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Silver Creek HOA

Puyallup, WA

SUSAN OORD CAI-RS 00191 DESIGNATION RESERVE SPECIALIST

Report #: 22848-13
Beginning: January 1, 2027
Expires: December 31, 2027

RESERVE STUDY

Update "No-Site-Visit"

July 9, 2026

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.

ASSOCIATION RESERVES®

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Reserve Study Executive Summary — No-Site-Visit

Silver Creek HOA — Report #: **22848-13**
Puyallup, WA — # of Units: 1,776
Level of Service: **Update "No-Site-Visit"** — **January 1, 2027** through **December 31, 2027**

Findings & Recommendations — as of January 1, 2027

Starting Reserve Balance	**$3,948,310**
Current Fully Funded Reserve Balance	**$4,958,953**
Percent Funded	**79.6 %**
Average Reserve (Deficit) or Surplus Per Unit	**($569)**
Recommended 2027 100% Annual "Full Funding" Reserve Transfers	**$444,816**
Recommended 2027 70% Annual "Threshold Funding" Reserve Transfers	**$384,000**
2027 "Baseline Funding" minimum to keep Reserves above $0	**$299,500**
Most Recent Budgeted Reserve Transfer Rate	**$431,860**

Reserve Fund Strength: 79.6%

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 79.6 % 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 $354,588 - 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. The RCW does not preclude Reserve Study contents including components with > 30 years Useful Life that otherwise meet CAI's National Reserve Study Standards.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Monuments/Gates			
100	Ashford Gate Operators - Repl/Repr	15	6	$12,700
101	Ashford Gates - Repaint/Refurbish	15	1	$9,550
102	Ashford Entry Access - Replace/Repr	15	0	$5,300
103	Hillsboro Gate Operators East -Rplc	15	8	$12,700
103	Hillsboro Gate Operators Main -Rplc	15	11	$12,700
103	Hillsboro Gate Operators West -Rplc	15	9	$12,700
104	Grayhawk Gate Oper. Center - Repl	15	5	$12,700
104	Grayhawk Gate Oprs, S & N - Replace	15	8	$25,500
105	Premier Gate Ops, Back - Replace	15	8	$12,700
105	Premier Gate Ops, Front - Replace	15	11	$12,700
106	Gates (3 Nbhds) - Repaint/Refurbish	15	0	$66,800
107	Hillsboro Entry Access - Replace	15	6	$5,300
108	Grayhawk Entry Access - Replace	15	7	$5,300
109	Premier Entry Access - Replace	15	11	$5,300
110	C.Hollow Gate Op, Clbhse - Replace	15	11	$12,700
111	C. Hollow Gate Op, 97th - Replace	15	11	$12,700
112	C. Hollow Gate Op Gem Height - Rplc	15	11	$12,700
115	Cntry Hollow Gates - Repaint/Refurb	15	0	$28,600
116	Cntry Hollow Entry Access - Replace	15	7	$5,300
196	Ashford Entry Sign - Replace	20	0	$4,770
197	Highlands Monument - Refurbish	25	0	$6,920
198	Grayhawk Monument - Refurbish	25	0	$6,920
199	Premier Monument - Refurbish	25	0	$6,920
200	Hillsboro Monument/Sign - Refurbish	25	0	$6,920
201	Country Hollow Monument - Refurbish	25	0	$6,920
203	South Ridge Monument - Refurbish	25	4	$6,920
204	Brookfield Sign/Monument - Replace	25	14	$5,120
	Roads/Hard Surfaces			
110	Roads Condition - Evaluation/Survey	3	0	$5,460
115	Sealcoat - Year 1 of 3	5	0	$176,000
116	Sealcoat - Year 2 of 3	5	0	$139,000
117	Sealcoat - Year 3 of 3	5	0	$185,000
121	Ashford Roads - Plane/Overlay	30	0	$205,000
122	Grayhawk Roads - Plane/Overlay	30	3	$243,000
123	Premier Roads - Plane/Overlay	30	4	$286,000
124	Hillsboro Roads - Plane/Overlay	30	4	$742,000
125	Cntry Hollow Rds- Plane/Overlay	30	7	$968,000
127	Brookfield Rds - Plane/Overlay	30	8	$648,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
128	South Ridge Rds - Plane/Overlay	30	9	$369,000
129	Shared 91st Ave - Plane/Overlay	30	4	$27,848
135	Asphalt to Storm Pond - Remove/Replace	25	2	$102,000
137	Asphalt Paths - Remove/Replace	25	2	$18,000
	Fencing			
144	Winco Chain Link Fencing - Replace	30	24	$13,500
145	Ashford Wood Fence - Replace	15	12	$6,900
147	Southridge Wood Fence - Replace	15	1	$6,900
149	Hillsboro Wood Fence - Replace	15	0	$15,900
151	Premier Wood Fence - Replace	15	0	$86,300
155	Wood Board Fencing - Clean/Stain	3	0	$25,000
160	Split Rail Fence - Replace	12	0	$5,200
161	Chain Link Fence, 4' - Replace	30	8	$10,900
162	Chain Link Pond Fence Original- Rpl	30	8	$127,000
163	Chain Link Pond Fence Added - Rpl	30	23	$52,900
164	Premier Chain Link Fencing - Replac	30	8	$20,400
	Mailboxes			
205	Ashford Mailboxes - Replace	20	3	$15,500
206	Highlands Mailboxes - Replace 2 of 6	20	0	$6,180
206	Highlands Mailboxes - Replace 4 of 6	20	14	$12,400
207	Grayhawk Mailboxes - Replace	20	17	$23,800
208	Premier Mailboxes - Replace 2 of 8	20	0	$6,180
208	Premier Mailboxes - Replace 6 of 8	20	17	$18,500
209	Hillsboro Mailboxes - Replace 23 of 25	20	0	$71,100
210	Hillsboro Mailboxes - Replace 2 of 25	20	14	$6,180
211	Country Hollow Mailboxes - Replace	20	0	$102,000
213	Brookfield Mailboxes - Replace 2 of 17	20	14	$6,180
213	Brookfield Mailboxes - Replace 15 of 17	20	18	$46,400
214	South Ridge Mailboxes - Replace	20	0	$27,800
	Park Equipment/Assets			
342	Brookfield Set, 97th Ave - Repr/Replace	20	3	$35,000
343	Brookfield Set, 96th Ave E - Repair/Repl	20	19	$30,000
344	South Ridge Set 1 of 2 -Rpr/Replace	20	6	$35,000
345	South Ridge Set 2 of 2 -Rpr/Replace	20	12	$35,000
346	Cntry Hollow, 186th St. Ct. E - Rpr/Rpl	20	0	$35,000
347	Cntry Hollow Set, 94th Ave. E - Rpr/Rpl	20	3	$35,000
348	Hillsboro Set, Slv Crk Ave 1of 2-Rp/Rplc	20	19	$40,000
349	Hillsboro Set, Slv Crk Ave 2of 2-Rp/Rplc	20	0	$35,000
350	Hillsboro Set, Hillsboro Ave. - Rpr/Rplc	20	19	$50,000
400	Benches/Picnic Sets - Repair/Replc	20	0	$21,200
	Other Site/Grounds			
104	Gravel/Soft Trails - Replenish	8	1	$23,900
124	Metal Tunnel - Clean/Paint	5	0	$10,600

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
169	Street Lights - Replace	30	7	$282,000
182	Storm Sys/Ponds/Swales - Refurbish	7	1	$44,500
	Clubhouse Building			
420	Clubhouse Windows - Replace	50	35	$79,800
424	Clubhouse Exterior - Clk/Paint	8	0	$8,900
426	Clubhouse Siding - Repair/Replace	50	35	$47,400
428	Clubhouse Roof - Repair/Replace	30	8	$27,500
430	Clubhouse Gutters/Dspts - Replace	30	8	$2,980
432	Clubhouse Interior Walls - Repaint	15	9	$20,300
434	Clubhouse Flooring - Replace	12	6	$13,300
436	Clubhouse Kitchen/Appls - Refurbish	15	9	$11,600
440	Clubhouse Bathrooms - Refurbish	15	9	$7,460
444	Clubhouse HVAC - Repair/Replace	20	13	$13,300
456	Clubhouse Fixtures/Rooms - Remodel	15	9	$7,580
458	Clubhouse Furniture/Decor - Replace	15	9	$7,580
459	Water Heater - Replace	20	13	$8,120
950	Clubhouse Entry Access - Replace	8	7	$4,500
955	Surveillance Equipment - Replace	7	6	$4,000
	Clubhouse Area Outdoor Amenities			
125	Clubhouse Parking Lot - Resurface	30	15	$47,700
126	Clubhouse Prkng Lot - Seal/Rp/Strp	5	0	$5,220
147	Storage Shed - Repair/Repl	25	13	$9,190
160	Clubhouse Prkg Lot Lights - Replace	30	8	$10,600
162	Bollard Lights - Replace	20	0	$10,600
320	Courts - Clean/Repair/Coating	10	4	$34,700
321	Tennis/Pickleball Courts - Resurface	40	14	$68,700
323	Basketball Court - Resurface	40	14	$34,400
324	Court Chain Link Fencing - Replace	40	14	$51,900
330	Basketball Standards - Replace	30	11	$10,300
335	Play Equipment - Repair/Replace	20	18	$100,000
337	Picnic Sets/Benches - Repair/Replc	20	18	$15,900
339	Playground Wood Chips - Replenish	4	2	$8,500
106	**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.

2027

#	Component	Quantity	Unit of Measure	Expenses
	Monuments/Gates			
102	Ashford Entry Access - Replace/Repr	1	Door King panel	$5,300
106	Gates (3 Nbhds) - Repaint/Refurbish	14	steel gates	$66,800
115	Cntry Hollow Gates - Repaint/Refurb	6	steel gates	$28,600
196	Ashford Entry Sign - Replace	1	sandblasted wood	$4,770
197	Highlands Monument - Refurbish	1	masonry/concrete	$6,920
198	Grayhawk Monument - Refurbish	1	masonry/concrete	$6,920
199	Premier Monument - Refurbish	1	masonry/concrete	$6,920
200	Hillsboro Monument/Sign - Refurbish	1	wood sign/brick wall	$6,920
201	Country Hollow Monument - Refurbish	1	masonry/concrete	$6,920
	Chapter Cost			**$140,070**
	Roads/Hard Surfaces			
110	Roads Condition - Evaluation/Survey	38	miles	$5,460
115	Sealcoat - Year 1 of 3	551,678	SF	$176,000
116	Sealcoat - Year 2 of 3	434,506	SF	$139,000
117	Sealcoat - Year 3 of 3	579,516	SF	$185,000
121	Ashford Roads - Plane/Overlay	80,800	GSF asphalt	$205,000
	Chapter Cost			**$710,460**
	Fencing			
149	Hillsboro Wood Fence - Replace	230	LF wood board	$15,900
151	Premier Wood Fence - Replace	1,250	LF wood board	$86,300
155	Wood Board Fencing - Clean/Stain	1,680	LF board	$25,000
160	Split Rail Fence - Replace	200	LF, double split wood	$5,200
	Chapter Cost			**$132,400**
	Mailboxes			
206	Highlands Mailboxes - Replace 2 of 6	2	16 box CBU	$6,180
208	Premier Mailboxes - Replace 2 of 8	2	CBUs	$6,180
209	Hillsboro Mailboxes - Replace 23 of 25	23	16 box CBU	$71,100
211	Country Hollow Mailboxes - Replace	33	CBU's	$102,000
214	South Ridge Mailboxes - Replace	9	16 Bx (1) 8 Bx CBUs	$27,800
	Chapter Cost			**$213,260**
	Park Equipment/Assets			
346	Cntry Hollow, 186th St. Ct. E - Rpr/Rpl	1	Wood Rainbow Set	$35,000
349	Hillsboro Set, Slv Crk Ave 2of 2-Rp/Rplc	1	wood	$35,000
400	Benches/Picnic Sets - Repair/Replc	14	pieces	$21,200
	Chapter Cost			**$91,200**
	Other Site/Grounds			
124	Metal Tunnel - Clean/Paint	135	135 long x 13 wide	$10,600
	Chapter Cost			**$10,600**
	Clubhouse Building			
424	Clubhouse Exterior - Clk/Paint	2,300	GSF	$8,900
	Chapter Cost			**$8,900**
	Clubhouse Area Outdoor Amenities			
126	Clubhouse Prkng Lot - Seal/Rp/Strp	12,000	GSF, asphalt	$5,220
162	Bollard Lights - Replace	4	bollard standards	$10,600
	Chapter Cost			**$15,820**

Annual Total: **$1,322,710**

2028

#	Component	Quantity	Unit of Measure	Expenses
	Monuments/Gates			
101	Ashford Gates - Repaint/Refurbish	2	steel gates	$9,837
	Chapter Cost			**$9,837**
	Fencing			
147	Southridge Wood Fence - Replace	100	LF, 6' tall wood board	$7,107
	Chapter Cost			**$7,107**
	Other Site/Grounds			
104	Gravel/Soft Trails - Replenish	1	Budget Allowance	$24,617
182	Storm Sys/Ponds/Swales - Refurbish	1	Budget Allowance	$45,835
	Chapter Cost			**$70,452**

Annual Total: **$87,396**

2029

#	Component	Quantity	Unit of Measure	Expenses
	Roads/Hard Surfaces			
135	Asphalt to Storm Pond - Remove/Replace	25,740	GSF asphalt	$108,212
137	Asphalt Paths - Remove/Replace	4,520	GSF asphalt	$19,096
	Chapter Cost			**$127,308**
	Clubhouse Area Outdoor Amenities			
339	Playground Wood Chips - Replenish	1	Funded Component	$9,018
	Chapter Cost			**$9,018**

Annual Total: **$136,326**

2030

#	Component	Quantity	Unit of Measure	Expenses
	Roads/Hard Surfaces			
110	Roads Condition - Evaluation/Survey	38	miles	$5,966
122	Grayhawk Roads - Plane/Overlay	97,400	GSF asphalt	$265,533
	Chapter Cost			**$271,499**
	Fencing			
155	Wood Board Fencing - Clean/Stain	1,680	LF board	$27,318
	Chapter Cost			**$27,318**
	Mailboxes			
205	Ashford Mailboxes - Replace	5	CBUs	$16,937
	Chapter Cost			**$16,937**
	Park Equipment/Assets			
342	Brookfield Set, 97th Ave - Repr/Replace	1	steel/poly	$38,245
347	Cntry Hollow Set, 94th Ave. E - Rpr/Rpl	1	steel/poly	$38,245
	Chapter Cost			**$76,490**

Annual Total: **$392,244**

2031

#	Component	Quantity	Unit of Measure	Expenses
	Monuments/Gates			
203	South Ridge Monument - Refurbish	1	masonry/metal letters	$7,789

	Chapter Cost			**$7,789**	
	Roads/Hard Surfaces				
123	Premier Roads - Plane/Overlay	114,200	GSF asphalt	$321,896	
124	Hillsboro Roads - Plane/Overlay	347,400	GSF asphalt	$835,128	
129	Shared 91st Ave - Plane/Overlay	14,100	GSF asphalt	$31,343	
	Chapter Cost			**$1,188,367**	
	Clubhouse Area Outdoor Amenities				
320	Courts - Clean/Repair/Coating	19,100	SF, 3 Courts	$39,055	
	Chapter Cost			**$39,055**	
Annual Total:					**$1,235,211**
Grand Total:					**$3,173,887**

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.

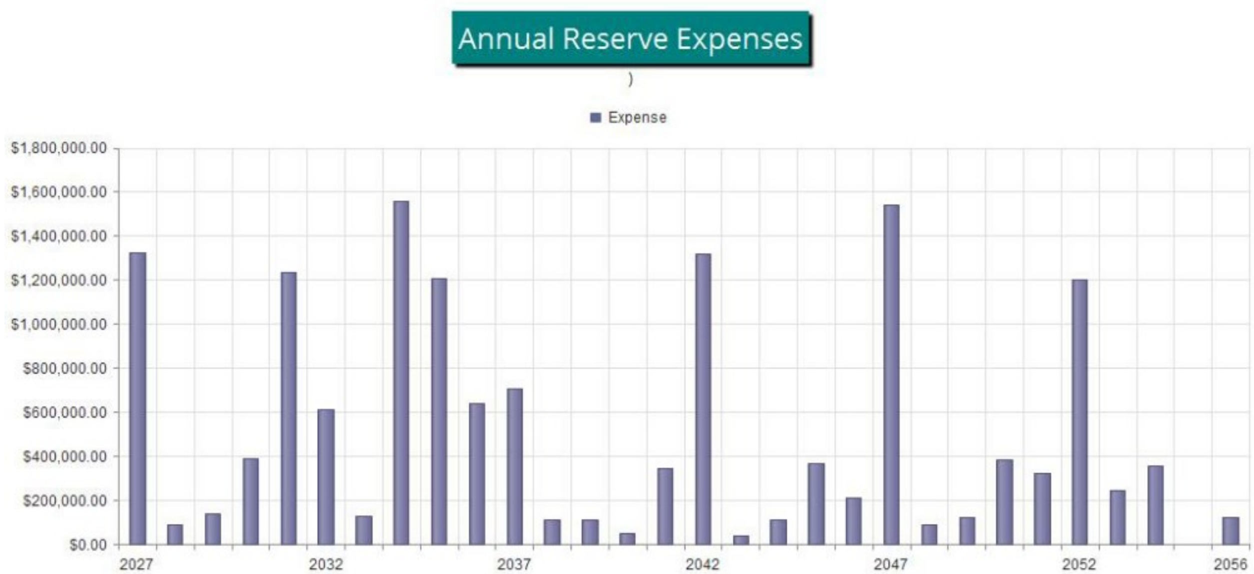

Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $3,948,310 as-of the start of your Fiscal Year on 1/1/2027. Your Starting Reserve Balance was derived from your recent reserve balance as of 5/31/2026, plus budgeted reserve contributions, minus reserve expenses thru the end of your fiscal year. As of 1/1/2027, your Fully Funded Balance is computed to be $4,958,953 (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 $444,816 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.

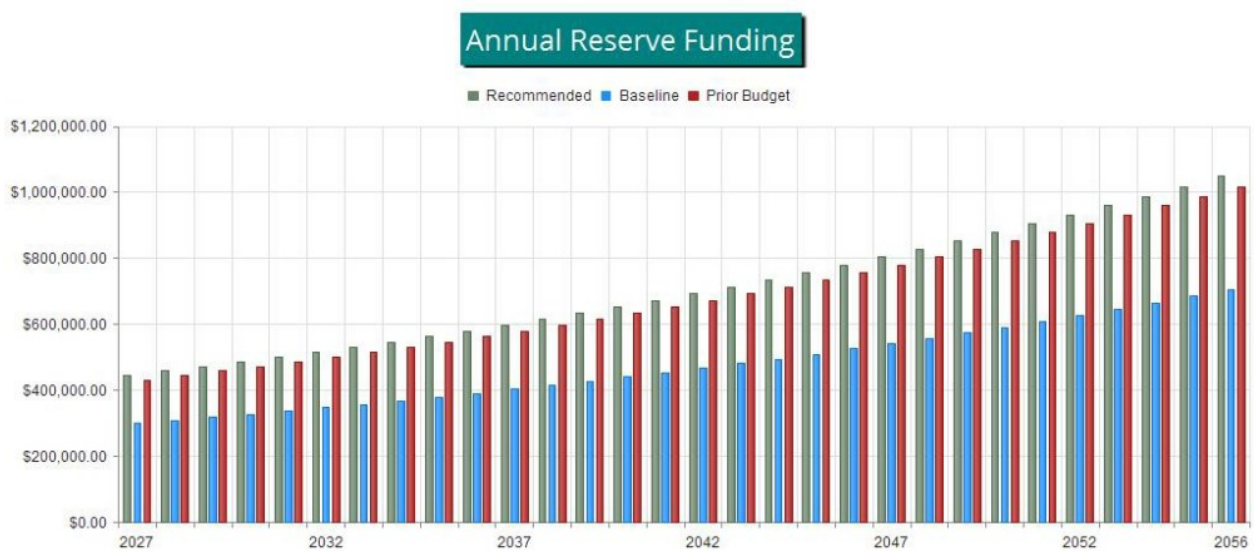

Figure 2

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.

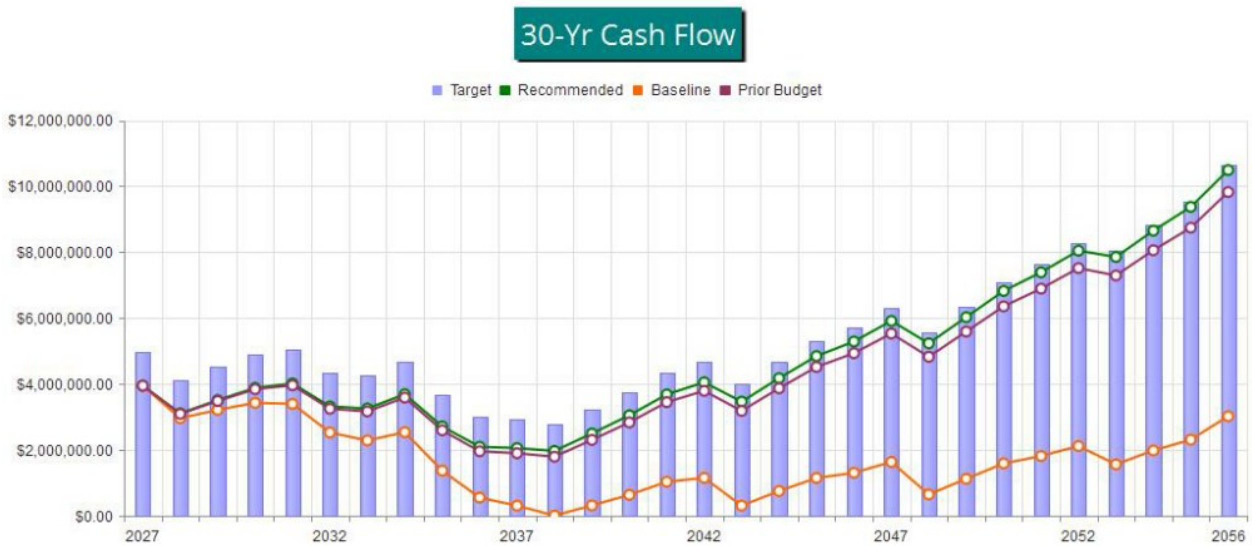

Figure 3

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.

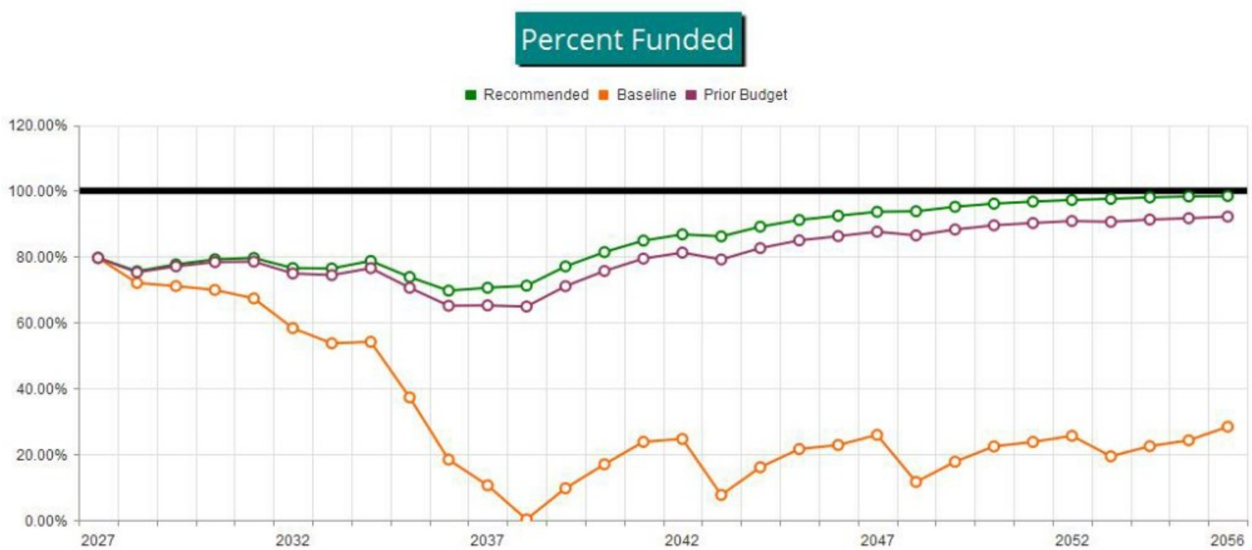

Figure 4

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	Higher Estimate
	Monuments/Gates						
100	Ashford Gate Operators - Repl/Repr	2	Liftmaster swing arms	15	6	$11,400	$14,000
101	Ashford Gates - Repaint/Refurbish	2	steel gates	15	1	$8,600	$10,500
102	Ashford Entry Access - Replace/Repr	1	Door King panel	15	0	$4,770	$5,830
103	Hillsboro Gate Operators East -Rplc	2	Elite swing arms	15	8	$11,400	$14,000
103	Hillsboro Gate Operators Main -Rplc	2	Elite swing arms	15	11	$11,400	$14,000
103	Hillsboro Gate Operators West -Rplc	2	Liftmaster swing arms	15	9	$11,400	$14,000
104	Grayhawk Gate Oper. Center - Repl	2	Liftmaster swing arms	15	5	$11,400	$14,000
104	Grayhawk Gate Oprs, S & N - Replace	4	Liftmaster swing arms	15	8	$23,000	$28,000
105	Premier Gate Ops, Back - Replace	2	Liftmaster swing arm	15	8	$11,400	$14,000
105	Premier Gate Ops, Front - Replace	2	Elite ground mount	15	11	$11,400	$14,000
106	Gates (3 Nbhds) - Repaint/Refurbish	14	steel gates	15	0	$60,100	$73,500
107	Hillsboro Entry Access - Replace	1	DKS panel	15	6	$4,770	$5,830
108	Grayhawk Entry Access - Replace	1	DKS panel	15	7	$4,770	$5,830
109	Premier Entry Access - Replace	1	DKS panel	15	11	$4,770	$5,830
110	C.Hollow Gate Op, Clbhse - Replace	2	Lift Master swing arm	15	11	$11,400	$14,000
111	C. Hollow Gate Op, 97th - Replace	2	Liftmaster swing arm	15	11	$11,400	$14,000
112	C. Hollow Gate Op Gem Height - Rplc	2	Liftmaster swing arm	15	11	$11,400	$14,000
115	Cntry Hollow Gates - Repaint/Refurb	6	steel gates	15	0	$25,700	$31,500
116	Cntry Hollow Entry Access - Replace	1	DKS panel	15	7	$4,770	$5,830
196	Ashford Entry Sign - Replace	1	sandblasted wood	20	0	$4,290	$5,250
197	Highlands Monument - Refurbish	1	masonry/concrete	25	0	$6,230	$7,610
198	Grayhawk Monument - Refurbish	1	masonry/concrete	25	0	$6,230	$7,610
199	Premier Monument - Refurbish	1	masonry/concrete	25	0	$6,230	$7,610
200	Hillsboro Monument/Sign - Refurbish	1	wood sign/brick wall	25	0	$6,230	$7,610
201	Country Hollow Monument - Refurbish	1	masonry/concrete	25	0	$6,230	$7,610
203	South Ridge Monument - Refurbish	1	masonry/metal letters	25	4	$6,230	$7,610
204	Brookfield Sign/Monument - Replace	1	wood/stone sign	25	14	$4,610	$5,630
	Roads/Hard Surfaces						
110	Roads Condition - Evaluation/Survey	38	miles	3	0	$4,910	$6,010
115	Sealcoat - Year 1 of 3	551,678	SF	5	0	$158,000	$194,000
116	Sealcoat - Year 2 of 3	434,506	SF	5	0	$125,000	$153,000
117	Sealcoat - Year 3 of 3	579,516	SF	5	0	$166,000	$204,000
121	Ashford Roads - Plane/Overlay	80,800	GSF asphalt	30	0	$184,000	$226,000
122	Grayhawk Roads - Plane/Overlay	97,400	GSF asphalt	30	3	$219,000	$267,000
123	Premier Roads - Plane/Overlay	114,200	GSF asphalt	30	4	$257,000	$315,000
124	Hillsboro Roads - Plane/Overlay	347,400	GSF asphalt	30	4	$668,000	$816,000
125	Cntry Hollow Rds- Plane/Overlay	463,700	GSF asphalt	30	7	$871,000	$1,060,000
127	Brookfield Rds - Plane/Overlay	303,000	GSF asphalt	30	8	$583,000	$713,000
128	South Ridge Rds - Plane/Overlay	147,500	GSF asphalt	30	9	$332,000	$406,000
129	Shared 91st Ave - Plane/Overlay	14,100	GSF asphalt	30	4	$25,100	$30,600
135	Asphalt to Storm Pond - Remove/Replace	25,740	GSF asphalt	25	2	$91,800	$112,000
137	Asphalt Paths - Remove/Replace	4,520	GSF asphalt	25	2	$16,200	$19,800
	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	24	$12,200	$14,800
145	Ashford Wood Fence - Replace	100	LF, 6' tall wood board	15	12	$6,210	$7,590
147	Southridge Wood Fence - Replace	100	LF, 6' tall wood board	15	1	$6,210	$7,590
149	Hillsboro Wood Fence - Replace	230	LF wood board	15	0	$14,300	$17,500
151	Premier Wood Fence - Replace	1,250	LF wood board	15	0	$77,700	$94,900
155	Wood Board Fencing - Clean/Stain	1,680	LF board	3	0	$22,500	$27,500
160	Split Rail Fence - Replace	200	LF, double split wood	12	0	$4,680	$5,720
161	Chain Link Fence, 4' - Replace	500	LF, 4' tall galvanized	30	8	$9,810	$12,000
162	Chain Link Pond Fence Original- Rpl	4,000	LF, 6' tall galvanized	30	8	$114,000	$140,000
163	Chain Link Pond Fence Added - Rpl	1,663	LF, 6' tall galvanized	30	23	$47,600	$58,200
164	Premier Chain Link Fencing - Replac	640	LF, 6' tall galvanized	30	8	$18,400	$22,400
	Mailboxes						
205	Ashford Mailboxes - Replace	5	CBUs	20	3	$14,000	$17,000
206	Highlands Mailboxes - Replace 2 of 6	2	16 box CBU	20	0	$5,560	$6,800
206	Highlands Mailboxes - Replace 4 of 6	4	CBUs	20	14	$11,200	$13,600
207	Grayhawk Mailboxes - Replace	8	16 box CBU	20	17	$21,400	$26,200
208	Premier Mailboxes - Replace 2 of 8	2	CBUs	20	0	$5,560	$6,800
208	Premier Mailboxes - Replace 6 of 8	6	16 box CBU	20	17	$16,600	$20,400
209	Hillsboro Mailboxes - Replace 23 of 25	23	16 box CBU	20	0	$64,000	$78,200
210	Hillsboro Mailboxes - Replace 2 of 25	2	CBUs	20	14	$5,560	$6,800
211	Country Hollow Mailboxes - Replace	33	CBU's	20	0	$91,800	$112,000
213	Brookfield Mailboxes - Replace 2 of 17	2	CBU stands	20	14	$5,560	$6,800
213	Brookfield Mailboxes - Replace 15 of 17	15	CBU stands	20	18	$41,800	$51,000
214	South Ridge Mailboxes - Replace	9	16 Bx (1) 8 Bx CBUs	20	0	$25,000	$30,600
	Park Equipment/Assets						
342	Brookfield Set, 97th Ave - Repr/Replace	1	steel/poly	20	3	$31,500	$38,500
343	Brookfield Set, 96th Ave E - Repair/Repl	1	metal playset	20	19	$27,000	$33,000
344	South Ridge Set 1 of 2 -Rpr/Replace	1	wood playset	20	6	$31,500	$38,500
345	South Ridge Set 2 of 2 -Rpr/Replace	1	wood playset	20	12	$31,500	$38,500
346	Cntry Hollow, 186th St. Ct. E - Rpr/Rpl	1	Wood Rainbow Set	20	0	$31,500	$38,500
347	Cntry Hollow Set, 94th Ave. E - Rpr/Rpl	1	steel/poly	20	3	$31,500	$38,500
348	Hillsboro Set, Slv Crk Ave 1of 2-Rp/Rplc	1	Metal Playset	20	19	$36,000	$44,000
349	Hillsboro Set, Slv Crk Ave 2of 2-Rp/Rplc	1	wood	20	0	$31,500	$38,500
350	Hillsboro Set, Hillsboro Ave. - Rpr/Rplc	1	metal playset	20	19	$45,000	$55,000
400	Benches/Picnic Sets - Repair/Replc	14	pieces	20	0	$19,100	$23,300
	Other Site/Grounds						
104	Gravel/Soft Trails - Replenish	1	Budget Allowance	8	1	$21,500	$26,300
124	Metal Tunnel - Clean/Paint	135	135 long x 13 wide	5	0	$9,540	$11,700
169	Street Lights - Replace	137	Poles/Fixtures	30	7	$254,000	$310,000
182	Storm Sys/Ponds/Swales - Refurbish	1	Budget Allowance	7	1	$40,000	$49,000
	Clubhouse Building						
420	Clubhouse Windows - Replace	50	wdws vinyl	50	35	$71,800	$87,800
424	Clubhouse Exterior - Clk/Paint	2,300	GSF	8	0	$8,010	$9,790
426	Clubhouse Siding - Repair/Replace	2,300	GSF varies	50	35	$42,700	$52,100
428	Clubhouse Roof - Repair/Replace	2,500	GSF Laminated shg	30	8	$24,800	$30,200
430	Clubhouse Gutters/Dspts - Replace	280	LF metal	30	8	$2,680	$3,280
432	Clubhouse Interior Walls - Repaint	2,500	GSF metal	15	9	$18,300	$22,300

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate: Lower Estimate	Current Cost Estimate: Higher Estimate
434	Clubhouse Flooring - Replace	2,100	SF, luxury vinyl tile	12	6	$12,000	$14,600
436	Clubhouse Kitchen/Appls - Refurbish	1	Kitchen	15	9	$10,400	$12,800
440	Clubhouse Bathrooms - Refurbish	2	moderate size	15	9	$6,710	$8,210
444	Clubhouse HVAC - Repair/Replace	1	Split System	20	13	$12,000	$14,600
456	Clubhouse Fixtures/Rooms - Remodel	1	Budget Allowance	15	9	$6,820	$8,340
458	Clubhouse Furniture/Decor - Replace	1	Budget Allowance	15	9	$6,820	$8,340
459	Water Heater - Replace	1	Tankless Unit	20	13	$7,310	$8,930
950	Clubhouse Entry Access - Replace	1	Elite panel+small keypad	8	7	$4,050	$4,950
955	Surveillance Equipment - Replace	1	System	7	6	$3,600	$4,400
	Clubhouse Area Outdoor Amenities						
125	Clubhouse Parking Lot - Resurface	12,000	GSF, asphalt	30	15	$42,900	$52,500
126	Clubhouse Prkng Lot - Seal/Rp/Strp	12,000	GSF, asphalt	5	0	$4,700	$5,740
147	Storage Shed - Repair/Repl	1	wood structure	25	13	$8,270	$10,100
160	Clubhouse Prkg Lot Lights - Replace	4	poles/lights	30	8	$9,540	$11,700
162	Bollard Lights - Replace	4	bollard standards	20	0	$9,540	$11,700
320	Courts - Clean/Repair/Coating	19,100	SF, 3 Courts	10	4	$31,200	$38,200
321	Tennis/Pickleball Courts - Resurface	14,400	SF, 3 courts	40	14	$61,800	$75,600
323	Basketball Court - Resurface	1	60 x 120 asphalt court	40	14	$31,000	$37,800
324	Court Chain Link Fencing - Replace	720	LF, galvanized	40	14	$46,700	$57,100
330	Basketball Standards - Replace	2	poles/hoops etc.	30	11	$9,270	$11,300
335	Play Equipment - Repair/Replace	1	Area-Playset & Swing	20	18	$90,000	$110,000
337	Picnic Sets/Benches - Repair/Replc	9	pieces	20	18	$14,300	$17,500
339	Playground Wood Chips - Replenish	1	Funded Component	4	2	$7,650	$9,350
106	Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Monuments/Gates							
100	Ashford Gate Operators - Repl/Repr	$12,700	X	9	/	15	=	$7,620
101	Ashford Gates - Repaint/Refurbish	$9,550	X	14	/	15	=	$8,913
102	Ashford Entry Access - Replace/Repr	$5,300	X	15	/	15	=	$5,300
103	Hillsboro Gate Operators East -Rplc	$12,700	X	7	/	15	=	$5,927
103	Hillsboro Gate Operators Main -Rplc	$12,700	X	4	/	15	=	$3,387
103	Hillsboro Gate Operators West -Rplc	$12,700	X	6	/	15	=	$5,080
104	Grayhawk Gate Oper. Center - Repl	$12,700	X	10	/	15	=	$8,467
104	Grayhawk Gate Oprs, S & N - Replace	$25,500	X	7	/	15	=	$11,900
105	Premier Gate Ops, Back - Replace	$12,700	X	7	/	15	=	$5,927
105	Premier Gate Ops, Front - Replace	$12,700	X	4	/	15	=	$3,387
106	Gates (3 Nbhds) - Repaint/Refurbish	$66,800	X	15	/	15	=	$66,800
107	Hillsboro Entry Access - Replace	$5,300	X	9	/	15	=	$3,180
108	Grayhawk Entry Access - Replace	$5,300	X	8	/	15	=	$2,827
109	Premier Entry Access - Replace	$5,300	X	4	/	15	=	$1,413
110	C.Hollow Gate Op, Clbhse - Replace	$12,700	X	4	/	15	=	$3,387
111	C. Hollow Gate Op, 97th - Replace	$12,700	X	4	/	15	=	$3,387
112	C. Hollow Gate Op Gem Height - Rplc	$12,700	X	4	/	15	=	$3,387
115	Cntry Hollow Gates - Repaint/Refurb	$28,600	X	15	/	15	=	$28,600
116	Cntry Hollow Entry Access - Replace	$5,300	X	8	/	15	=	$2,827
196	Ashford Entry Sign - Replace	$4,770	X	20	/	20	=	$4,770
197	Highlands Monument - Refurbish	$6,920	X	25	/	25	=	$6,920
198	Grayhawk Monument - Refurbish	$6,920	X	25	/	25	=	$6,920
199	Premier Monument - Refurbish	$6,920	X	25	/	25	=	$6,920
200	Hillsboro Monument/Sign - Refurbish	$6,920	X	25	/	25	=	$6,920
201	Country Hollow Monument - Refurbish	$6,920	X	25	/	25	=	$6,920
203	South Ridge Monument - Refurbish	$6,920	X	21	/	25	=	$5,813
204	Brookfield Sign/Monument - Replace	$5,120	X	11	/	25	=	$2,253
	Roads/Hard Surfaces							
110	Roads Condition - Evaluation/Survey	$5,460	X	3	/	3	=	$5,460
115	Sealcoat - Year 1 of 3	$176,000	X	5	/	5	=	$176,000
116	Sealcoat - Year 2 of 3	$139,000	X	5	/	5	=	$139,000
117	Sealcoat - Year 3 of 3	$185,000	X	5	/	5	=	$185,000
121	Ashford Roads - Plane/Overlay	$205,000	X	30	/	30	=	$205,000
122	Grayhawk Roads - Plane/Overlay	$243,000	X	27	/	30	=	$218,700
123	Premier Roads - Plane/Overlay	$286,000	X	26	/	30	=	$247,867
124	Hillsboro Roads - Plane/Overlay	$742,000	X	26	/	30	=	$643,067
125	Cntry Hollow Rds- Plane/Overlay	$968,000	X	23	/	30	=	$742,133
127	Brookfield Rds - Plane/Overlay	$648,000	X	22	/	30	=	$475,200
128	South Ridge Rds - Plane/Overlay	$369,000	X	21	/	30	=	$258,300
129	Shared 91st Ave - Plane/Overlay	$27,848	X	26	/	30	=	$24,135
135	Asphalt to Storm Pond - Remove/Replace	$102,000	X	23	/	25	=	$93,840
137	Asphalt Paths - Remove/Replace	$18,000	X	23	/	25	=	$16,560
	Fencing							

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
144	Winco Chain Link Fencing - Replace	$13,500	X	6	/	30	=	$2,700
145	Ashford Wood Fence - Replace	$6,900	X	3	/	15	=	$1,380
147	Southridge Wood Fence - Replace	$6,900	X	14	/	15	=	$6,440
149	Hillsboro Wood Fence - Replace	$15,900	X	15	/	15	=	$15,900
151	Premier Wood Fence - Replace	$86,300	X	15	/	15	=	$86,300
155	Wood Board Fencing - Clean/Stain	$25,000	X	3	/	3	=	$25,000
160	Split Rail Fence - Replace	$5,200	X	12	/	12	=	$5,200
161	Chain Link Fence, 4' - Replace	$10,900	X	22	/	30	=	$7,993
162	Chain Link Pond Fence Original- Rpl	$127,000	X	22	/	30	=	$93,133
163	Chain Link Pond Fence Added - Rpl	$52,900	X	7	/	30	=	$12,343
164	Premier Chain Link Fencing - Replac	$20,400	X	22	/	30	=	$14,960
	Mailboxes							
205	Ashford Mailboxes - Replace	$15,500	X	17	/	20	=	$13,175
206	Highlands Mailboxes - Replace 2 of 6	$6,180	X	20	/	20	=	$6,180
206	Highlands Mailboxes - Replace 4 of 6	$12,400	X	6	/	20	=	$3,720
207	Grayhawk Mailboxes - Replace	$23,800	X	3	/	20	=	$3,570
208	Premier Mailboxes - Replace 2 of 8	$6,180	X	20	/	20	=	$6,180
208	Premier Mailboxes - Replace 6 of 8	$18,500	X	3	/	20	=	$2,775
209	Hillsboro Mailboxes - Replace 23 of 25	$71,100	X	20	/	20	=	$71,100
210	Hillsboro Mailboxes - Replace 2 of 25	$6,180	X	6	/	20	=	$1,854
211	Country Hollow Mailboxes - Replace	$102,000	X	20	/	20	=	$102,000
213	Brookfield Mailboxes - Replace 2 of 17	$6,180	X	6	/	20	=	$1,854
213	Brookfield Mailboxes - Replace 15 of 17	$46,400	X	2	/	20	=	$4,640
214	South Ridge Mailboxes - Replace	$27,800	X	20	/	20	=	$27,800
	Park Equipment/Assets							
342	Brookfield Set, 97th Ave - Repr/Replace	$35,000	X	17	/	20	=	$29,750
343	Brookfield Set, 96th Ave E - Repair/Repl	$30,000	X	1	/	20	=	$1,500
344	South Ridge Set 1 of 2 -Rpr/Replace	$35,000	X	14	/	20	=	$24,500
345	South Ridge Set 2 of 2 -Rpr/Replace	$35,000	X	8	/	20	=	$14,000
346	Cntry Hollow, 186th St. Ct. E - Rpr/Rpl	$35,000	X	20	/	20	=	$35,000
347	Cntry Hollow Set, 94th Ave. E - Rpr/Rpl	$35,000	X	17	/	20	=	$29,750
348	Hillsboro Set, Slv Crk Ave 1of 2-Rp/Rplc	$40,000	X	1	/	20	=	$2,000
349	Hillsboro Set, Slv Crk Ave 2of 2-Rp/Rplc	$35,000	X	20	/	20	=	$35,000
350	Hillsboro Set, Hillsboro Ave. - Rpr/Rplc	$50,000	X	1	/	20	=	$2,500
400	Benches/Picnic Sets - Repair/Replc	$21,200	X	20	/	20	=	$21,200
	Other Site/Grounds							
104	Gravel/Soft Trails - Replenish	$23,900	X	7	/	8	=	$20,913
124	Metal Tunnel - Clean/Paint	$10,600	X	5	/	5	=	$10,600
169	Street Lights - Replace	$282,000	X	23	/	30	=	$216,200
182	Storm Sys/Ponds/Swales - Refurbish	$44,500	X	6	/	7	=	$38,143
	Clubhouse Building							
420	Clubhouse Windows - Replace	$79,800	X	15	/	50	=	$23,940
424	Clubhouse Exterior - Clk/Paint	$8,900	X	8	/	8	=	$8,900
426	Clubhouse Siding - Repair/Replace	$47,400	X	15	/	50	=	$14,220
428	Clubhouse Roof - Repair/Replace	$27,500	X	22	/	30	=	$20,167
430	Clubhouse Gutters/Dspts - Replace	$2,980	X	22	/	30	=	$2,185
432	Clubhouse Interior Walls - Repaint	$20,300	X	6	/	15	=	$8,120
434	Clubhouse Flooring - Replace	$13,300	X	6	/	12	=	$6,650
436	Clubhouse Kitchen/Appls - Refurbish	$11,600	X	6	/	15	=	$4,640

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
440	Clubhouse Bathrooms - Refurbish	$7,460	X	6	/	15	=	$2,984
444	Clubhouse HVAC - Repair/Replace	$13,300	X	7	/	20	=	$4,655
456	Clubhouse Fixtures/Rooms - Remodel	$7,580	X	6	/	15	=	$3,032
458	Clubhouse Furniture/Decor - Replace	$7,580	X	6	/	15	=	$3,032
459	Water Heater - Replace	$8,120	X	7	/	20	=	$2,842
950	Clubhouse Entry Access - Replace	$4,500	X	1	/	8	=	$563
955	Surveillance Equipment - Replace	$4,000	X	1	/	7	=	$571
	Clubhouse Area Outdoor Amenities							
125	Clubhouse Parking Lot - Resurface	$47,700	X	15	/	30	=	$23,850
126	Clubhouse Prkng Lot - Seal/Rp/Strp	$5,220	X	5	/	5	=	$5,220
147	Storage Shed - Repair/Repl	$9,190	X	12	/	25	=	$4,411
160	Clubhouse Prkg Lot Lights - Replace	$10,600	X	22	/	30	=	$7,773
162	Bollard Lights - Replace	$10,600	X	20	/	20	=	$10,600
320	Courts - Clean/Repair/Coating	$34,700	X	6	/	10	=	$20,820
321	Tennis/Pickleball Courts - Resurface	$68,700	X	26	/	40	=	$44,655
323	Basketball Court - Resurface	$34,400	X	26	/	40	=	$22,360
324	Court Chain Link Fencing - Replace	$51,900	X	26	/	40	=	$33,735
330	Basketball Standards - Replace	$10,300	X	19	/	30	=	$6,523
335	Play Equipment - Repair/Replace	$100,000	X	2	/	20	=	$10,000
337	Picnic Sets/Benches - Repair/Replc	$15,900	X	2	/	20	=	$1,590
339	Playground Wood Chips - Replenish	$8,500	X	2	/	4	=	$4,250
								$4,958,953

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Monuments/Gates				
100	Ashford Gate Operators - Repl/Repr	15	$12,700	$847	0.24 %
101	Ashford Gates - Repaint/Refurbish	15	$9,550	$637	0.18 %
102	Ashford Entry Access - Replace/Repr	15	$5,300	$353	0.10 %
103	Hillsboro Gate Operators East -Rplc	15	$12,700	$847	0.24 %
103	Hillsboro Gate Operators Main -Rplc	15	$12,700	$847	0.24 %
103	Hillsboro Gate Operators West -Rplc	15	$12,700	$847	0.24 %
104	Grayhawk Gate Oper. Center - Repl	15	$12,700	$847	0.24 %
104	Grayhawk Gate Oprs, S & N - Replace	15	$25,500	$1,700	0.48 %
105	Premier Gate Ops, Back - Replace	15	$12,700	$847	0.24 %
105	Premier Gate Ops, Front - Replace	15	$12,700	$847	0.24 %
106	Gates (3 Nbhds) - Repaint/Refurbish	15	$66,800	$4,453	1.26 %
107	Hillsboro Entry Access - Replace	15	$5,300	$353	0.10 %
108	Grayhawk Entry Access - Replace	15	$5,300	$353	0.10 %
109	Premier Entry Access - Replace	15	$5,300	$353	0.10 %
110	C.Hollow Gate Op, Clbhse - Replace	15	$12,700	$847	0.24 %
111	C. Hollow Gate Op, 97th - Replace	15	$12,700	$847	0.24 %
112	C. Hollow Gate Op Gem Height - Rplc	15	$12,700	$847	0.24 %
115	Cntry Hollow Gates - Repaint/Refurb	15	$28,600	$1,907	0.54 %
116	Cntry Hollow Entry Access - Replace	15	$5,300	$353	0.10 %
196	Ashford Entry Sign - Replace	20	$4,770	$239	0.07 %
197	Highlands Monument - Refurbish	25	$6,920	$277	0.08 %
198	Grayhawk Monument - Refurbish	25	$6,920	$277	0.08 %
199	Premier Monument - Refurbish	25	$6,920	$277	0.08 %
200	Hillsboro Monument/Sign - Refurbish	25	$6,920	$277	0.08 %
201	Country Hollow Monument - Refurbish	25	$6,920	$277	0.08 %
203	South Ridge Monument - Refurbish	25	$6,920	$277	0.08 %
204	Brookfield Sign/Monument - Replace	25	$5,120	$205	0.06 %
	Roads/Hard Surfaces				
110	Roads Condition - Evaluation/Survey	3	$5,460	$1,820	0.51 %
115	Sealcoat - Year 1 of 3	5	$176,000	$35,200	9.93 %
116	Sealcoat - Year 2 of 3	5	$139,000	$27,800	7.84 %
117	Sealcoat - Year 3 of 3	5	$185,000	$37,000	10.43 %
121	Ashford Roads - Plane/Overlay	30	$205,000	$6,833	1.93 %
122	Grayhawk Roads - Plane/Overlay	30	$243,000	$8,100	2.28 %
123	Premier Roads - Plane/Overlay	30	$286,000	$9,533	2.69 %
124	Hillsboro Roads - Plane/Overlay	30	$742,000	$24,733	6.98 %
125	Cntry Hollow Rds- Plane/Overlay	30	$968,000	$32,267	9.10 %
127	Brookfield Rds - Plane/Overlay	30	$648,000	$21,600	6.09 %
128	South Ridge Rds - Plane/Overlay	30	$369,000	$12,300	3.47 %
129	Shared 91st Ave - Plane/Overlay	30	$27,848	$928	0.26 %
135	Asphalt to Storm Pond - Remove/Replace	25	$102,000	$4,080	1.15 %
137	Asphalt Paths - Remove/Replace	25	$18,000	$720	0.20 %
	Fencing				
144	Winco Chain Link Fencing - Replace	30	$13,500	$450	0.13 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
145	Ashford Wood Fence - Replace	15	$6,900	$460	0.13 %
147	Southridge Wood Fence - Replace	15	$6,900	$460	0.13 %
149	Hillsboro Wood Fence - Replace	15	$15,900	$1,060	0.30 %
151	Premier Wood Fence - Replace	15	$86,300	$5,753	1.62 %
155	Wood Board Fencing - Clean/Stain	3	$25,000	$8,333	2.35 %
160	Split Rail Fence - Replace	12	$5,200	$433	0.12 %
161	Chain Link Fence, 4' - Replace	30	$10,900	$363	0.10 %
162	Chain Link Pond Fence Original- Rpl	30	$127,000	$4,233	1.19 %
163	Chain Link Pond Fence Added - Rpl	30	$52,900	$1,763	0.50 %
164	Premier Chain Link Fencing - Replac	30	$20,400	$680	0.19 %
	Mailboxes				
205	Ashford Mailboxes - Replace	20	$15,500	$775	0.22 %
206	Highlands Mailboxes - Replace 2 of 6	20	$6,180	$309	0.09 %
206	Highlands Mailboxes - Replace 4 of 6	20	$12,400	$620	0.17 %
207	Grayhawk Mailboxes - Replace	20	$23,800	$1,190	0.34 %
208	Premier Mailboxes - Replace 2 of 8	20	$6,180	$309	0.09 %
208	Premier Mailboxes - Replace 6 of 8	20	$18,500	$925	0.26 %
209	Hillsboro Mailboxes - Replace 23 of 25	20	$71,100	$3,555	1.00 %
210	Hillsboro Mailboxes - Replace 2 of 25	20	$6,180	$309	0.09 %
211	Country Hollow Mailboxes - Replace	20	$102,000	$5,100	1.44 %
213	Brookfield Mailboxes - Replace 2 of 17	20	$6,180	$309	0.09 %
213	Brookfield Mailboxes - Replace 15 of 17	20	$46,400	$2,320	0.65 %
214	South Ridge Mailboxes - Replace	20	$27,800	$1,390	0.39 %
	Park Equipment/Assets				
342	Brookfield Set, 97th Ave - Repr/Replace	20	$35,000	$1,750	0.49 %
343	Brookfield Set, 96th Ave E - Repair/Repl	20	$30,000	$1,500	0.42 %
344	South Ridge Set 1 of 2 -Rpr/Replace	20	$35,000	$1,750	0.49 %
345	South Ridge Set 2 of 2 -Rpr/Replace	20	$35,000	$1,750	0.49 %
346	Cntry Hollow, 186th St. Ct. E - Rpr/Rpl	20	$35,000	$1,750	0.49 %
347	Cntry Hollow Set, 94th Ave. E - Rpr/Rpl	20	$35,000	$1,750	0.49 %
348	Hillsboro Set, Slv Crk Ave 1of 2-Rp/Rplc	20	$40,000	$2,000	0.56 %
349	Hillsboro Set, Slv Crk Ave 2of 2-Rp/Rplc	20	$35,000	$1,750	0.49 %
350	Hillsboro Set, Hillsboro Ave. - Rpr/Rplc	20	$50,000	$2,500	0.71 %
400	Benches/Picnic Sets - Repair/Replc	20	$21,200	$1,060	0.30 %
	Other Site/Grounds				
104	Gravel/Soft Trails - Replenish	8	$23,900	$2,988	0.84 %
124	Metal Tunnel - Clean/Paint	5	$10,600	$2,120	0.60 %
169	Street Lights - Replace	30	$282,000	$9,400	2.65 %
182	Storm Sys/Ponds/Swales - Refurbish	7	$44,500	$6,357	1.79 %
	Clubhouse Building				
420	Clubhouse Windows - Replace	50	$79,800	$1,596	0.45 %
424	Clubhouse Exterior - Clk/Paint	8	$8,900	$1,113	0.31 %
426	Clubhouse Siding - Repair/Replace	50	$47,400	$948	0.27 %
428	Clubhouse Roof - Repair/Replace	30	$27,500	$917	0.26 %
430	Clubhouse Gutters/Dspts - Replace	30	$2,980	$99	0.03 %
432	Clubhouse Interior Walls - Repaint	15	$20,300	$1,353	0.38 %
434	Clubhouse Flooring - Replace	12	$13,300	$1,108	0.31 %
436	Clubhouse Kitchen/Appls - Refurbish	15	$11,600	$773	0.22 %
440	Clubhouse Bathrooms - Refurbish	15	$7,460	$497	0.14 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
444	Clubhouse HVAC - Repair/Replace	20	$13,300	$665	0.19 %
456	Clubhouse Fixtures/Rooms - Remodel	15	$7,580	$505	0.14 %
458	Clubhouse Furniture/Decor - Replace	15	$7,580	$505	0.14 %
459	Water Heater - Replace	20	$8,120	$406	0.11 %
950	Clubhouse Entry Access - Replace	8	$4,500	$563	0.16 %
955	Surveillance Equipment - Replace	7	$4,000	$571	0.16 %
	Clubhouse Area Outdoor Amenities				
125	Clubhouse Parking Lot - Resurface	30	$47,700	$1,590	0.45 %
126	Clubhouse Prkng Lot - Seal/Rp/Strp	5	$5,220	$1,044	0.29 %
147	Storage Shed - Repair/Repl	25	$9,190	$368	0.10 %
160	Clubhouse Prkg Lot Lights - Replace	30	$10,600	$353	0.10 %
162	Bollard Lights - Replace	20	$10,600	$530	0.15 %
320	Courts - Clean/Repair/Coating	10	$34,700	$3,470	0.98 %
321	Tennis/Pickleball Courts - Resurface	40	$68,700	$1,718	0.48 %
323	Basketball Court - Resurface	40	$34,400	$860	0.24 %
324	Court Chain Link Fencing - Replace	40	$51,900	$1,298	0.37 %
330	Basketball Standards - Replace	30	$10,300	$343	0.10 %
335	Play Equipment - Repair/Replace	20	$100,000	$5,000	1.41 %
337	Picnic Sets/Benches - Repair/Replc	20	$15,900	$795	0.22 %
339	Playground Wood Chips - Replenish	4	$8,500	$2,125	0.60 %
106	Total Funded Components			$354,588	100.00 %

Fiscal Year Start: 2027	Net After Tax Interest: 1.00 %	Avg 30-Yr Inflation: 3.00 %
Reserve Fund Strength (as-of Fiscal Year Start)	**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
2027	$3,948,310	$4,958,953	79.6 %	Low	3.00 %	$444,816	$0	$35,255	$1,322,710
2028	$3,105,671	$4,110,556	75.6 %	Low	3.00 %	$458,160	$0	$33,062	$87,396
2029	$3,509,498	$4,520,038	77.6 %	Low	3.00 %	$471,905	$0	$36,942	$136,326
2030	$3,882,020	$4,902,692	79.2 %	Low	3.00 %	$486,062	$0	$39,470	$392,245
2031	$4,015,307	$5,044,853	79.6 %	Low	3.00 %	$500,644	$0	$36,648	$1,235,210
2032	$3,317,389	$4,334,997	76.5 %	Low	3.00 %	$515,664	$0	$32,839	$612,700
2033	$3,253,192	$4,257,364	76.4 %	Low	3.00 %	$531,134	$0	$34,694	$130,462
2034	$3,688,558	$4,686,807	78.7 %	Low	3.00 %	$547,068	$0	$31,988	$1,555,913
2035	$2,711,699	$3,674,003	73.8 %	Low	3.00 %	$563,480	$0	$24,016	$1,205,560
2036	$2,093,636	$3,005,154	69.7 %	Medium	3.00 %	$580,384	$0	$20,733	$640,096
2037	$2,054,657	$2,912,547	70.5 %	Low	3.00 %	$597,796	$0	$20,104	$704,642
2038	$1,967,914	$2,764,975	71.2 %	Low	3.00 %	$615,729	$0	$22,312	$109,493
2039	$2,496,463	$3,240,705	77.0 %	Low	3.00 %	$634,201	$0	$27,710	$110,582
2040	$3,047,792	$3,744,751	81.4 %	Low	3.00 %	$653,227	$0	$33,644	$50,826
2041	$3,683,837	$4,341,090	84.9 %	Low	3.00 %	$672,824	$0	$38,654	$344,991
2042	$4,050,324	$4,668,419	86.8 %	Low	3.00 %	$693,009	$0	$37,551	$1,317,853
2043	$3,463,030	$4,020,092	86.1 %	Low	3.00 %	$713,799	$0	$38,171	$40,679
2044	$4,174,321	$4,684,876	89.1 %	Low	3.00 %	$735,213	$0	$45,078	$109,419
2045	$4,845,194	$5,316,384	91.1 %	Low	3.00 %	$757,269	$0	$50,644	$365,274
2046	$5,287,833	$5,721,416	92.4 %	Low	3.00 %	$779,988	$0	$55,982	$210,421
2047	$5,913,382	$6,316,751	93.6 %	Low	3.00 %	$803,387	$0	$55,708	$1,539,439
2048	$5,233,038	$5,580,271	93.8 %	Low	3.00 %	$827,489	$0	$56,275	$90,150
2049	$6,026,652	$6,334,252	95.1 %	Low	3.00 %	$852,313	$0	$64,213	$121,864
2050	$6,821,314	$7,098,571	96.1 %	Low	3.00 %	$877,883	$0	$71,015	$382,481
2051	$7,387,731	$7,638,378	96.7 %	Low	3.00 %	$904,219	$0	$77,125	$325,206
2052	$8,043,869	$8,274,996	97.2 %	Low	3.00 %	$931,346	$0	$79,446	$1,202,499
2053	$7,852,162	$8,049,374	97.5 %	Low	3.00 %	$959,286	$0	$82,485	$242,185
2054	$8,651,748	$8,829,048	98.0 %	Low	3.00 %	$988,065	$0	$90,078	$358,427
2055	$9,371,464	$9,536,012	98.3 %	Low	3.00 %	$1,017,707	$0	$99,257	$0
2056	$10,488,428	$10,657,703	98.4 %	Low	3.00 %	$1,048,238	$0	$110,023	$121,175

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 22848-13
No-Site-Visit

Fiscal Year Start: 2027	Net After Tax Interest: 1.00 %	Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)					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
2027	$3,948,310	$4,958,953	79.6 %	Low	-30.65 %	$299,500	$0	$34,525	$1,322,710
2028	$2,959,625	$4,110,556	72.0 %	Low	3.00 %	$308,485	$0	$30,843	$87,396
2029	$3,211,558	$4,520,038	71.1 %	Low	3.00 %	$317,740	$0	$33,174	$136,326
2030	$3,426,146	$4,902,692	69.9 %	Medium	3.00 %	$327,272	$0	$34,093	$392,245
2031	$3,395,265	$5,044,853	67.3 %	Medium	3.00 %	$337,090	$0	$29,597	$1,235,210
2032	$2,526,743	$4,334,997	58.3 %	Medium	3.00 %	$347,203	$0	$24,050	$612,700
2033	$2,285,296	$4,257,364	53.7 %	Medium	3.00 %	$357,619	$0	$24,099	$130,462
2034	$2,536,551	$4,686,807	54.1 %	Medium	3.00 %	$368,347	$0	$19,517	$1,555,913
2035	$1,368,502	$3,674,003	37.2 %	Medium	3.00 %	$379,398	$0	$9,598	$1,205,560
2036	$551,938	$3,005,154	18.4 %	High	3.00 %	$390,780	$0	$4,292	$640,096
2037	$306,914	$2,912,547	10.5 %	High	3.00 %	$402,503	$0	$1,566	$704,642
2038	$6,341	$2,764,975	0.2 %	High	3.00 %	$414,578	$0	$1,596	$109,493
2039	$313,022	$3,240,705	9.7 %	High	3.00 %	$427,015	$0	$4,734	$110,582
2040	$634,189	$3,744,751	16.9 %	High	3.00 %	$439,826	$0	$8,325	$50,826
2041	$1,031,514	$4,341,090	23.8 %	High	3.00 %	$453,021	$0	$10,905	$344,991
2042	$1,150,448	$4,668,419	24.6 %	High	3.00 %	$466,611	$0	$7,282	$1,317,853
2043	$306,488	$4,020,092	7.6 %	High	3.00 %	$480,610	$0	$5,289	$40,679
2044	$751,707	$4,684,876	16.0 %	High	3.00 %	$495,028	$0	$9,489	$109,419
2045	$1,146,805	$5,316,384	21.6 %	High	3.00 %	$509,879	$0	$12,247	$365,274
2046	$1,303,656	$5,721,416	22.8 %	High	3.00 %	$525,175	$0	$14,677	$210,421
2047	$1,633,088	$6,316,751	25.9 %	High	3.00 %	$540,930	$0	$11,390	$1,539,439
2048	$645,970	$5,580,271	11.6 %	High	3.00 %	$557,158	$0	$8,835	$90,150
2049	$1,121,814	$6,334,252	17.7 %	High	3.00 %	$573,873	$0	$13,540	$121,864
2050	$1,587,363	$7,098,571	22.4 %	High	3.00 %	$591,089	$0	$16,994	$382,481
2051	$1,812,965	$7,638,378	23.7 %	High	3.00 %	$608,822	$0	$19,638	$325,206
2052	$2,116,218	$8,274,996	25.6 %	High	3.00 %	$627,086	$0	$18,369	$1,202,499
2053	$1,559,175	$8,049,374	19.4 %	High	3.00 %	$645,899	$0	$17,691	$242,185
2054	$1,980,580	$8,829,048	22.4 %	High	3.00 %	$665,276	$0	$21,438	$358,427
2055	$2,308,867	$9,536,012	24.2 %	High	3.00 %	$685,234	$0	$26,637	$0
2056	$3,020,738	$10,657,703	28.3 %	High	3.00 %	$705,791	$0	$33,283	$121,175

#	Fiscal Year	2027	2028	2029	2030	2031
	Starting Reserve Balance	$3,948,310	$3,105,671	$3,509,498	$3,882,020	$4,015,307
	Annual Reserve Funding	$444,816	$458,160	$471,905	$486,062	$500,644
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$35,255	$33,062	$36,942	$39,470	$36,648
	Total Income	$4,428,381	$3,596,894	$4,018,345	$4,407,552	$4,552,599
#	Component					
	Monuments/Gates					
100	Ashford Gate Operators - Repl/Repr	$0	$0	$0	$0	$0
101	Ashford Gates - Repaint/Refurbish	$0	$9,837	$0	$0	$0
102	Ashford Entry Access - Replace/Repr	$5,300	$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	$66,800	$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	$28,600	$0	$0	$0	$0
116	Cntry Hollow Entry Access - Replace	$0	$0	$0	$0	$0
196	Ashford Entry Sign - Replace	$4,770	$0	$0	$0	$0
197	Highlands Monument - Refurbish	$6,920	$0	$0	$0	$0
198	Grayhawk Monument - Refurbish	$6,920	$0	$0	$0	$0
199	Premier Monument - Refurbish	$6,920	$0	$0	$0	$0
200	Hillsboro Monument/Sign - Refurbish	$6,920	$0	$0	$0	$0
201	Country Hollow Monument - Refurbish	$6,920	$0	$0	$0	$0
203	South Ridge Monument - Refurbish	$0	$0	$0	$0	$7,789
204	Brookfield Sign/Monument - Replace	$0	$0	$0	$0	$0
	Roads/Hard Surfaces					
110	Roads Condition - Evaluation/Survey	$5,460	$0	$0	$5,966	$0
115	Sealcoat - Year 1 of 3	$176,000	$0	$0	$0	$0
116	Sealcoat - Year 2 of 3	$139,000	$0	$0	$0	$0
117	Sealcoat - Year 3 of 3	$185,000	$0	$0	$0	$0
121	Ashford Roads - Plane/Overlay	$205,000	$0	$0	$0	$0
122	Grayhawk Roads - Plane/Overlay	$0	$0	$0	$265,533	$0
123	Premier Roads - Plane/Overlay	$0	$0	$0	$0	$321,896
124	Hillsboro Roads - Plane/Overlay	$0	$0	$0	$0	$835,128
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	$31,343
135	Asphalt to Storm Pond - Remove/Replace	$0	$0	$108,212	$0	$0
137	Asphalt Paths - Remove/Replace	$0	$0	$19,096	$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	$7,107	$0	$0	$0
149	Hillsboro Wood Fence - Replace	$15,900	$0	$0	$0	$0
151	Premier Wood Fence - Replace	$86,300	$0	$0	$0	$0
155	Wood Board Fencing - Clean/Stain	$25,000	$0	$0	$27,318	$0
160	Split Rail Fence - Replace	$5,200	$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					

	Fiscal Year	2027	2028	2029	2030	2031
205	Ashford Mailboxes - Replace	$0	$0	$0	$16,937	$0
206	Highlands Mailboxes - Replace 2 of 6	$6,180	$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	$6,180	$0	$0	$0	$0
208	Premier Mailboxes - Replace 6 of 8	$0	$0	$0	$0	$0
209	Hillsboro Mailboxes - Replace 23 of 25	$71,100	$0	$0	$0	$0
210	Hillsboro Mailboxes - Replace 2 of 25	$0	$0	$0	$0	$0
211	Country Hollow Mailboxes - Replace	$102,000	$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	$27,800	$0	$0	$0	$0
	Park Equipment/Assets					
342	Brookfield Set, 97th Ave - Repr/Replace	$0	$0	$0	$38,245	$0
343	Brookfield Set, 96th Ave E - 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	Cntry Hollow, 186th St. Ct. E - Rpr/Rpl	$35,000	$0	$0	$0	$0
347	Cntry Hollow Set, 94th Ave. E - Rpr/Rpl	$0	$0	$0	$38,245	$0
348	Hillsboro Set, Slv Crk Ave 1of 2-Rp/Rplc	$0	$0	$0	$0	$0
349	Hillsboro Set, Slv Crk Ave 2of 2-Rp/Rplc	$35,000	$0	$0	$0	$0
350	Hillsboro Set, Hillsboro Ave. - Rpr/Rplc	$0	$0	$0	$0	$0
400	Benches/Picnic Sets - Repair/Replc	$21,200	$0	$0	$0	$0
	Other Site/Grounds					
104	Gravel/Soft Trails - Replenish	$0	$24,617	$0	$0	$0
124	Metal Tunnel - Clean/Paint	$10,600	$0	$0	$0	$0
169	Street Lights - Replace	$0	$0	$0	$0	$0
182	Storm Sys/Ponds/Swales - Refurbish	$0	$45,835	$0	$0	$0
	Clubhouse Building					
420	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
424	Clubhouse Exterior - Clk/Paint	$8,900	$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	$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	$5,220	$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	$10,600	$0	$0	$0	$0
320	Courts - Clean/Repair/Coating	$0	$0	$0	$0	$39,055
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
339	Playground Wood Chips - Replenish	$0	$0	$9,018	$0	$0
	Total Expenses	$1,322,710	$87,396	$136,326	$392,245	$1,235,210
	Ending Reserve Balance	$3,105,671	$3,509,498	$3,882,020	$4,015,307	$3,317,389

#	Fiscal Year	2032	2033	2034	2035	2036
	Starting Reserve Balance	$3,317,389	$3,253,192	$3,688,558	$2,711,699	$2,093,636
	Annual Reserve Funding	$515,664	$531,134	$547,068	$563,480	$580,384
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$32,839	$34,694	$31,988	$24,016	$20,733
	Total Income	$3,865,892	$3,819,020	$4,267,613	$3,299,195	$2,694,752
#	Component					
	Monuments/Gates					
100	Ashford Gate Operators - Repl/Repr	$0	$15,164	$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	$16,088	$0
103	Hillsboro Gate Operators Main -Rplc	$0	$0	$0	$0	$0
103	Hillsboro Gate Operators West -Rplc	$0	$0	$0	$0	$16,571
104	Grayhawk Gate Oper. Center - Repl	$14,723	$0	$0	$0	$0
104	Grayhawk Gate Oprs, S & N - Replace	$0	$0	$0	$32,303	$0
105	Premier Gate Ops, Back - Replace	$0	$0	$0	$16,088	$0
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	$6,328	$0	$0	$0
108	Grayhawk Entry Access - Replace	$0	$0	$6,518	$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	$0	$0	$0	$0	$0
116	Cntry Hollow Entry Access - Replace	$0	$0	$6,518	$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	$6,520	$0	$0	$7,124
115	Sealcoat - Year 1 of 3	$204,032	$0	$0	$0	$0
116	Sealcoat - Year 2 of 3	$161,139	$0	$0	$0	$0
117	Sealcoat - Year 3 of 3	$214,466	$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	$1,190,518	$0	$0
127	Brookfield Rds - Plane/Overlay	$0	$0	$0	$820,867	$0
128	South Ridge Rds - Plane/Overlay	$0	$0	$0	$0	$481,461
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	$29,851	$0	$0	$32,619
160	Split Rail Fence - Replace	$0	$0	$0	$0	$0
161	Chain Link Fence, 4' - Replace	$0	$0	$0	$13,808	$0
162	Chain Link Pond Fence Original- Rpl	$0	$0	$0	$160,880	$0
163	Chain Link Pond Fence Added - Rpl	$0	$0	$0	$0	$0
164	Premier Chain Link Fencing - Replac	$0	$0	$0	$25,842	$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
208	Premier Mailboxes - Replace 6 of 8	$0	$0	$0	$0	$0

	Fiscal Year	2032	2033	2034	2035	2036
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					
342	Brookfield Set, 97th Ave - Repr/Replace	$0	$0	$0	$0	$0
343	Brookfield Set, 96th Ave E - Repair/Repl	$0	$0	$0	$0	$0
344	South Ridge Set 1 of 2 -Rpr/Replace	$0	$41,792	$0	$0	$0
345	South Ridge Set 2 of 2 -Rpr/Replace	$0	$0	$0	$0	$0
346	Cntry Hollow, 186th St. Ct. E - Rpr/Rpl	$0	$0	$0	$0	$0
347	Cntry Hollow Set, 94th Ave. E - Rpr/Rpl	$0	$0	$0	$0	$0
348	Hillsboro Set, Slv Crk Ave 1of 2-Rp/Rplc	$0	$0	$0	$0	$0
349	Hillsboro Set, Slv Crk Ave 2of 2-Rp/Rplc	$0	$0	$0	$0	$0
350	Hillsboro Set, Hillsboro Ave. - Rpr/Rplc	$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	$31,184
124	Metal Tunnel - Clean/Paint	$12,288	$0	$0	$0	$0
169	Street Lights - Replace	$0	$0	$346,824	$0	$0
182	Storm Sys/Ponds/Swales - Refurbish	$0	$0	$0	$56,371	$0
	Clubhouse Building					
420	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
424	Clubhouse Exterior - Clk/Paint	$0	$0	$0	$11,274	$0
426	Clubhouse Siding - Repair/Replace	$0	$0	$0	$0	$0
428	Clubhouse Roof - Repair/Replace	$0	$0	$0	$34,836	$0
430	Clubhouse Gutters/Dspts - Replace	$0	$0	$0	$3,775	$0
432	Clubhouse Interior Walls - Repaint	$0	$0	$0	$0	$26,487
434	Clubhouse Flooring - Replace	$0	$15,881	$0	$0	$0
436	Clubhouse Kitchen/Appls - Refurbish	$0	$0	$0	$0	$15,135
440	Clubhouse Bathrooms - Refurbish	$0	$0	$0	$0	$9,734
444	Clubhouse HVAC - Repair/Replace	$0	$0	$0	$0	$0
456	Clubhouse Fixtures/Rooms - Remodel	$0	$0	$0	$0	$9,890
458	Clubhouse Furniture/Decor - Replace	$0	$0	$0	$0	$9,890
459	Water Heater - Replace	$0	$0	$0	$0	$0
950	Clubhouse Entry Access - Replace	$0	$0	$5,534	$0	$0
955	Surveillance Equipment - Replace	$0	$4,776	$0	$0	$0
	Clubhouse Area Outdoor Amenities					
125	Clubhouse Parking Lot - Resurface	$0	$0	$0	$0	$0
126	Clubhouse Prkng Lot - Seal/Rp/Strp	$6,051	$0	$0	$0	$0
147	Storage Shed - Repair/Repl	$0	$0	$0	$0	$0
160	Clubhouse Prkg Lot Lights - Replace	$0	$0	$0	$13,428	$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	$0	$0	$0
335	Play Equipment - Repair/Replace	$0	$0	$0	$0	$0
337	Picnic Sets/Benches - Repair/Replc	$0	$0	$0	$0	$0
339	Playground Wood Chips - Replenish	$0	$10,149	$0	$0	$0
	Total Expenses	$612,700	$130,462	$1,555,913	$1,205,560	$640,096
	Ending Reserve Balance	$3,253,192	$3,688,558	$2,711,699	$2,093,636	$2,054,657

#	Fiscal Year	2037	2038	2039	2040	2041
	Starting Reserve Balance	$2,054,657	$1,967,914	$2,496,463	$3,047,792	$3,683,837
	Annual Reserve Funding	$597,796	$615,729	$634,201	$653,227	$672,824
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$20,104	$22,312	$27,710	$33,644	$38,654
	Total Income	$2,672,557	$2,605,956	$3,158,374	$3,734,663	$4,395,316
#	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	$17,580	$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	$17,580	$0	$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	$7,336	$0	$0	$0
110	C.Hollow Gate Op, Clbhse - Replace	$0	$17,580	$0	$0	$0
111	C. Hollow Gate Op, 97th - Replace	$0	$17,580	$0	$0	$0
112	C. Hollow Gate Op Gem Height - Rplc	$0	$17,580	$0	$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	$7,744
	Roads/Hard Surfaces					
110	Roads Condition - Evaluation/Survey	$0	$0	$7,785	$0	$0
115	Sealcoat - Year 1 of 3	$236,529	$0	$0	$0	$0
116	Sealcoat - Year 2 of 3	$186,804	$0	$0	$0	$0
117	Sealcoat - Year 3 of 3	$248,625	$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	$9,838	$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	$0	$35,644	$0	$0
160	Split Rail Fence - Replace	$0	$0	$7,414	$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	$18,756
207	Grayhawk Mailboxes - Replace	$0	$0	$0	$0	$0
208	Premier Mailboxes - Replace 2 of 8	$0	$0	$0	$0	$0
208	Premier Mailboxes - Replace 6 of 8	$0	$0	$0	$0	$0

	Fiscal Year	2037	2038	2039	2040	2041
209	Hillsboro Mailboxes - Replace 23 of 25	$0	$0	$0	$0	$0
210	Hillsboro Mailboxes - Replace 2 of 25	$0	$0	$0	$0	$9,348
211	Country Hollow Mailboxes - Replace	$0	$0	$0	$0	$0
213	Brookfield Mailboxes - Replace 2 of 17	$0	$0	$0	$0	$9,348
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					
342	Brookfield Set, 97th Ave - Repr/Replace	$0	$0	$0	$0	$0
343	Brookfield Set, 96th Ave E - 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	$49,902	$0	$0
346	Cntry Hollow, 186th St. Ct. E - Rpr/Rpl	$0	$0	$0	$0	$0
347	Cntry Hollow Set, 94th Ave. E - Rpr/Rpl	$0	$0	$0	$0	$0
348	Hillsboro Set, Slv Crk Ave 1of 2-Rp/Rplc	$0	$0	$0	$0	$0
349	Hillsboro Set, Slv Crk Ave 2of 2-Rp/Rplc	$0	$0	$0	$0	$0
350	Hillsboro Set, Hillsboro Ave. - Rpr/Rplc	$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	$14,246	$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	$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	$19,531	$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	$11,924	$0
950	Clubhouse Entry Access - Replace	$0	$0	$0	$0	$0
955	Surveillance Equipment - Replace	$0	$0	$0	$5,874	$0
	Clubhouse Area Outdoor Amenities					
125	Clubhouse Parking Lot - Resurface	$0	$0	$0	$0	$0
126	Clubhouse Prkng Lot - Seal/Rp/Strp	$7,015	$0	$0	$0	$0
147	Storage Shed - Repair/Repl	$0	$0	$0	$13,496	$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	$0	$0	$0	$0	$52,487
321	Tennis/Pickleball Courts - Resurface	$0	$0	$0	$0	$103,915
323	Basketball Court - Resurface	$0	$0	$0	$0	$52,033
324	Court Chain Link Fencing - Replace	$0	$0	$0	$0	$78,503
330	Basketball Standards - Replace	$0	$14,258	$0	$0	$0
335	Play Equipment - Repair/Replace	$0	$0	$0	$0	$0
337	Picnic Sets/Benches - Repair/Replc	$0	$0	$0	$0	$0
339	Playground Wood Chips - Replenish	$11,423	$0	$0	$0	$12,857
	Total Expenses	$704,642	$109,493	$110,582	$50,826	$344,991
	Ending Reserve Balance	$1,967,914	$2,496,463	$3,047,792	$3,683,837	$4,050,324

#	Fiscal Year	2042	2043	2044	2045	2046
	Starting Reserve Balance	$4,050,324	$3,463,030	$4,174,321	$4,845,194	$5,287,833
	Annual Reserve Funding	$693,009	$713,799	$735,213	$757,269	$779,988
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$37,551	$38,171	$45,078	$50,644	$55,982
	Total Income	$4,780,884	$4,215,000	$4,954,612	$5,653,107	$6,123,802
#	Component					
	Monuments/Gates					
100	Ashford Gate Operators - Repl/Repr	$0	$0	$0	$0	$0
101	Ashford Gates - Repaint/Refurbish	$0	$15,325	$0	$0	$0
102	Ashford Entry Access - Replace/Repr	$8,257	$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	$104,072	$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	$44,558	$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	$8,507	$0	$0	$9,295	$0
115	Sealcoat - Year 1 of 3	$274,202	$0	$0	$0	$0
116	Sealcoat - Year 2 of 3	$216,557	$0	$0	$0	$0
117	Sealcoat - Year 3 of 3	$288,224	$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	$11,072	$0	$0	$0
149	Hillsboro Wood Fence - Replace	$24,772	$0	$0	$0	$0
151	Premier Wood Fence - Replace	$134,453	$0	$0	$0	$0
155	Wood Board Fencing - Clean/Stain	$38,949	$0	$0	$42,561	$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	$0	$0	$0	$0	$0
207	Grayhawk Mailboxes - Replace	$0	$0	$39,338	$0	$0
208	Premier Mailboxes - Replace 2 of 8	$0	$0	$0	$0	$0
208	Premier Mailboxes - Replace 6 of 8	$0	$0	$30,578	$0	$0

	Fiscal Year	2042	2043	2044	2045	2046
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	$78,993	$0
214	South Ridge Mailboxes - Replace	$0	$0	$0	$0	$0
	Park Equipment/Assets					
342	Brookfield Set, 97th Ave - Repr/Replace	$0	$0	$0	$0	$0
343	Brookfield Set, 96th Ave E - Repair/Repl	$0	$0	$0	$0	$52,605
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	Cntry Hollow, 186th St. Ct. E - Rpr/Rpl	$0	$0	$0	$0	$0
347	Cntry Hollow Set, 94th Ave. E - Rpr/Rpl	$0	$0	$0	$0	$0
348	Hillsboro Set, Slv Crk Ave 1of 2-Rp/Rplc	$0	$0	$0	$0	$70,140
349	Hillsboro Set, Slv Crk Ave 2of 2-Rp/Rplc	$0	$0	$0	$0	$0
350	Hillsboro Set, Hillsboro Ave. - Rpr/Rplc	$0	$0	$0	$0	$87,675
400	Benches/Picnic Sets - Repair/Replc	$0	$0	$0	$0	$0
	Other Site/Grounds					
104	Gravel/Soft Trails - Replenish	$0	$0	$39,503	$0	$0
124	Metal Tunnel - Clean/Paint	$16,514	$0	$0	$0	$0
169	Street Lights - Replace	$0	$0	$0	$0	$0
182	Storm Sys/Ponds/Swales - Refurbish	$69,330	$0	$0	$0	$0
	Clubhouse Building					
420	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
424	Clubhouse Exterior - Clk/Paint	$0	$14,282	$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	$22,642	$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	$7,011	$0	$0	$0	$0
955	Surveillance Equipment - Replace	$0	$0	$0	$0	$0
	Clubhouse Area Outdoor Amenities					
125	Clubhouse Parking Lot - Resurface	$74,315	$0	$0	$0	$0
126	Clubhouse Prkng Lot - Seal/Rp/Strp	$8,133	$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	$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	$170,243	$0
337	Picnic Sets/Benches - Repair/Replc	$0	$0	$0	$27,069	$0
339	Playground Wood Chips - Replenish	$0	$0	$0	$14,471	$0
	Total Expenses	$1,317,853	$40,679	$109,419	$365,274	$210,421
	Ending Reserve Balance	$3,463,030	$4,174,321	$4,845,194	$5,287,833	$5,913,382

#	Fiscal Year	2047	2048	2049	2050	2051
	Starting Reserve Balance	$5,913,382	$5,233,038	$6,026,652	$6,821,314	$7,387,731
	Annual Reserve Funding	$803,387	$827,489	$852,313	$877,883	$904,219
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$55,708	$56,275	$64,213	$71,015	$77,125
	Total Income	$6,772,477	$6,116,802	$6,943,178	$7,770,212	$8,369,075
#	Component					
	Monuments/Gates					
100	Ashford Gate Operators - Repl/Repr	$0	$23,626	$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	$25,065	$0
103	Hillsboro Gate Operators Main -Rplc	$0	$0	$0	$0	$0
103	Hillsboro Gate Operators West -Rplc	$0	$0	$0	$0	$25,816
104	Grayhawk Gate Oper. Center - Repl	$22,938	$0	$0	$0	$0
104	Grayhawk Gate Oprs, S & N - Replace	$0	$0	$0	$50,326	$0
105	Premier Gate Ops, Back - Replace	$0	$0	$0	$25,065	$0
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	$9,860	$0	$0	$0
108	Grayhawk Entry Access - Replace	$0	$0	$10,155	$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	$0	$0	$0	$0	$0
116	Cntry Hollow Entry Access - Replace	$0	$0	$10,155	$0	$0
196	Ashford Entry Sign - Replace	$8,615	$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	$10,157	$0	$0	$11,099
115	Sealcoat - Year 1 of 3	$317,876	$0	$0	$0	$0
116	Sealcoat - Year 2 of 3	$251,049	$0	$0	$0	$0
117	Sealcoat - Year 3 of 3	$334,131	$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	$27,443
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	$46,507	$0	$0	$50,820
160	Split Rail Fence - Replace	$0	$0	$0	$0	$10,571
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	$104,403	$0
164	Premier Chain Link Fencing - Replac	$0	$0	$0	$0	$0
	Mailboxes					
205	Ashford Mailboxes - Replace	$0	$0	$0	$30,591	$0
206	Highlands Mailboxes - Replace 2 of 6	$11,162	$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	$11,162	$0	$0	$0	$0
208	Premier Mailboxes - Replace 6 of 8	$0	$0	$0	$0	$0

	Fiscal Year	2047	2048	2049	2050	2051
209	Hillsboro Mailboxes - Replace 23 of 25	$128,415	$0	$0	$0	$0
210	Hillsboro Mailboxes - Replace 2 of 25	$0	$0	$0	$0	$0
211	Country Hollow Mailboxes - Replace	$184,223	$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	$50,210	$0	$0	$0	$0
	Park Equipment/Assets					
342	Brookfield Set, 97th Ave - Repr/Replace	$0	$0	$0	$69,076	$0
343	Brookfield Set, 96th Ave E - 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	Cntry Hollow, 186th St. Ct. E - Rpr/Rpl	$63,214	$0	$0	$0	$0
347	Cntry Hollow Set, 94th Ave. E - Rpr/Rpl	$0	$0	$0	$69,076	$0
348	Hillsboro Set, Slv Crk Ave 1of 2-Rp/Rplc	$0	$0	$0	$0	$0
349	Hillsboro Set, Slv Crk Ave 2of 2-Rp/Rplc	$63,214	$0	$0	$0	$0
350	Hillsboro Set, Hillsboro Ave. - Rpr/Rplc	$0	$0	$0	$0	$0
400	Benches/Picnic Sets - Repair/Replc	$38,290	$0	$0	$0	$0
	Other Site/Grounds					
104	Gravel/Soft Trails - Replenish	$0	$0	$0	$0	$0
124	Metal Tunnel - Clean/Paint	$19,145	$0	$0	$0	$0
169	Street Lights - Replace	$0	$0	$0	$0	$0
182	Storm Sys/Ponds/Swales - Refurbish	$0	$0	$85,267	$0	$0
	Clubhouse Building					
420	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
424	Clubhouse Exterior - Clk/Paint	$0	$0	$0	$0	$18,092
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	$41,266
434	Clubhouse Flooring - Replace	$0	$0	$0	$0	$0
436	Clubhouse Kitchen/Appls - Refurbish	$0	$0	$0	$0	$23,580
440	Clubhouse Bathrooms - Refurbish	$0	$0	$0	$0	$15,165
444	Clubhouse HVAC - Repair/Replace	$0	$0	$0	$0	$0
456	Clubhouse Fixtures/Rooms - Remodel	$0	$0	$0	$0	$15,409
458	Clubhouse Furniture/Decor - Replace	$0	$0	$0	$0	$15,409
459	Water Heater - Replace	$0	$0	$0	$0	$0
950	Clubhouse Entry Access - Replace	$0	$0	$0	$8,881	$0
955	Surveillance Equipment - Replace	$7,224	$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	$9,428	$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	$19,145	$0	$0	$0	$0
320	Courts - Clean/Repair/Coating	$0	$0	$0	$0	$70,538
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
339	Playground Wood Chips - Replenish	$0	$0	$16,287	$0	$0
	Total Expenses	$1,539,439	$90,150	$121,864	$382,481	$325,206
	Ending Reserve Balance	$5,233,038	$6,026,652	$6,821,314	$7,387,731	$8,043,869

#	Fiscal Year	2052	2053	2054	2055	2056
	Starting Reserve Balance	$8,043,869	$7,852,162	$8,651,748	$9,371,464	$10,488,428
	Annual Reserve Funding	$931,346	$959,286	$988,065	$1,017,707	$1,048,238
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$79,446	$82,485	$90,078	$99,257	$110,023
	Total Income	$9,054,661	$8,893,933	$9,729,891	$10,488,428	$11,646,689
#	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	$27,389	$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	$27,389	$0	$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	$11,430	$0	$0	$0
110	C.Hollow Gate Op, Clbhse - Replace	$0	$27,389	$0	$0	$0
111	C. Hollow Gate Op, 97th - Replace	$0	$27,389	$0	$0	$0
112	C. Hollow Gate Op Gem Height - Rplc	$0	$27,389	$0	$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	$14,489	$0	$0	$0	$0
198	Grayhawk Monument - Refurbish	$14,489	$0	$0	$0	$0
199	Premier Monument - Refurbish	$14,489	$0	$0	$0	$0
200	Hillsboro Monument/Sign - Refurbish	$14,489	$0	$0	$0	$0
201	Country Hollow Monument - Refurbish	$14,489	$0	$0	$0	$0
203	South Ridge Monument - Refurbish	$0	$0	$0	$0	$16,307
204	Brookfield Sign/Monument - Replace	$0	$0	$0	$0	$0
	Roads/Hard Surfaces					
110	Roads Condition - Evaluation/Survey	$0	$0	$12,128	$0	$0
115	Sealcoat - Year 1 of 3	$368,505	$0	$0	$0	$0
116	Sealcoat - Year 2 of 3	$291,035	$0	$0	$0	$0
117	Sealcoat - Year 3 of 3	$387,349	$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	$226,571	$0	$0
137	Asphalt Paths - Remove/Replace	$0	$0	$39,983	$0	$0
	Fencing					
144	Winco Chain Link Fencing - Replace	$0	$0	$0	$0	$0
145	Ashford Wood Fence - Replace	$0	$0	$15,327	$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	$0	$55,532	$0	$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	$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
208	Premier Mailboxes - Replace 6 of 8	$0	$0	$0	$0	$0

	Fiscal Year	2052	2053	2054	2055	2056
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					
342	Brookfield Set, 97th Ave - Repr/Replace	$0	$0	$0	$0	$0
343	Brookfield Set, 96th Ave E - Repair/Repl	$0	$0	$0	$0	$0
344	South Ridge Set 1 of 2 -Rpr/Replace	$0	$75,481	$0	$0	$0
345	South Ridge Set 2 of 2 -Rpr/Replace	$0	$0	$0	$0	$0
346	Cntry Hollow, 186th St. Ct. E - Rpr/Rpl	$0	$0	$0	$0	$0
347	Cntry Hollow Set, 94th Ave. E - Rpr/Rpl	$0	$0	$0	$0	$0
348	Hillsboro Set, Slv Crk Ave 1of 2-Rp/Rplc	$0	$0	$0	$0	$0
349	Hillsboro Set, Slv Crk Ave 2of 2-Rp/Rplc	$0	$0	$0	$0	$0
350	Hillsboro Set, Hillsboro Ave. - Rpr/Rplc	$0	$0	$0	$0	$0
400	Benches/Picnic Sets - Repair/Replc	$0	$0	$0	$0	$0
	Other Site/Grounds					
104	Gravel/Soft Trails - Replenish	$50,041	$0	$0	$0	$0
124	Metal Tunnel - Clean/Paint	$22,194	$0	$0	$0	$0
169	Street Lights - Replace	$0	$0	$0	$0	$0
182	Storm Sys/Ponds/Swales - Refurbish	$0	$0	$0	$0	$104,867
	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	$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	$0	$0	$8,885	$0	$0
	Clubhouse Area Outdoor Amenities					
125	Clubhouse Parking Lot - Resurface	$0	$0	$0	$0	$0
126	Clubhouse Prkng Lot - Seal/Rp/Strp	$10,930	$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	$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
339	Playground Wood Chips - Replenish	$0	$18,331	$0	$0	$0
	Total Expenses	$1,202,499	$242,185	$358,427	$0	$121,175
	Ending Reserve Balance	$7,852,162	$8,651,748	$9,371,464	$10,488,428	$11,525,514

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. Jim Talaga, company President, is a credentialed Reserve Specialist (#66). 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, preventive maintenance plan if any, 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, preventive maintenance schedules & costs, 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 three 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 **Remaining Life:** 6 years
Lower Estimate: $ 11,400 **Higher Estimate:** $14,000
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 **Remaining Life:** 1 years
Lower Estimate: $ 8,600 **Higher Estimate:** $10,500
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 **Remaining Life:** 0 years
Lower Estimate: $ 4,770 **Higher Estimate:** $5,830
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 **Remaining Life:** 8 years
Lower Estimate: $ 11,400 **Higher Estimate:** $14,000
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 **Remaining Life:** 11 years
Lower Estimate: $ 11,400 **Higher Estimate:** $14,000
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 **Remaining Life:** 9 years
Lower Estimate: $ 11,400 **Higher Estimate:** $14,000
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 **Remaining Life:** 5 years
Lower Estimate: $ 11,400 **Higher Estimate:** $14,000
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 **Remaining Life:** 8 years
Lower Estimate: $ 23,000 **Higher Estimate:** $28,100
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 **Remaining Life:** 8 years
Lower Estimate: $ 11,400 **Higher Estimate:** $14,000
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 adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 11 years
Lower Estimate: $ 11,400 **Higher Estimate:** $14,000
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 **Remaining Life:** 0 years
Lower Estimate: $ 60,100 **Higher Estimate:** $73,500
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 **Remaining Life:** 6 years
Lower Estimate: $ 4,770 **Higher Estimate:** $5,830
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 **Remaining Life:** 7 years
Lower Estimate: $ 4,770 **Higher Estimate:** $5,830
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 **Remaining Life:** 11 years
Lower Estimate: $ 4,770 **Higher Estimate:** $5,830
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 **Remaining Life:** 11 years
Lower Estimate: $ 11,400 **Higher Estimate:** $14,000
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 **Remaining Life:** 11 years
Lower Estimate: $ 11,400 **Higher Estimate:** $14,000
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 **Remaining Life:** 11 years
Lower Estimate: $ 11,400 **Higher Estimate:** $14,000
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 **Remaining Life:** 0 years
Lower Estimate: $ 25,700 **Higher Estimate:** $31,500
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 **Remaining Life:** 7 years
Lower Estimate: $ 4,770 **Higher Estimate:** $5,830
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: **Remaining 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 **Remaining Life:** 0 years
Lower Estimate: $ 4,290 **Higher Estimate:** $5,250
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 remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 25 years **Remaining Life:** 0 years
Lower Estimate: $ 6,230 **Higher Estimate:** $7,610
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 remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 25 years **Remaining Life:** 0 years
Lower Estimate: $ 6,230 **Higher Estimate:** $7,610
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 remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 25 years **Remaining Life:** 0 years
Lower Estimate: $ 6,230 **Higher Estimate:** $7,610
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 remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 25 years **Remaining Life:** 0 years
Lower Estimate: $ 6,230 **Higher Estimate:** $7,610
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 remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 25 years **Remaining Life:** 0 years
Lower Estimate: $ 6,230 **Higher Estimate:** $7,610
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 **Remaining Life:** 4 years
Lower Estimate: $ 6,230 **Higher Estimate:** $7,610
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 **Remaining Life:** 14 years
Lower Estimate: $ 4,610 **Higher Estimate:** $5,630
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: **Remaining 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: **Remaining 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: **Remaining 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 **Remaining Life:** 0 years
Lower Estimate: $ 4,910 **Higher Estimate:** $6,010
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 **Remaining Life:** 0 years
Lower Estimate: $ 158,000 **Higher Estimate:** $194,000
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 **Remaining Life:** 0 years
Lower Estimate: $ 125,000 **Higher Estimate:** $153,000
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 **Remaining Life:** 0 years
Lower Estimate: $ 167,000 **Higher Estimate:** $204,000
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 remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 30 years **Remaining Life:** 0 years
Lower Estimate: $ 185,000 **Higher Estimate:** $226,000
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 **Remaining Life:** 3 years
Lower Estimate: $ 219,000 **Higher Estimate:** $267,000
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 **Remaining Life:** 4 years
Lower Estimate: $ 257,000 **Higher Estimate:** $315,000
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 **Remaining Life:** 4 years
Lower Estimate: $ 668,000 **Higher Estimate:** $816,000
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 **Remaining Life:** 7 years
Lower Estimate: $ 871,000 **Higher Estimate:** $1,060,000
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 **Remaining Life:** 8 years
Lower Estimate: $ 583,000 **Higher Estimate:** $713,000
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 **Remaining Life:** 9 years
Lower Estimate: $ 332,000 **Higher Estimate:** $406,000
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. Cost here is 50% of total as shared expense with adjacent property (multi-family senior living community).
Useful Life: 30 years **Remaining Life:** 4 years
Lower Estimate: $ 25,100 **Higher Estimate:** $30,600
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 **Remaining Life:** 2 years
Lower Estimate: $ 91,800 **Higher Estimate:** $112,000
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 **Remaining Life:** 2 years
Lower Estimate: $ 16,200 **Higher Estimate:** $19,800
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 **Remaining Life:** 24 years
Lower Estimate: $ 12,200 **Higher Estimate:** $14,900
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 **Remaining Life:** 12 years
Lower Estimate: $ 6,210 **Higher Estimate:** $7,590
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 **Remaining Life:** 1 years
Lower Estimate: $ 6,210 **Higher Estimate:** $7,590
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 **Remaining Life:** 0 years
Lower Estimate: $ 14,300 **Higher Estimate:** $17,500
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 remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 15 years **Remaining Life:** 0 years
Lower Estimate: $ 77,700 **Higher Estimate:** $94,900
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 **Remaining Life:** 0 years
Lower Estimate: $ 22,500 **Higher Estimate:** $27,500
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 **Remaining Life:** 0 years
Lower Estimate: $ 4,680 **Higher Estimate:** $5,720
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 **Remaining Life:** 8 years
Lower Estimate: $ 9,810 **Higher Estimate:** $12,000
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 **Remaining Life:** 8 years
Lower Estimate: $ 114,000 **Higher Estimate:** $140,000
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 **Remaining Life:** 23 years
Lower Estimate: $ 47,600 **Higher Estimate:** $58,200
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 **Remaining Life:** 8 years
Lower Estimate: $ 18,400 **Higher Estimate:** $22,400
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 **Remaining Life:** 3 years
Lower Estimate: $ 14,000 **Higher Estimate:** $17,100
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 remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 20 years **Remaining Life:** 0 years
Lower Estimate: $ 5,560 **Higher Estimate:** $6,800
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 **Remaining Life:** 14 years
Lower Estimate: $ 11,200 **Higher Estimate:** $13,600
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 adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 17 years
Lower Estimate: $ 21,400 **Higher Estimate:** $26,200
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 **Remaining Life:** 0 years
Lower Estimate: $ 5,560 **Higher Estimate:** $6,800
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 adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 17 years
Lower Estimate: $ 16,700 **Higher Estimate:** $20,400
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 remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 20 years **Remaining Life:** 0 years
Lower Estimate: $ 64,000 **Higher Estimate:** $78,200
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 **Remaining Life:** 14 years
Lower Estimate: $ 5,560 **Higher Estimate:** $6,800
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 remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 20 years **Remaining Life:** 0 years
Lower Estimate: $ 91,800 **Higher Estimate:** $112,000
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 **Remaining Life:** 14 years
Lower Estimate: $ 5,560 **Higher Estimate:** $6,800
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 adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 18 years
Lower Estimate: $ 41,800 **Higher Estimate:** $51,000
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 remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 20 years **Remaining Life:** 0 years
Lower Estimate: $ 25,000 **Higher Estimate:** $30,600
Cost Source: Client Bid: The Mailbox Connection

Park Equipment/Assets

Comp #: 342 Brookfield Set, 97th Ave - Repr/Replace **Approx Quantity: 1 steel/poly**
Location: 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 **Remaining Life:** 3 years
Lower Estimate: $ 31,500 **Higher Estimate:** $38,500
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 343 Brookfield Set, 96th Ave E - Repair/Repl **Approx Quantity: 1 metal playset**
Location: At Brookfield between 96th Ave. E & 186th St. Ct. E
Funded?: Yes.
History: Replaced in 2026; previous in 2014
Comments: Playset replaced in 2026. New equipment includes Grand Cove metal playset with 10'8" X 21'10" footprint (ADA compliant) for 2-12 years.
Useful Life: 20 years **Remaining Life:** 19 years
Lower Estimate: $ 27,000 **Higher Estimate:** $33,000
Cost Source: Inflated Actual: Left Coast Recreation (~$27K in 2026)

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: 2026: repairs and staining. Installed in about 2013
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study. In 2026, some repairs were made as well as cleaning/staining playset.
Useful Life: 20 years **Remaining Life:** 6 years
Lower Estimate: $ 31,500 **Higher Estimate:** $38,500
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: 2026: repairs and staining. Replaced in 2019; installed about 2007
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study. In 2026, some repairs were made as well as cleaning/staining playset.
Useful Life: 20 years **Remaining Life:** 12 years
Lower Estimate: $ 31,500 **Higher Estimate:** $38,500
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 346 Cntry Hollow, 186th St. Ct. E - Rpr/Rpl **Approx Quantity: 1 Wood Rainbow Set**
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; cost inflated from the prior study.
Useful Life: 20 years **Remaining Life:** 0 years
Lower Estimate: $ 31,500 **Higher Estimate:** $38,500
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 347 Cntry Hollow Set, 94th Ave. E - Rpr/Rpl **Approx Quantity: 1 steel/poly**
Location: Within Country Hollow at 94th Ave E & 185th St. 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 **Remaining Life:** 3 years
Lower Estimate: $ 31,500 **Higher Estimate:** $38,500
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 348 Hillsboro Set, Slv Crk Ave 1of 2-Rp/Rplc **Approx Quantity: 1 Metal Playset**
Location: Across from 18908 Silver Creek Ave. E - near drainage area in Hillsboro
Funded?: Yes.
History: Replaced in 2026
Comments: Playset replaced in 2026. New equipment includes Santa Clara metal playset with 10'11" X 15' footprint (ADA compliant) for 2-5 years.
Useful Life: 20 years **Remaining Life:** 19 years
Lower Estimate: $ 36,000 **Higher Estimate:** $44,000
Cost Source: Inflated Actual: Left Coast Recreation (~$37K in 2026)

Comp #: 349 Hillsboro Set, Slv Crk Ave 2of 2-Rp/Rplc **Approx Quantity: 1 wood**
Location: South side of 19022 Silver Creek Ave. E, just North of cul-de-sac
Funded?: Yes.
History: None known
Comments: Remaining useful life remains at zero, as work was not completed or planned.
Useful Life: 20 years **Remaining Life:** 0 years
Lower Estimate: $ 31,500 **Higher Estimate:** $38,500
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 350 Hillsboro Set, Hillsboro Ave. - Rpr/Rplc **Approx Quantity: 1 metal playset**
Location: At Hillsboro, middle entry to community
Funded?: Yes.
History: Replaced in 2026. Installed around 2009-2010
Comments: Playset replaced in 2026. New equipment includes Hoosier Nest metal playset ADA compliant and 2-12 years.
Useful Life: 20 years **Remaining Life:** 19 years
Lower Estimate: $ 45,000 **Higher Estimate:** $55,000
Cost Source: Inflated Actual: Left Coast Recreation (~$47K in 2026)

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 **Remaining Life:** 0 years
Lower Estimate: $ 19,100 **Higher Estimate:** $23,300
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 **Remaining Life:** 1 years
Lower Estimate: $ 21,500 **Higher Estimate:** $26,300
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 **Remaining Life:** 0 years
Lower Estimate: $ 9,540 **Higher Estimate:** $11,700
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 **Remaining Life:** 7 years
Lower Estimate: $ 254,000 **Higher Estimate:** $310,000
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: **Remaining 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: **Remaining 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: **Remaining 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: **Remaining 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 **Remaining Life:** 1 years
Lower Estimate: $ 40,100 **Higher Estimate:** $49,000
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: **Remaining 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 **Remaining Life:** 35 years
Lower Estimate: $ 71,800 **Higher Estimate:** $87,800
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 **Remaining Life:** 0 years
Lower Estimate: $ 8,010 **Higher Estimate:** $9,790
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 **Remaining Life:** 35 years
Lower Estimate: $ 42,700 **Higher Estimate:** $52,100
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 **Remaining Life:** 8 years
Lower Estimate: $ 24,800 **Higher Estimate:** $30,300
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 **Remaining Life:** 8 years
Lower Estimate: $ 2,680 **Higher Estimate:** $3,280
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 **Remaining Life:** 9 years
Lower Estimate: $ 18,300 **Higher Estimate:** $22,300
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 **Remaining Life:** 6 years
Lower Estimate: $ 12,000 **Higher Estimate:** $14,600
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 **Remaining Life:** 9 years
Lower Estimate: $ 10,400 **Higher Estimate:** $12,800
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 **Remaining Life:** 9 years
Lower Estimate: $ 6,710 **Higher Estimate:** $8,210
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 **Remaining Life:** 13 years
Lower Estimate: $ 12,000 **Higher Estimate:** $14,600
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 **Remaining Life:** 9 years
Lower Estimate: $ 6,820 **Higher Estimate:** $8,340
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 **Remaining Life:** 9 years
Lower Estimate: $ 6,820 **Higher Estimate:** $8,340
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 **Remaining Life:** 13 years
Lower Estimate: $ 7,310 **Higher Estimate:** $8,930
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: **Remaining 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 2026; Replaced in 2018
Comments: In 2026, new Alarm.com door controller and keycard entry system with battery back-up installed. Remaining life and cost adjusted based on this work.
Useful Life: 8 years **Remaining Life:** 7 years
Lower Estimate: $ 4,050 **Higher Estimate:** $4,950
Cost Source: Inflated Cost History: Roblees $4382.78 in 2026

Comp #: 955 Surveillance Equipment - Replace **Approx Quantity: 1 System**
Location: Clubhouse vicintiy
Funded?: Yes.
History: Replaced in 2026; Significant upgrades in 2019, previous upgrades in 2016
Comments: In 2026, new Alarm.com security system installed including security panel, new keypad, 3 motion detectors and siren. Cost and remaining useful life adjusted based on 2026 project.
Useful Life: 7 years **Remaining Life:** 6 years
Lower Estimate: $ 3,600 **Higher Estimate:** $4,400
Cost Source: Inflated Cost History: Roblees Security, $3811.70 in 2026

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: **Remaining 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 **Remaining Life:** 15 years
Lower Estimate: $ 42,900 **Higher Estimate:** $52,500
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 **Remaining Life:** 0 years
Lower Estimate: $ 4,700 **Higher Estimate:** $5,740
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 **Remaining Life:** 13 years
Lower Estimate: $ 8,270 **Higher Estimate:** $10,100
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 **Remaining Life:** 8 years
Lower Estimate: $ 9,540 **Higher Estimate:** $11,700
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 **Remaining Life:** 0 years
Lower Estimate: $ 9,540 **Higher Estimate:** $11,700
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: **Remaining 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 **Remaining Life:** 4 years
Lower Estimate: $ 31,200 **Higher Estimate:** $38,200
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 **Remaining Life:** 14 years
Lower Estimate: $ 61,800 **Higher Estimate:** $75,600
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 **Remaining Life:** 14 years
Lower Estimate: $ 31,000 **Higher Estimate:** $37,800
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 **Remaining Life:** 14 years
Lower Estimate: $ 46,700 **Higher Estimate:** $57,100
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 **Remaining Life:** 11 years
Lower Estimate: $ 9,270 **Higher Estimate:** $11,300
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 335 Play Equipment - Repair/Replace **Approx Quantity: 1 Area-Playset & Swing**
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), 2-12 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 **Remaining Life:** 18 years
Lower Estimate: $ 90,000 **Higher Estimate:** $110,000
Cost Source: Inflated Client Cost History: Left Coast Recreation (~$90K)

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 **Remaining Life:** 18 years
Lower Estimate: $ 14,300 **Higher Estimate:** $17,500
Cost Source: Inflated Client Cost History: Left Coast Recreation (~$14.5K in 2025)90K)

Comp #: 339 Playground Wood Chips - Replenish **Approx Quantity: 1 Funded Component**
Location: Play area at Clubhouse Amenities
Funded?: Yes.
History: Installed in 2025
Comments: Remaining useful life adjusted and cost inflated from previous study.
Useful Life: 4 years **Remaining Life:** 2 years
Lower Estimate: $ 7,650 **Higher Estimate:** $9,350
Cost Source: Inflated Client Cost History: $7.9K in 2025

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 2027 study, 2026 no-site-visit, 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: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:
