors
Funded?: Yes.
History: Assumed in 2021 during remodel
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 10 years
Lower Estimate: $ 6,620 **Higher Estimate:** $8,100
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 459 Water Heater - Replace **Approx Quantity: 1 Tankless Unit**
Location: Within clubhouse
Funded?: Yes.
History: Installed in 2020
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remain Life:** 14 years
Lower Estimate: $ 7,090 **Higher Estimate:** $8,670
Cost Source: Inflated Client Cost History, Inflated

Comp #: 460 Clbhs Plumbing/Elec. - Repair/Rplc. **Approx Quantity: 1 Unfunded**
Location: Clubhouse, scattered common areas
Funded?: No. Useful life not predictable
History: None known
Comments: Not funded - no changes from previous reserve study.
Useful Life: **Remain Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 950 Clubhouse Entry Access - Replace **Approx Quantity: 1 Elite panel+small keypad**
Location: Panel installed within clubhouse and 10 key pad at entry door location
Funded?: Yes.
History: Replaced in 2018
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remain Life:** 7 years
Lower Estimate: $ 4,490 **Higher Estimate:** $5,490
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 955 Surveillance Equipment - Replace **Approx Quantity: 1 System**
Location: Clubhouse vicintiy
Funded?: Yes.
History: Significant upgrades in 2019, previous upgrades in 2016
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study. In 2019, significant upgrades to the system including additional cameras installed at clubhouse parking lot.
Useful Life: 6 years **Remain Life:** 0 years
Lower Estimate: $ 10,500 **Higher Estimate:** $12,800
Cost Source: ARI Cost Database: Similar Project Cost History

Clubhouse Area Outdoor Amenities

Comp #: 100 Concrete Areas - Repair/Replace **Approx Quantity: 1 Unfunded**
Location: Common area walkways/stairs, clubhouse patios, parking lot curbs/aprons, etc.
Funded?: No. Useful life not predictable
History: None known
Comments: Not funded - no changes from previous reserve study.
Useful Life: **Remain Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 125 Clubhouse Parking Lot - Resurface **Approx Quantity: 12,000 GSF, asphalt**
Location: Parking lot adjacent to clubhouse at 18628 Silver Creek Ave E, Puyallup
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 16 years
Lower Estimate: $ 41,700 **Higher Estimate:** $51,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 126 Clubhouse Prkng Lot - Seal/Rp/Strp **Approx Quantity: 12,000 GSF, asphalt**
Location: Parking lot adjacent to clubhouse at 18628 Silver Creek Ave E, Puyallup
Funded?: Yes.
History: Sealcoated in 2017
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 5 years **Remain Life:** 0 years
Lower Estimate: $ 4,560 **Higher Estimate:** $5,570
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 147 Storage Shed - Repair/Repl **Approx Quantity: 1 wood structure**
Location: Within parking lot area of clubhouse
Funded?: Yes.
History: Installed in 2015
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 25 years **Remain Life:** 14 years
Lower Estimate: $ 8,030 **Higher Estimate:** $9,820
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 160 Clubhouse Prkg Lot Lights - Replace **Approx Quantity: 4 poles/lights**
Location: Lights adjacent to community center parking lot
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 9 years
Lower Estimate: $ 9,220 **Higher Estimate:** $11,300
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 162 Bollard Lights - Replace **Approx Quantity: 4 bollard standards**
Location: Adjacent to walkway at Gem Heights side of building
Funded?: Yes.
History: None known
Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 20 years **Remain Life:** 0 years
Lower Estimate: $ 9,270 **Higher Estimate:** $11,300
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 176 Baseball/Soccer Fields - Refurbish **Approx Quantity: 1 Large playfield area**
Location: Across the street from the clubhouse area/near Country Hollow (1 baseball/1 soccer)
Funded?: No. Useful life not predictable
History: None known
Comments: Not funded - no changes from previous reserve study.
Useful Life: **Remain Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 320 Courts - Clean/Repair/Coating **Approx Quantity: 19,100 SF, 3 Courts**
Location: Two tennis and one basketball court adjacent to Clubhouse
Funded?: Yes.
History: Cleaning, repairs and acrylic surface coating in 2021
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remain Life:** 5 years
Lower Estimate: $ 30,400 **Higher Estimate:** $37,100
Cost Source: Inflated Client Cost History: Sound Sport Surfaces

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Comp #: 321 Tennis/Pickleball Courts - Resurface **Approx Quantity: 14,400 SF, 3 courts**
Location: At community center area off Silver Creek Ave. - Two pickleball and one tennis court
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 40 years **Remain Life:** 15 years
Lower Estimate: $ 60,100 **Higher Estimate:** $73,400
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 323 Basketball Court - Resurface **Approx Quantity: 1 60 x 120 asphalt court**
Location: At community center area off Silver Creek Ave.
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 40 years **Remain Life:** 15 years
Lower Estimate: $ 30,100 **Higher Estimate:** $36,700
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 324 Court Chain Link Fencing - Replace **Approx Quantity: 720 LF, galvanized**
Location: Perimeter of tennis/basketball courts
Funded?: Yes.
History: None known
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 40 years **Remain Life:** 15 years
Lower Estimate: $ 45,400 **Higher Estimate:** $55,400
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 330 Basketball Standards - Replace **Approx Quantity: 2 poles/hoops etc.**
Location: Basketball court ends
Funded?: Yes.
History: Replacement of backboards about 2017
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remain Life:** 12 years
Lower Estimate: $ 9,000 **Higher Estimate:** $11,000
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 335 Play Equipment - Repair/Replace **Approx Quantity: 2 Large Pieces**
Location: Behind clubhouse building at main recreational area of Silver Creek - 1 playset & 1 swingset
Funded?: Yes.
History: Replaced 2024-25
Comments: Play equipment was replaced in 2024-25. New equipment includes Huntsville metal playset with 29' X 38' footprint (ADA compliant), 5-12 years and 60-75 child capacity. Also installed was single post swingbeam 2 bay swingset with 5' X 27.5' footprint with 2 commercial belt swings, 1 commercial toddler swing and 1 commercial nest swing.
Useful Life: 20 years **Remain Life:** 19 years
Lower Estimate: $ 45,000 **Higher Estimate:** $55,000
Cost Source: Client Cost History: Left Coast Recreation (~$100K in 2024)

Comp #: 337 Picnic Sets/Benches - Repair/Replc **Approx Quantity: 9 pieces**
Location: Outdoor locations near clubhouse and playset
Funded?: Yes.
History: Replaced in 2024-2025
Comments: Remaining useful life reset and cost adjusted based on actual project.
Useful Life: 20 years **Remain Life:** 19 years
Lower Estimate: $ 13,900 **Higher Estimate:** $17,000
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 999 Reserve Study Update **Approx Quantity: 1 Every three years**
Location: Common elements of association
Funded?: No. Best funded as annual operating budget item
History: Current no-site-visit 2026 study, 2025 with-site-visit, 2024 no-site-visit, 2023 NSV, previous was 2022 WSV
Comments: Thank you for choosing Association Reserves! Not funded – no changes from previous reserve study.
Useful Life: **Remain Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source: