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Silver Creek HOA
Puyallup, WA



Report #: 22848-10
Beginning: January 1, 2024
Expires: December 31, 2024

RESERVE STUDY
Update "No-Site-Visit"

July 21, 2023

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

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

Questions?

Please contact your Project Manager directly.



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Silver Creek HOA

Puyallup, WA

Level of Service: Update "No-Site-Visit"

Report #: 22848-10

of Units: 1,776

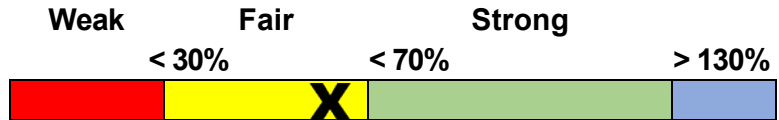
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Starting Reserve Balance	\$2,796,327
Current Fully Funded Reserve Balance	\$4,451,861
Percent Funded	62.8 %
Average Reserve (Deficit) or Surplus Per Unit	(\$932)
Recommended 2024 100% Annual "Full Funding" Contributions	\$426,000
Recommended 2024 70% Annual "Threshold Funding" Contributions	\$370,000
2024 "Baseline Funding" minimum to keep Reserves above \$0	\$343,000
Most Recent Budgeted Contribution Rate	\$426,000

Reserve Fund Strength: 62.8%



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 62.8 % Funded. This means the association's special assessment & deferred maintenance risk is currently Medium. 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 \$317,848 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to within the 70% to 100% range as noted above. The 100% "Full" and 70% contribution 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 contribution rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Monuments/Gates			
100 Ashford Gate Operators - Repl/Repr	15	9	\$11,190
101 Ashford Gates - Repaint/Refurbish	15	4	\$4,685
102 Ashford Entry Access - Replace/Repr	15	0	\$3,605
103 Hillsboro Gate Operators East -Rplc	15	11	\$11,190
103 Hillsboro Gate Operators Main -Rplc	15	11	\$11,190
103 Hillsboro Gate Operators West -Rplc	15	7	\$11,190
104 Grayhawk Gate Oper. Center - Repl	15	8	\$11,190
104 Grayhawk Gate Oprs, S & N - Replace	15	11	\$22,250
105 Premier Gate Ops, Back - Replace	15	11	\$11,190
105 Premier Gate Ops, Front - Replace	15	0	\$11,190
106 Gates (3 Nbhds) - Repaint/Refurbish	15	0	\$32,450
107 Hillsboro Entry Access - Replace	15	9	\$3,605
108 Grayhawk Entry Access - Replace	15	10	\$4,845
109 Premier Entry Access - Replace	15	14	\$4,790
110 C.Hollow Gate Op, Clbhse - Replace	15	14	\$11,190
111 C. Hollow Gate Op, 97th - Replace	15	14	\$11,190
112 C. Hollow Gate Op Gem Height - Rplc	15	14	\$11,190
115 Cntry Hollow Gates - Repaint/Refurb	15	0	\$14,000
116 Cntry Hollow Entry Access - Replace	15	10	\$4,790
196 Ashford Entry Sign - Replace	20	0	\$4,275
197 Highlands Monument - Refurbish	25	1	\$6,335
198 Grayhawk Monument - Refurbish	25	1	\$6,335
199 Premier Monument - Refurbish	25	1	\$6,335
200 Hillsboro Monument/Sign - Refurbish	25	2	\$6,335
201 Country Hollow Monument - Refurbish	25	5	\$6,335
203 South Ridge Monument - Refurbish	25	7	\$6,335
204 Brookfield Sign/Monument - Replace	25	17	\$4,685
Roads/Hard Surfaces			
110 Roads Condition - Evaluation/Survey	3	2	\$5,000
115 Sealcoat - Year 1 of 3	5	0	\$143,500
116 Sealcoat - Year 2 of 3	5	0	\$127,500
117 Sealcoat - Year 3 of 3	5	0	\$163,500
121 Ashford Roads - Resurface/Overlay	30	2	\$229,000
122 Grayhawk Roads - Resurface/Overlay	30	6	\$232,000
123 Premier Roads - Resurface/Overlay	30	7	\$266,000
124 Hillsboro Roads - Resurface/Overlay	30	7	\$772,500
125 Cntry Hollow Rds- Resurface/Overlay	30	10	\$992,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
126 Sterling Ridge Rds- Resurface/Ovrly	25	5	\$241,000
127 Brookfield Rds - Resurface/Overlay	30	11	\$679,500
128 South Ridge Rds - Resurface/Overlay	30	12	\$352,500
129 Shared 91st Ave - Resurface/Overlay	25	2	\$77,400
135 Asphalt to Storm Pond - Resrf/Ovrly	25	5	\$159,000
137 Asphalt Paths - Resurface/Overlay	25	5	\$27,950
Fencing			
144 Winco Chain Link Fencing - Replace	30	27	\$12,350
145 Ashford Wood Fence - Replace	15	0	\$4,125
147 Southridge Wood Fence - Replace	15	4	\$3,245
149 Hillsboro Wood Fence - Replace	15	3	\$7,370
151 Premier Wood Fence - Replace	15	2	\$39,900
155 Wood Board Fencing - Clean/Stain	3	0	\$10,680
160 Split Rail Fence - Replace	12	3	\$3,340
161 Chain Link Fence, 4' - Replace	30	11	\$10,030
162 Chain Link Pond Fence Original- Rpl	30	11	\$105,150
163 Chain Link Pond Fence Added - Rpl	30	26	\$37,100
164 Premier Chain Link Fencing - Replac	30	11	\$16,800
Mailboxes			
205 Ashford Mailboxes - Replace	20	6	\$9,695
206 Highlands Mailboxes - Repl 1 of 2	20	17	\$4,530
206 Highlands Mailboxes - Repl 2 of 2	20	0	\$9,065
207 Grayhawk Mailboxes - Replace	20	0	\$15,550
208 Premier Mailboxes - Replace	20	0	\$18,150
209 Hillsboro Old Mailboxes - Replace	20	0	\$48,700
210 Hillsboro New Mailboxes - Replace	20	4	\$3,935
211 Country Hollow Mailboxes - Replace	20	0	\$77,000
213 Brookfield Mailboxes - Replace	20	1	\$40,800
214 South Ridge Mailboxes - Replace	20	1	\$24,950
Park Equipment/Assets			
340 Steel/Poly Playsets - Repair/Replc	20	6	\$56,500
343 Brookfield Playset - Repair/Repl	20	10	\$18,850
344 South Ridge Set 1 of 2 -Rpr/Replace	20	9	\$18,850
345 South Ridge Set 2 of 2 -Rpr/Replace	20	15	\$21,350
346 Hillsboro Wood Playsets - Rpr/Replc	20	0	\$37,550
347 Cntry Hollow Wood Playset - Rpr/Rpl	20	0	\$18,750
400 Benches/Picnic Sets - Repair/Replc	20	0	\$12,315
Other Site/Grounds			
104 Gravel/Soft Trails - Replenish	8	4	\$21,850
124 Metal Tunnel - Clean/Paint	15	12	\$8,065
169 Street Lights - Replace	30	10	\$206,000
182 Storm Sys/Ponds/Swales - Refurbish	7	4	\$40,700

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Clubhouse Building			
420 Clubhouse Windows - Replace	35	16	\$43,850
424 Clubhouse Exterior - Clk/Paint	8	0	\$8,140
426 Clubhouse Siding - Repair/Replace	50	38	\$36,050
428 Clubhouse Roof - Repair/Replace	30	11	\$12,850
430 Clubhouse Gutters/Dspts - Replace	30	11	\$2,510
432 Clubhouse Interior Walls - Repaint	15	12	\$18,600
434 Clubhouse Carpeting - Replace	12	9	\$12,200
436 Clubhouse Kitchen/Appls - Refurbish	15	12	\$10,610
440 Clubhouse Bathrooms - Refurbish	15	12	\$6,830
444 Clubhouse HVAC - Repair/Replace	20	16	\$9,820
456 Clubhouse Fixtures/Rooms - Remodel	15	12	\$6,940
458 Clubhouse Furniture/Decor - Replace	15	12	\$6,940
459 Water Heater - Replace	20	16	\$7,430
950 Clubhouse Entry Access - Replace	15	9	\$4,700
955 Surveillance Equipment - Replace	6	2	\$10,970
Clubhouse Area Outdoor Amenities			
125 Clubhouse Parking Lot - Resurface	30	18	\$64,400
126 Clubhouse Prkng Lot - Seal/Rp/Strp	5	0	\$3,645
147 Storage Shed - Repair/Repl	25	16	\$8,415
160 Clubhouse Prkg Lot Lights - Replace	30	11	\$9,670
162 Bollard Lights - Replace	20	1	\$3,550
320 Courts - Clean/Repair/Coating	10	7	\$31,800
321 Tennis Courts - Resurface	40	17	\$62,750
323 Basketball Crt - Resurface	40	17	\$25,150
324 Court Chain Link Fencing - Replace	40	17	\$36,150
330 Basketball Standards - Replace	30	14	\$6,335
335 Play Equipment - Repair/Replace	20	1	\$62,750
337 Picnic Sets/Benches - Repair/Replc	20	1	\$8,030

101 Total Funded Components

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

Introduction



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

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



Reserve contributions are not “for the future”. Reserve contributions are designed 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 four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

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 contribute?



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 contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions 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 Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions 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, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. 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.

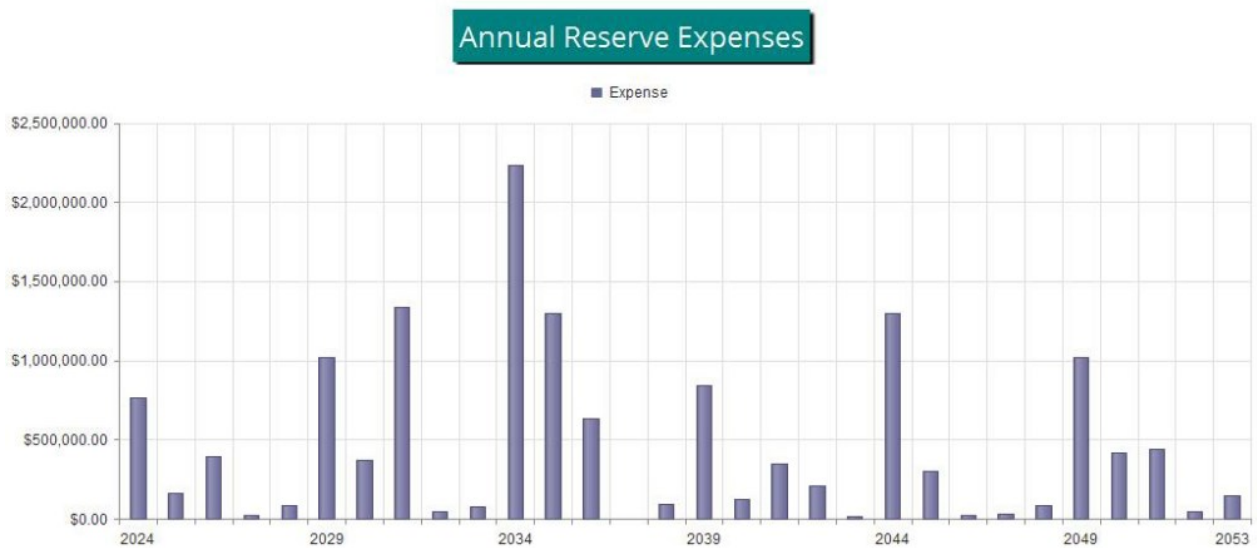


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$2,796,327 as-of the start of your Fiscal Year on 1/1/2024. As of that date, your Fully Funded Balance is computed to be \$4,451,861 (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 budgeted contributions of \$426,000 per year 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.

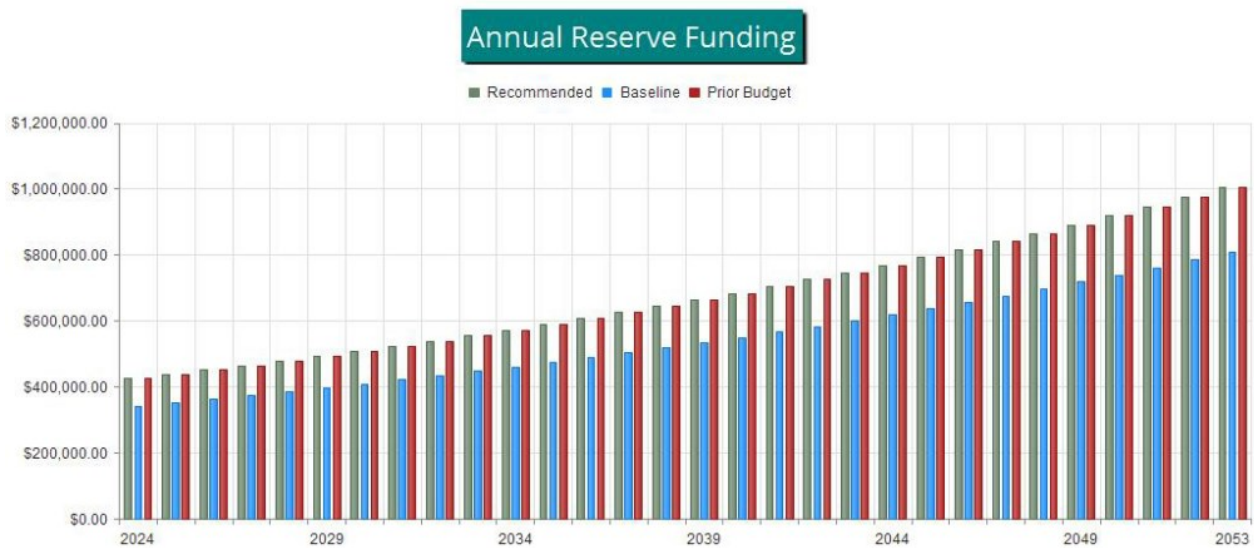


Figure 2

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

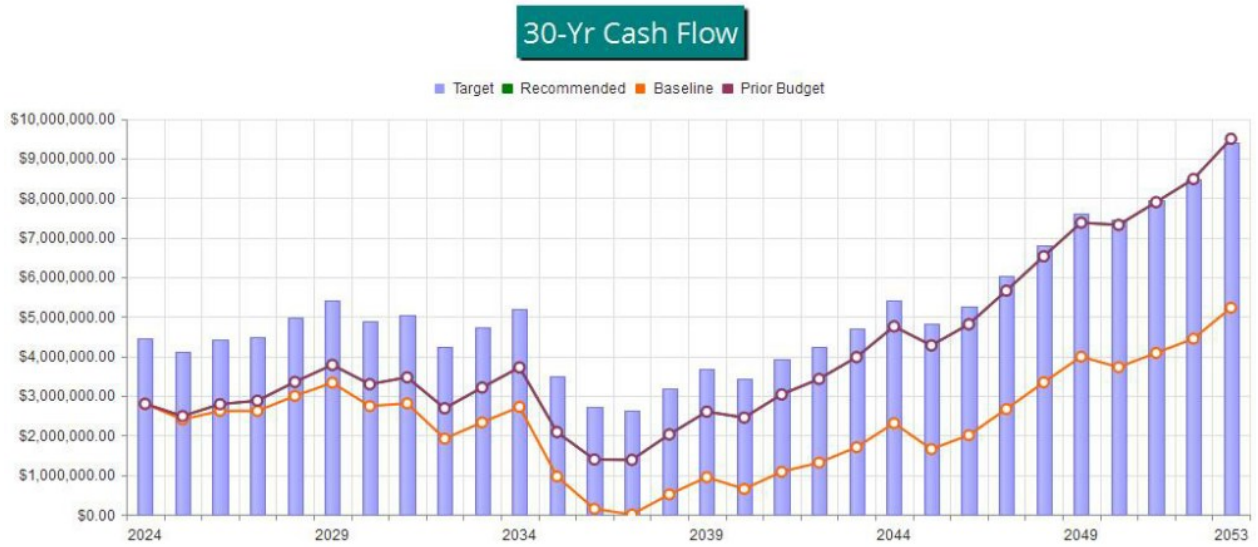


Figure 3

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.

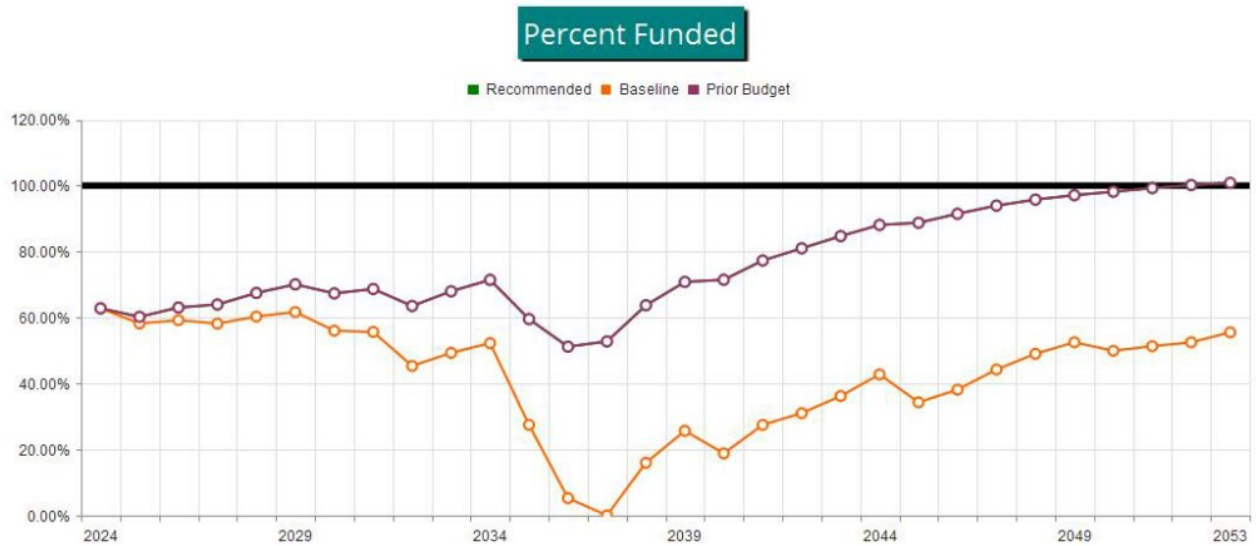


Figure 4



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 contributions 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 contribution rate. 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	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Best Case	Worst Case	
Monuments/Gates						
100	Ashford Gate Operators - Repl/Repr	(2) Liftmaster swing arms	15	9	\$9,580	\$12,800
101	Ashford Gates - Repaint/Refurbish	(2) steel gates	15	4	\$3,500	\$5,870
102	Ashford Entry Access - Replace/Repr	(1) Door King panel	15	0	\$3,060	\$4,150
103	Hillsboro Gate Operators East -Rplc	(2) Elite swing arms	15	11	\$9,580	\$12,800
103	Hillsboro Gate Operators Main -Rplc	(2) Elite swing arms	15	11	\$9,580	\$12,800
103	Hillsboro Gate Operators West -Rplc	(2) Liftmaster swing arms	15	7	\$9,580	\$12,800
104	Grayhawk Gate Oper. Center - Repl	(2) Liftmaster swing arms	15	8	\$9,580	\$12,800
104	Grayhawk Gate Oprs, S & N - Replace	(4) Liftmaster swing arms	15	11	\$19,100	\$25,400
105	Premier Gate Ops, Back - Replace	(2) Liftmaster swing arm	15	11	\$9,580	\$12,800
105	Premier Gate Ops, Front - Replace	(2) Elite ground mount	15	0	\$9,580	\$12,800
106	Gates (3 Nbhds) - Repaint/Refurbish	(14) steel gates	15	0	\$24,300	\$40,600
107	Hillsboro Entry Access - Replace	(1) DKS panel	15	9	\$3,090	\$4,120
108	Grayhawk Entry Access - Replace	(1) DKS panel	15	10	\$4,640	\$5,050
109	Premier Entry Access - Replace	(1) Linear panel*	15	14	\$4,530	\$5,050
110	C.Hollow Gate Op, Clbhse - Replace	(2) Lift Master swing arm	15	14	\$9,580	\$12,800
111	C. Hollow Gate Op, 97th - Replace	(2) Liftmaster swing arm	15	14	\$9,580	\$12,800
112	C. Hollow Gate Op Gem Height - Rplc	(3) Liftmaster swing arm	15	14	\$9,580	\$12,800
115	Cntry Hollow Gates - Repaint/Refurb	(6) steel gates	15	0	\$10,500	\$17,500
116	Cntry Hollow Entry Access - Replace	(1) DKS panel	15	10	\$4,530	\$5,050
196	Ashford Entry Sign - Replace	(1) sandblasted wood	20	0	\$3,710	\$4,840
197	Highlands Monument - Refurbish	(1) masonry/concrete	25	1	\$5,150	\$7,520
198	Grayhawk Monument - Refurbish	(1) masonry/concrete	25	1	\$5,150	\$7,520
199	Premier Monument - Refurbish	(1) masonry/concrete	25	1	\$5,150	\$7,520
200	Hillsboro Monument/Sign - Refurbish	(1) wood sign/brick wall	25	2	\$5,150	\$7,520
201	Country Hollow Monument - Refurbish	(1) masonry/concrete	25	5	\$5,150	\$7,520
203	South Ridge Monument - Refurbish	(1) masonry/metal letters	25	7	\$5,150	\$7,520
204	Brookfield Sign/Monument - Replace	(1) wood/stone sign	25	17	\$3,500	\$5,870
Roads/Hard Surfaces						
110	Roads Condition - Evaluation/Survey	~38 miles, asphalt	3	2	\$4,000	\$6,000
115	Sealcoat - Year 1 of 3	*551,678*	5	0	\$137,000	\$150,000
116	Sealcoat - Year 2 of 3	*434,506 SF	5	0	\$114,000	\$141,000
117	Sealcoat - Year 3 of 3	*579,516 SF	5	0	\$150,000	\$177,000
121	Ashford Roads - Resurface/Overlay	~80,800 GSF	30	2	\$208,000	\$250,000
122	Grayhawk Roads - Resurface/Overlay	~97,400 GSF	30	6	\$212,000	\$252,000
123	Premier Roads - Resurface/Overlay	~114,200 GSF	30	7	\$242,000	\$290,000
124	Hillsboro Roads - Resurface/Overlay	~347,400 GSF	30	7	\$705,000	\$840,000
125	Cntry Hollow Rds- Resurface/Overlay	~463,700 GSF	30	10	\$934,000	\$1,050,000
126	Sterling Ridge Rds- Resurface/Ovrly	~98,200 GSF	25	5	\$221,000	\$261,000
127	Brookfield Rds - Resurface/Overlay	~303,000 GSF	30	11	\$622,000	\$737,000
128	South Ridge Rds - Resurface/Overlay	~147,500 GSF	30	12	\$324,000	\$381,000
129	Shared 91st Ave - Resurface/Overlay	~14,100 GSF	25	2	\$73,400	\$81,400
135	Asphalt to Storm Pond - Resrf/Ovrly	~25,740 GSF	25	5	\$150,000	\$168,000
137	Asphalt Paths - Resurface/Overlay	~4,520 GSF	25	5	\$26,400	\$29,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Fencing						
144	Winco Chain Link Fencing - Replace	~265 LF, 6' high 9 gauge	30	27	\$11,300	\$13,400
145	Ashford Wood Fence - Replace	~100 LF, wood board	15	0	\$3,610	\$4,640
147	Southridge Wood Fence - Replace	~100 LF, wood board	15	4	\$2,880	\$3,610
149	Hillsboro Wood Fence - Replace	~230 LF, wood board	15	3	\$6,470	\$8,270
151	Premier Wood Fence - Replace	~1,250 LF, wood board	15	2	\$34,800	\$45,000
155	Wood Board Fencing - Clean/Stain	~1,680 LF, board	3	0	\$8,860	\$12,500
160	Split Rail Fence - Replace	~200 LF, wood rail	12	3	\$2,860	\$3,820
161	Chain Link Fence, 4' - Replace	~500 LF, 4' chain link	30	11	\$8,760	\$11,300
162	Chain Link Pond Fence Original- Rpl	~4,000 LF, 6' chain link	30	11	\$95,300	\$115,000
163	Chain Link Pond Fence Added - Rpl	~1,663 LF, 6' chain link	30	26	\$31,800	\$42,400
164	Premier Chain Link Fencing - Replac	~640 LF, 6' chain link	30	11	\$15,200	\$18,400
Mailboxes						
205	Ashford Mailboxes - Replace	(5) metal cluster stands	20	6	\$8,090	\$11,300
206	Highlands Mailboxes - Repl 1 of 2	(2) of (6) cluster stands	20	17	\$4,120	\$4,940
206	Highlands Mailboxes - Repl 2 of 2	(4) of (6) cluster stands	20	0	\$8,240	\$9,890
207	Grayhawk Mailboxes - Replace	(8) metal cluster stands	20	0	\$13,000	\$18,100
208	Premier Mailboxes - Replace	(8) metal cluster stands	20	0	\$16,500	\$19,800
209	Hillsboro Old Mailboxes - Replace	(25) metal cluster stands	20	0	\$40,900	\$56,500
210	Hillsboro New Mailboxes - Replace	(2) metal cluster stands	20	4	\$3,390	\$4,480
211	Country Hollow Mailboxes - Replace	(34) metal cluster stands	20	0	\$70,000	\$84,000
213	Brookfield Mailboxes - Replace	(18) metal cluster stands	20	1	\$37,100	\$44,500
214	South Ridge Mailboxes - Replace	(11) metal cluster stands	20	1	\$22,700	\$27,200
Park Equipment/Assets						
340	Steel/Poly Playsets - Repair/Replc	(3) playsets	20	6	\$47,100	\$65,900
343	Brookfield Playset - Repair/Repl	(1) wood playset	20	10	\$15,700	\$22,000
344	South Ridge Set 1 of 2 -Rpr/Replace	(1) wood playset	20	9	\$15,700	\$22,000
345	South Ridge Set 2 of 2 -Rpr/Replace	(1) wood playset	20	15	\$15,700	\$27,000
346	Hillsboro Wood Playsets - Rpr/Replc	(2) playsets	20	0	\$31,300	\$43,800
347	Cntry Hollow Wood Playset - Rpr/Rpl	(1) Rainbow	20	0	\$15,600	\$21,900
400	Benches/Picnic Sets - Repair/Replc	~(14) pieces	20	0	\$9,730	\$14,900
Other Site/Grounds						
104	Gravel/Soft Trails - Replenish	Moderate areas	8	4	\$19,100	\$24,600
124	Metal Tunnel - Clean/Paint	~135' long x ~13' wide	15	12	\$7,000	\$9,130
169	Street Lights - Replace	~(137) fixtures/poles	30	10	\$188,000	\$224,000
182	Storm Sys/Ponds/Swales - Refurbish	Varies	7	4	\$37,600	\$43,800
Clubhouse Building						
420	Clubhouse Windows - Replace	~(50) wdws, vinyl	35	16	\$37,600	\$50,100
424	Clubhouse Exterior - Clk/Paint	~2,300 GSF	8	0	\$7,540	\$8,740
426	Clubhouse Siding - Repair/Replace	~2,300 GSF varies	50	38	\$28,800	\$43,300
428	Clubhouse Roof - Repair/Replace	~2,500 GSF, Laminated shg	30	11	\$11,600	\$14,100
430	Clubhouse Gutters/Dspts - Replace	~280 LF, metal	30	11	\$2,180	\$2,840
432	Clubhouse Interior Walls - Repaint	~2,500 GSF, metal	15	12	\$16,000	\$21,200
434	Clubhouse Carpeting - Replace	~140 SY	12	9	\$10,600	\$13,800
436	Clubhouse Kitchen/Appls - Refurbish	Cabinets, appliances	15	12	\$9,020	\$12,200
440	Clubhouse Bathrooms - Refurbish	(2) moderate size	15	12	\$4,260	\$9,400
444	Clubhouse HVAC - Repair/Replace	Bryant A/C	20	16	\$8,740	\$10,900
456	Clubhouse Fixtures/Rooms - Remodel	Assorted	15	12	\$5,790	\$8,090

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
458	Clubhouse Furniture/Decor - Replace	Moderate amount, asstd.	15	12	\$5,790	\$8,090
459	Water Heater - Replace	(1) Tankless Unit	20	16	\$6,370	\$8,490
950	Clubhouse Entry Access - Replace	Elite panel+small keypad	15	9	\$3,500	\$5,900
955	Surveillance Equipment - Replace	(1) system, cameras, etc	6	2	\$8,740	\$13,200
Clubhouse Area Outdoor Amenities						
125	Clubhouse Parking Lot - Resurface	~12,000 GSF asphalt	30	18	\$61,000	\$67,800
126	Clubhouse Prkng Lot - Seal/Rp/Strp	~12,000 GSF asphalt	5	0	\$3,180	\$4,110
147	Storage Shed - Repair/Repl	(1) wood structure	25	16	\$8,090	\$8,740
160	Clubhouse Prkg Lot Lights - Replace	(4) poles/lights	30	11	\$8,740	\$10,600
162	Bollard Lights - Replace	(4) bollard standards	20	1	\$2,840	\$4,260
320	Courts - Clean/Repair/Coating	~19,100 SF, (3) asph crts	10	7	\$29,100	\$34,500
321	Tennis Courts - Resurface	(2) std. 60' x 120 courts	40	17	\$56,500	\$69,000
323	Basketball Crt - Resurface	~60' x 120' asphalt	40	17	\$22,000	\$28,300
324	Court Chain Link Fencing - Replace	~720 LF, chain link	40	17	\$31,500	\$40,800
330	Basketball Standards - Replace	(2) poles/hoops, etc.	30	14	\$5,790	\$6,880
335	Play Equipment - Repair/Replace	(4) sets, misc.	20	1	\$56,500	\$69,000
337	Picnic Sets/Benches - Repair/Replc	~(9) pieces	20	1	\$6,330	\$9,730
101	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Monuments/Gates								
100	Ashford Gate Operators - Repl/Repr	\$11,190	X	6	/	15	=	\$4,476
101	Ashford Gates - Repaint/Refurbish	\$4,685	X	11	/	15	=	\$3,436
102	Ashford Entry Access - Replace/Repr	\$3,605	X	15	/	15	=	\$3,605
103	Hillsboro Gate Operators East -Rplc	\$11,190	X	4	/	15	=	\$2,984
103	Hillsboro Gate Operators Main -Rplc	\$11,190	X	4	/	15	=	\$2,984
103	Hillsboro Gate Operators West -Rplc	\$11,190	X	8	/	15	=	\$5,968
104	Grayhawk Gate Oper. Center - Repl	\$11,190	X	7	/	15	=	\$5,222
104	Grayhawk Gate Oprs, S & N - Replace	\$22,250	X	4	/	15	=	\$5,933
105	Premier Gate Ops, Back - Replace	\$11,190	X	4	/	15	=	\$2,984
105	Premier Gate Ops, Front - Replace	\$11,190	X	15	/	15	=	\$11,190
106	Gates (3 Nbhds) - Repaint/Refurbish	\$32,450	X	15	/	15	=	\$32,450
107	Hillsboro Entry Access - Replace	\$3,605	X	6	/	15	=	\$1,442
108	Grayhawk Entry Access - Replace	\$4,845	X	5	/	15	=	\$1,615
109	Premier Entry Access - Replace	\$4,790	X	1	/	15	=	\$319
110	C.Hollow Gate Op, Clbhse - Replace	\$11,190	X	1	/	15	=	\$746
111	C. Hollow Gate Op, 97th - Replace	\$11,190	X	1	/	15	=	\$746
112	C. Hollow Gate Op Gem Height - Rplc	\$11,190	X	1	/	15	=	\$746
115	Cntry Hollow Gates - Repaint/Refurb	\$14,000	X	15	/	15	=	\$14,000
116	Cntry Hollow Entry Access - Replace	\$4,790	X	5	/	15	=	\$1,597
196	Ashford Entry Sign - Replace	\$4,275	X	20	/	20	=	\$4,275
197	Highlands Monument - Refurbish	\$6,335	X	24	/	25	=	\$6,082
198	Grayhawk Monument - Refurbish	\$6,335	X	24	/	25	=	\$6,082
199	Premier Monument - Refurbish	\$6,335	X	24	/	25	=	\$6,082
200	Hillsboro Monument/Sign - Refurbish	\$6,335	X	23	/	25	=	\$5,828
201	Country Hollow Monument - Refurbish	\$6,335	X	20	/	25	=	\$5,068
203	South Ridge Monument - Refurbish	\$6,335	X	18	/	25	=	\$4,561
204	Brookfield Sign/Monument - Replace	\$4,685	X	8	/	25	=	\$1,499
Roads/Hard Surfaces								
110	Roads Condition - Evaluation/Survey	\$5,000	X	1	/	3	=	\$1,667
115	Sealcoat - Year 1 of 3	\$143,500	X	5	/	5	=	\$143,500
116	Sealcoat - Year 2 of 3	\$127,500	X	5	/	5	=	\$127,500
117	Sealcoat - Year 3 of 3	\$163,500	X	5	/	5	=	\$163,500
121	Ashford Roads - Resurface/Overlay	\$229,000	X	28	/	30	=	\$213,733
122	Grayhawk Roads - Resurface/Overlay	\$232,000	X	24	/	30	=	\$185,600
123	Premier Roads - Resurface/Overlay	\$266,000	X	23	/	30	=	\$203,933
124	Hillsboro Roads - Resurface/Overlay	\$772,500	X	23	/	30	=	\$592,250
125	Cntry Hollow Rds- Resurface/Overlay	\$992,000	X	20	/	30	=	\$661,333
126	Sterling Ridge Rds- Resurface/Ovrly	\$241,000	X	20	/	25	=	\$192,800
127	Brookfield Rds - Resurface/Overlay	\$679,500	X	19	/	30	=	\$430,350
128	South Ridge Rds - Resurface/Overlay	\$352,500	X	18	/	30	=	\$211,500
129	Shared 91st Ave - Resurface/Overlay	\$77,400	X	23	/	25	=	\$71,208
135	Asphalt to Storm Pond - Resrf/Ovrly	\$159,000	X	20	/	25	=	\$127,200
137	Asphalt Paths - Resurface/Overlay	\$27,950	X	20	/	25	=	\$22,360
Fencing								

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
144	Winco Chain Link Fencing - Replace	\$12,350	X	3	/	30	=	\$1,235
145	Ashford Wood Fence - Replace	\$4,125	X	15	/	15	=	\$4,125
147	Southridge Wood Fence - Replace	\$3,245	X	11	/	15	=	\$2,380
149	Hillsboro Wood Fence - Replace	\$7,370	X	12	/	15	=	\$5,896
151	Premier Wood Fence - Replace	\$39,900	X	13	/	15	=	\$34,580
155	Wood Board Fencing - Clean/Stain	\$10,680	X	3	/	3	=	\$10,680
160	Split Rail Fence - Replace	\$3,340	X	9	/	12	=	\$2,505
161	Chain Link Fence, 4' - Replace	\$10,030	X	19	/	30	=	\$6,352
162	Chain Link Pond Fence Original- Rpl	\$105,150	X	19	/	30	=	\$66,595
163	Chain Link Pond Fence Added - Rpl	\$37,100	X	4	/	30	=	\$4,947
164	Premier Chain Link Fencing - Replac	\$16,800	X	19	/	30	=	\$10,640
Mailboxes								
205	Ashford Mailboxes - Replace	\$9,695	X	14	/	20	=	\$6,787
206	Highlands Mailboxes - Repl 1 of 2	\$4,530	X	3	/	20	=	\$680
206	Highlands Mailboxes - Repl 2 of 2	\$9,065	X	20	/	20	=	\$9,065
207	Grayhawk Mailboxes - Replace	\$15,550	X	20	/	20	=	\$15,550
208	Premier Mailboxes - Replace	\$18,150	X	20	/	20	=	\$18,150
209	Hillsboro Old Mailboxes - Replace	\$48,700	X	20	/	20	=	\$48,700
210	Hillsboro New Mailboxes - Replace	\$3,935	X	16	/	20	=	\$3,148
211	Country Hollow Mailboxes - Replace	\$77,000	X	20	/	20	=	\$77,000
213	Brookfield Mailboxes - Replace	\$40,800	X	19	/	20	=	\$38,760
214	South Ridge Mailboxes - Replace	\$24,950	X	19	/	20	=	\$23,703
Park Equipment/Assets								
340	Steel/Poly Playsets - Repair/Replc	\$56,500	X	14	/	20	=	\$39,550
343	Brookfield Playset - Repair/Repl	\$18,850	X	10	/	20	=	\$9,425
344	South Ridge Set 1 of 2 -Rpr/Replace	\$18,850	X	11	/	20	=	\$10,368
345	South Ridge Set 2 of 2 -Rpr/Replace	\$21,350	X	5	/	20	=	\$5,338
346	Hillsboro Wood Playsets - Rpr/Replc	\$37,550	X	20	/	20	=	\$37,550
347	Cntry Hollow Wood Playset - Rpr/Rpl	\$18,750	X	20	/	20	=	\$18,750
400	Benches/Picnic Sets - Repair/Replc	\$12,315	X	20	/	20	=	\$12,315
Other Site/Grounds								
104	Gravel/Soft Trails - Replenish	\$21,850	X	4	/	8	=	\$10,925
124	Metal Tunnel - Clean/Paint	\$8,065	X	3	/	15	=	\$1,613
169	Street Lights - Replace	\$206,000	X	20	/	30	=	\$137,333
182	Storm Sys/Ponds/Swales - Refurbish	\$40,700	X	3	/	7	=	\$17,443
Clubhouse Building								
420	Clubhouse Windows - Replace	\$43,850	X	19	/	35	=	\$23,804
424	Clubhouse Exterior - Clk/Paint	\$8,140	X	8	/	8	=	\$8,140
426	Clubhouse Siding - Repair/Replace	\$36,050	X	12	/	50	=	\$8,652
428	Clubhouse Roof - Repair/Replace	\$12,850	X	19	/	30	=	\$8,138
430	Clubhouse Gutters/Dspts - Replace	\$2,510	X	19	/	30	=	\$1,590
432	Clubhouse Interior Walls - Repaint	\$18,600	X	3	/	15	=	\$3,720
434	Clubhouse Carpeting - Replace	\$12,200	X	3	/	12	=	\$3,050
436	Clubhouse Kitchen/Appls - Refurbish	\$10,610	X	3	/	15	=	\$2,122
440	Clubhouse Bathrooms - Refurbish	\$6,830	X	3	/	15	=	\$1,366
444	Clubhouse HVAC - Repair/Replace	\$9,820	X	4	/	20	=	\$1,964
456	Clubhouse Fixtures/Rooms - Remodel	\$6,940	X	3	/	15	=	\$1,388
458	Clubhouse Furniture/Decor - Replace	\$6,940	X	3	/	15	=	\$1,388
459	Water Heater - Replace	\$7,430	X	4	/	20	=	\$1,486

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
950	Clubhouse Entry Access - Replace	\$4,700	X	6	/	15	=	\$1,880
955	Surveillance Equipment - Replace	\$10,970	X	4	/	6	=	\$7,313
Clubhouse Area Outdoor Amenities								
125	Clubhouse Parking Lot - Resurface	\$64,400	X	12	/	30	=	\$25,760
126	Clubhouse Prkng Lot - Seal/Rp/Strp	\$3,645	X	5	/	5	=	\$3,645
147	Storage Shed - Repair/Repl	\$8,415	X	9	/	25	=	\$3,029
160	Clubhouse Prkg Lot Lights - Replace	\$9,670	X	19	/	30	=	\$6,124
162	Bollard Lights - Replace	\$3,550	X	19	/	20	=	\$3,373
320	Courts - Clean/Repair/Coating	\$31,800	X	3	/	10	=	\$9,540
321	Tennis Courts - Resurface	\$62,750	X	23	/	40	=	\$36,081
323	Basketball Crt - Resurface	\$25,150	X	23	/	40	=	\$14,461
324	Court Chain Link Fencing - Replace	\$36,150	X	23	/	40	=	\$20,786
330	Basketball Standards - Replace	\$6,335	X	16	/	30	=	\$3,379
335	Play Equipment - Repair/Replace	\$62,750	X	19	/	20	=	\$59,613
337	Picnic Sets/Benches - Repair/Replc	\$8,030	X	19	/	20	=	\$7,629
								\$4,451,861

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Monuments/Gates				
100 Ashford Gate Operators - Repl/Repr	15	\$11,190	\$746	0.23 %
101 Ashford Gates - Repaint/Refurbish	15	\$4,685	\$312	0.10 %
102 Ashford Entry Access - Replace/Repr	15	\$3,605	\$240	0.08 %
103 Hillsboro Gate Operators East -Rplc	15	\$11,190	\$746	0.23 %
103 Hillsboro Gate Operators Main -Rplc	15	\$11,190	\$746	0.23 %
103 Hillsboro Gate Operators West -Rplc	15	\$11,190	\$746	0.23 %
104 Grayhawk Gate Oper. Center - Repl	15	\$11,190	\$746	0.23 %
104 Grayhawk Gate Oprs, S & N - Replace	15	\$22,250	\$1,483	0.47 %
105 Premier Gate Ops, Back - Replace	15	\$11,190	\$746	0.23 %
105 Premier Gate Ops, Front - Replace	15	\$11,190	\$746	0.23 %
106 Gates (3 Nbhds) - Repaint/Refurbish	15	\$32,450	\$2,163	0.68 %
107 Hillsboro Entry Access - Replace	15	\$3,605	\$240	0.08 %
108 Grayhawk Entry Access - Replace	15	\$4,845	\$323	0.10 %
109 Premier Entry Access - Replace	15	\$4,790	\$319	0.10 %
110 C.Hollow Gate Op, Clbhse - Replace	15	\$11,190	\$746	0.23 %
111 C. Hollow Gate Op, 97th - Replace	15	\$11,190	\$746	0.23 %
112 C. Hollow Gate Op Gem Height - Rplc	15	\$11,190	\$746	0.23 %
115 Cntry Hollow Gates - Repaint/Refurb	15	\$14,000	\$933	0.29 %
116 Cntry Hollow Entry Access - Replace	15	\$4,790	\$319	0.10 %
196 Ashford Entry Sign - Replace	20	\$4,275	\$214	0.07 %
197 Highlands Monument - Refurbish	25	\$6,335	\$253	0.08 %
198 Grayhawk Monument - Refurbish	25	\$6,335	\$253	0.08 %
199 Premier Monument - Refurbish	25	\$6,335	\$253	0.08 %
200 Hillsboro Monument/Sign - Refurbish	25	\$6,335	\$253	0.08 %
201 Country Hollow Monument - Refurbish	25	\$6,335	\$253	0.08 %
203 South Ridge Monument - Refurbish	25	\$6,335	\$253	0.08 %
204 Brookfield Sign/Monument - Replace	25	\$4,685	\$187	0.06 %
Roads/Hard Surfaces				
110 Roads Condition - Evaluation/Survey	3	\$5,000	\$1,667	0.52 %
115 Sealcoat - Year 1 of 3	5	\$143,500	\$28,700	9.03 %
116 Sealcoat - Year 2 of 3	5	\$127,500	\$25,500	8.02 %
117 Sealcoat - Year 3 of 3	5	\$163,500	\$32,700	10.29 %
121 Ashford Roads - Resurface/Overlay	30	\$229,000	\$7,633	2.40 %
122 Grayhawk Roads - Resurface/Overlay	30	\$232,000	\$7,733	2.43 %
123 Premier Roads - Resurface/Overlay	30	\$266,000	\$8,867	2.79 %
124 Hillsboro Roads - Resurface/Overlay	30	\$772,500	\$25,750	8.10 %
125 Cntry Hollow Rds- Resurface/Overlay	30	\$992,000	\$33,067	10.40 %
126 Sterling Ridge Rds- Resurface/Ovrly	25	\$241,000	\$9,640	3.03 %
127 Brookfield Rds - Resurface/Overlay	30	\$679,500	\$22,650	7.13 %
128 South Ridge Rds - Resurface/Overlay	30	\$352,500	\$11,750	3.70 %
129 Shared 91st Ave - Resurface/Overlay	25	\$77,400	\$3,096	0.97 %
135 Asphalt to Storm Pond - Resrf/Ovrly	25	\$159,000	\$6,360	2.00 %
137 Asphalt Paths - Resurface/Overlay	25	\$27,950	\$1,118	0.35 %
Fencing				

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
144 Winco Chain Link Fencing - Replace	30	\$12,350	\$412	0.13 %
145 Ashford Wood Fence - Replace	15	\$4,125	\$275	0.09 %
147 Southridge Wood Fence - Replace	15	\$3,245	\$216	0.07 %
149 Hillsboro Wood Fence - Replace	15	\$7,370	\$491	0.15 %
151 Premier Wood Fence - Replace	15	\$39,900	\$2,660	0.84 %
155 Wood Board Fencing - Clean/Stain	3	\$10,680	\$3,560	1.12 %
160 Split Rail Fence - Replace	12	\$3,340	\$278	0.09 %
161 Chain Link Fence, 4' - Replace	30	\$10,030	\$334	0.11 %
162 Chain Link Pond Fence Original- Rpl	30	\$105,150	\$3,505	1.10 %
163 Chain Link Pond Fence Added - Rpl	30	\$37,100	\$1,237	0.39 %
164 Premier Chain Link Fencing - Replac	30	\$16,800	\$560	0.18 %
Mailboxes				
205 Ashford Mailboxes - Replace	20	\$9,695	\$485	0.15 %
206 Highlands Mailboxes - Repl 1 of 2	20	\$4,530	\$227	0.07 %
206 Highlands Mailboxes - Repl 2 of 2	20	\$9,065	\$453	0.14 %
207 Grayhawk Mailboxes - Replace	20	\$15,550	\$778	0.24 %
208 Premier Mailboxes - Replace	20	\$18,150	\$908	0.29 %
209 Hillsboro Old Mailboxes - Replace	20	\$48,700	\$2,435	0.77 %
210 Hillsboro New Mailboxes - Replace	20	\$3,935	\$197	0.06 %
211 Country Hollow Mailboxes - Replace	20	\$77,000	\$3,850	1.21 %
213 Brookfield Mailboxes - Replace	20	\$40,800	\$2,040	0.64 %
214 South Ridge Mailboxes - Replace	20	\$24,950	\$1,248	0.39 %
Park Equipment/Assets				
340 Steel/Poly Playsets - Repair/Replc	20	\$56,500	\$2,825	0.89 %
343 Brookfield Playset - Repair/Repl	20	\$18,850	\$943	0.30 %
344 South Ridge Set 1 of 2 -Rpr/Replace	20	\$18,850	\$943	0.30 %
345 South Ridge Set 2 of 2 -Rpr/Replace	20	\$21,350	\$1,068	0.34 %
346 Hillsboro Wood Playsets - Rpr/Replc	20	\$37,550	\$1,878	0.59 %
347 Cntry Hollow Wood Playset - Rpr/Rpl	20	\$18,750	\$938	0.29 %
400 Benches/Picnic Sets - Repair/Replc	20	\$12,315	\$616	0.19 %
Other Site/Grounds				
104 Gravel/Soft Trails - Replenish	8	\$21,850	\$2,731	0.86 %
124 Metal Tunnel - Clean/Paint	15	\$8,065	\$538	0.17 %
169 Street Lights - Replace	30	\$206,000	\$6,867	2.16 %
182 Storm Sys/Ponds/Swales - Refurbish	7	\$40,700	\$5,814	1.83 %
Clubhouse Building				
420 Clubhouse Windows - Replace	35	\$43,850	\$1,253	0.39 %
424 Clubhouse Exterior - Clk/Paint	8	\$8,140	\$1,018	0.32 %
426 Clubhouse Siding - Repair/Replace	50	\$36,050	\$721	0.23 %
428 Clubhouse Roof - Repair/Replace	30	\$12,850	\$428	0.13 %
430 Clubhouse Gutters/Dspts - Replace	30	\$2,510	\$84	0.03 %
432 Clubhouse Interior Walls - Repaint	15	\$18,600	\$1,240	0.39 %
434 Clubhouse Carpeting - Replace	12	\$12,200	\$1,017	0.32 %
436 Clubhouse Kitchen/Appls - Refurbish	15	\$10,610	\$707	0.22 %
440 Clubhouse Bathrooms - Refurbish	15	\$6,830	\$455	0.14 %
444 Clubhouse HVAC - Repair/Replace	20	\$9,820	\$491	0.15 %
456 Clubhouse Fixtures/Rooms - Remodel	15	\$6,940	\$463	0.15 %
458 Clubhouse Furniture/Decor - Replace	15	\$6,940	\$463	0.15 %
459 Water Heater - Replace	20	\$7,430	\$372	0.12 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
950	Clubhouse Entry Access - Replace	15	\$4,700	\$313	0.10 %
955	Surveillance Equipment - Replace	6	\$10,970	\$1,828	0.58 %
Clubhouse Area Outdoor Amenities					
125	Clubhouse Parking Lot - Resurface	30	\$64,400	\$2,147	0.68 %
126	Clubhouse Prkng Lot - Seal/Rp/Strp	5	\$3,645	\$729	0.23 %
147	Storage Shed - Repair/Repl	25	\$8,415	\$337	0.11 %
160	Clubhouse Prkg Lot Lights - Replace	30	\$9,670	\$322	0.10 %
162	Bollard Lights - Replace	20	\$3,550	\$178	0.06 %
320	Courts - Clean/Repair/Coating	10	\$31,800	\$3,180	1.00 %
321	Tennis Courts - Resurface	40	\$62,750	\$1,569	0.49 %
323	Basketball Crt - Resurface	40	\$25,150	\$629	0.20 %
324	Court Chain Link Fencing - Replace	40	\$36,150	\$904	0.28 %
330	Basketball Standards - Replace	30	\$6,335	\$211	0.07 %
335	Play Equipment - Repair/Replace	20	\$62,750	\$3,138	0.99 %
337	Picnic Sets/Benches - Repair/Replc	20	\$8,030	\$402	0.13 %
101	Total Funded Components			\$317,848	100.00 %

30-Year Reserve Plan Summary

Report # 22848-10
No-Site-Visit

Fiscal Year Start: 2024

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2024	\$2,796,327	\$4,451,861	62.8 %	Medium	0.00 %	\$426,000	\$0	\$26,396	\$763,690
2025	\$2,485,033	\$4,126,199	60.2 %	Medium	3.00 %	\$438,780	\$0	\$26,345	\$163,858
2026	\$2,786,301	\$4,418,417	63.1 %	Medium	3.00 %	\$451,943	\$0	\$28,297	\$391,053
2027	\$2,875,488	\$4,495,506	64.0 %	Medium	3.00 %	\$465,502	\$0	\$31,108	\$23,373
2028	\$3,348,724	\$4,964,038	67.5 %	Medium	3.00 %	\$479,467	\$0	\$35,629	\$83,755
2029	\$3,780,065	\$5,395,165	70.1 %	Low	3.00 %	\$493,851	\$0	\$35,346	\$1,017,182
2030	\$3,292,080	\$4,888,849	67.3 %	Medium	3.00 %	\$508,666	\$0	\$33,775	\$368,813
2031	\$3,465,708	\$5,046,551	68.7 %	Medium	3.00 %	\$523,926	\$0	\$30,728	\$1,337,888
2032	\$2,682,474	\$4,222,564	63.5 %	Medium	3.00 %	\$539,644	\$0	\$29,434	\$44,717
2033	\$3,206,835	\$4,717,902	68.0 %	Medium	3.00 %	\$555,833	\$0	\$34,606	\$79,885
2034	\$3,717,390	\$5,204,319	71.4 %	Low	3.00 %	\$572,508	\$0	\$28,983	\$2,237,124
2035	\$2,081,759	\$3,496,187	59.5 %	Medium	3.00 %	\$589,684	\$0	\$17,353	\$1,298,453
2036	\$1,390,343	\$2,716,842	51.2 %	Medium	3.00 %	\$607,374	\$0	\$13,845	\$631,633
2037	\$1,379,929	\$2,614,535	52.8 %	Medium	3.00 %	\$625,595	\$0	\$17,005	\$0
2038	\$2,022,529	\$3,173,745	63.7 %	Medium	3.00 %	\$644,363	\$0	\$23,094	\$91,761
2039	\$2,598,225	\$3,669,640	70.8 %	Low	3.00 %	\$663,694	\$0	\$25,218	\$839,565
2040	\$2,447,572	\$3,425,030	71.5 %	Low	3.00 %	\$683,605	\$0	\$27,396	\$124,613
2041	\$3,033,960	\$3,924,784	77.3 %	Low	3.00 %	\$704,113	\$0	\$32,273	\$347,040
2042	\$3,423,305	\$4,226,191	81.0 %	Low	3.00 %	\$725,236	\$0	\$36,980	\$209,655
2043	\$3,975,867	\$4,694,381	84.7 %	Low	3.00 %	\$746,994	\$0	\$43,624	\$13,905
2044	\$4,752,579	\$5,394,959	88.1 %	Low	3.00 %	\$769,403	\$0	\$45,101	\$1,295,560
2045	\$4,271,524	\$4,813,673	88.7 %	Low	3.00 %	\$792,485	\$0	\$45,369	\$303,154
2046	\$4,806,226	\$5,254,865	91.5 %	Low	3.00 %	\$816,260	\$0	\$52,276	\$21,441
2047	\$5,653,320	\$6,017,727	93.9 %	Low	3.00 %	\$840,748	\$0	\$60,856	\$31,952
2048	\$6,522,971	\$6,811,468	95.8 %	Low	3.00 %	\$865,970	\$0	\$69,448	\$85,886
2049	\$7,372,504	\$7,592,853	97.1 %	Low	3.00 %	\$891,949	\$0	\$73,407	\$1,022,769
2050	\$7,315,091	\$7,452,655	98.2 %	Low	3.00 %	\$918,708	\$0	\$75,999	\$418,573
2051	\$7,891,225	\$7,951,138	99.2 %	Low	3.00 %	\$946,269	\$0	\$81,798	\$444,013
2052	\$8,475,279	\$8,459,551	100.2 %	Low	3.00 %	\$974,657	\$0	\$89,787	\$49,991
2053	\$9,489,732	\$9,410,877	100.8 %	Low	3.00 %	\$1,003,897	\$0	\$99,640	\$146,602

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 22848-10
No-Site-Visit

Fiscal Year Start: 2024

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase	Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual					
2024	\$2,796,327	\$4,451,861	62.8 %	Medium	-19.48 %	\$343,000	\$0	\$25,979	\$763,690	
2025	\$2,401,616	\$4,126,199	58.2 %	Medium	3.00 %	\$353,290	\$0	\$25,078	\$163,858	
2026	\$2,616,127	\$4,418,417	59.2 %	Medium	3.00 %	\$363,889	\$0	\$26,145	\$391,053	
2027	\$2,615,107	\$4,495,506	58.2 %	Medium	3.00 %	\$374,805	\$0	\$28,037	\$23,373	
2028	\$2,994,576	\$4,964,038	60.3 %	Medium	3.00 %	\$386,050	\$0	\$31,602	\$83,755	
2029	\$3,328,472	\$5,395,165	61.7 %	Medium	3.00 %	\$397,631	\$0	\$30,326	\$1,017,182	
2030	\$2,739,247	\$4,888,849	56.0 %	Medium	3.00 %	\$409,560	\$0	\$27,723	\$368,813	
2031	\$2,807,717	\$5,046,551	55.6 %	Medium	3.00 %	\$421,847	\$0	\$23,605	\$1,337,888	
2032	\$1,915,281	\$4,222,564	45.4 %	Medium	3.00 %	\$434,502	\$0	\$21,199	\$44,717	
2033	\$2,326,265	\$4,717,902	49.3 %	Medium	3.00 %	\$447,537	\$0	\$25,216	\$79,885	
2034	\$2,719,134	\$5,204,319	52.2 %	Medium	3.00 %	\$460,963	\$0	\$18,395	\$2,237,124	
2035	\$961,368	\$3,496,187	27.5 %	High	3.00 %	\$474,792	\$0	\$5,521	\$1,298,453	
2036	\$143,228	\$2,716,842	5.3 %	High	3.00 %	\$489,036	\$0	\$723	\$631,633	
2037	\$1,354	\$2,614,535	0.1 %	High	3.00 %	\$503,707	\$0	\$2,544	\$0	
2038	\$507,604	\$3,173,745	16.0 %	High	3.00 %	\$518,818	\$0	\$7,244	\$91,761	
2039	\$941,906	\$3,669,640	25.7 %	High	3.00 %	\$534,383	\$0	\$7,929	\$839,565	
2040	\$644,653	\$3,425,030	18.8 %	High	3.00 %	\$550,414	\$0	\$8,615	\$124,613	
2041	\$1,079,069	\$3,924,784	27.5 %	High	3.00 %	\$566,927	\$0	\$11,945	\$347,040	
2042	\$1,310,900	\$4,226,191	31.0 %	Medium	3.00 %	\$583,935	\$0	\$15,049	\$209,655	
2043	\$1,700,229	\$4,694,381	36.2 %	Medium	3.00 %	\$601,453	\$0	\$20,032	\$13,905	
2044	\$2,307,808	\$5,394,959	42.8 %	Medium	3.00 %	\$619,496	\$0	\$19,788	\$1,295,560	
2045	\$1,651,533	\$4,813,673	34.3 %	Medium	3.00 %	\$638,081	\$0	\$18,274	\$303,154	
2046	\$2,004,734	\$5,254,865	38.2 %	Medium	3.00 %	\$657,223	\$0	\$23,333	\$21,441	
2047	\$2,663,849	\$6,017,727	44.3 %	Medium	3.00 %	\$676,940	\$0	\$30,001	\$31,952	
2048	\$3,338,838	\$6,811,468	49.0 %	Medium	3.00 %	\$697,248	\$0	\$36,613	\$85,886	
2049	\$3,986,813	\$7,592,853	52.5 %	Medium	3.00 %	\$718,166	\$0	\$38,521	\$1,022,769	
2050	\$3,720,732	\$7,452,655	49.9 %	Medium	3.00 %	\$739,711	\$0	\$38,991	\$418,573	
2051	\$4,080,861	\$7,951,138	51.3 %	Medium	3.00 %	\$761,902	\$0	\$42,593	\$444,013	
2052	\$4,441,343	\$8,459,551	52.5 %	Medium	3.00 %	\$784,759	\$0	\$48,308	\$49,991	
2053	\$5,224,419	\$9,410,877	55.5 %	Medium	3.00 %	\$808,302	\$0	\$55,808	\$146,602	

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$2,796,327	\$2,485,033	\$2,786,301	\$2,875,488	\$3,348,724
Annual Reserve Funding	\$426,000	\$438,780	\$451,943	\$465,502	\$479,467
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$26,396	\$26,345	\$28,297	\$31,108	\$35,629
Total Income	\$3,248,723	\$2,950,158	\$3,266,541	\$3,372,098	\$3,863,820
# Component					
Monuments/Gates					
100 Ashford Gate Operators - Repl/Repr	\$0	\$0	\$0	\$0	\$0
101 Ashford Gates - Repaint/Refurbish	\$0	\$0	\$0	\$0	\$5,273
102 Ashford Entry Access - Replace/Repr	\$3,605	\$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	\$11,190	\$0	\$0	\$0	\$0
106 Gates (3 Nbhds) - Repaint/Refurbish	\$32,450	\$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	\$14,000	\$0	\$0	\$0	\$0
116 Cntry Hollow Entry Access - Replace	\$0	\$0	\$0	\$0	\$0
196 Ashford Entry Sign - Replace	\$4,275	\$0	\$0	\$0	\$0
197 Highlands Monument - Refurbish	\$0	\$6,525	\$0	\$0	\$0
198 Grayhawk Monument - Refurbish	\$0	\$6,525	\$0	\$0	\$0
199 Premier Monument - Refurbish	\$0	\$6,525	\$0	\$0	\$0
200 Hillsboro Monument/Sign - Refurbish	\$0	\$0	\$6,721	\$0	\$0
201 Country Hollow Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
203 South Ridge Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
204 Brookfield Sign/Monument - Replace	\$0	\$0	\$0	\$0	\$0
Roads/Hard Surfaces					
110 Roads Condition - Evaluation/Survey	\$0	\$0	\$5,305	\$0	\$0
115 Sealcoat - Year 1 of 3	\$143,500	\$0	\$0	\$0	\$0
116 Sealcoat - Year 2 of 3	\$127,500	\$0	\$0	\$0	\$0
117 Sealcoat - Year 3 of 3	\$163,500	\$0	\$0	\$0	\$0
121 Ashford Roads - Resurface/Overlay	\$0	\$0	\$242,946	\$0	\$0
122 Grayhawk Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
123 Premier Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
124 Hillsboro Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
125 Cntry Hollow Rds- Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
126 Sterling Ridge Rds- Resurface/Ovrly	\$0	\$0	\$0	\$0	\$0
127 Brookfield Rds - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
128 South Ridge Rds - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
129 Shared 91st Ave - Resurface/Overlay	\$0	\$0	\$82,114	\$0	\$0
135 Asphalt to Storm Pond - Resrf/Ovrly	\$0	\$0	\$0	\$0	\$0
137 Asphalt Paths - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
Fencing					
144 Winco Chain Link Fencing - Replace	\$0	\$0	\$0	\$0	\$0
145 Ashford Wood Fence - Replace	\$4,125	\$0	\$0	\$0	\$0
147 Southridge Wood Fence - Replace	\$0	\$0	\$0	\$0	\$3,652
149 Hillsboro Wood Fence - Replace	\$0	\$0	\$0	\$8,053	\$0
151 Premier Wood Fence - Replace	\$0	\$0	\$42,330	\$0	\$0
155 Wood Board Fencing - Clean/Stain	\$10,680	\$0	\$0	\$11,670	\$0
160 Split Rail Fence - Replace	\$0	\$0	\$0	\$3,650	\$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

Fiscal Year	2024	2025	2026	2027	2028
164 Premier Chain Link Fencing - Replac	\$0	\$0	\$0	\$0	\$0
Mailboxes					
205 Ashford Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
206 Highlands Mailboxes - Repl 1 of 2	\$0	\$0	\$0	\$0	\$0
206 Highlands Mailboxes - Repl 2 of 2	\$9,065	\$0	\$0	\$0	\$0
207 Grayhawk Mailboxes - Replace	\$15,550	\$0	\$0	\$0	\$0
208 Premier Mailboxes - Replace	\$18,150	\$0	\$0	\$0	\$0
209 Hillsboro Old Mailboxes - Replace	\$48,700	\$0	\$0	\$0	\$0
210 Hillsboro New Mailboxes - Replace	\$0	\$0	\$0	\$0	\$4,429
211 Country Hollow Mailboxes - Replace	\$77,000	\$0	\$0	\$0	\$0
213 Brookfield Mailboxes - Replace	\$0	\$42,024	\$0	\$0	\$0
214 South Ridge Mailboxes - Replace	\$0	\$25,699	\$0	\$0	\$0
Park Equipment/Assets					
340 Steel/Poly Playsets - Repair/Replc	\$0	\$0	\$0	\$0	\$0
343 Brookfield Playset - Repair/Repl	\$0	\$0	\$0	\$0	\$0
344 South Ridge Set 1 of 2 -Rpr/Replace	\$0	\$0	\$0	\$0	\$0
345 South Ridge Set 2 of 2 -Rpr/Replace	\$0	\$0	\$0	\$0	\$0
346 Hillsboro Wood Playsets - Rpr/Replc	\$37,550	\$0	\$0	\$0	\$0
347 Cntry Hollow Wood Playset - Rpr/Rpl	\$18,750	\$0	\$0	\$0	\$0
400 Benches/Picnic Sets - Repair/Replc	\$12,315	\$0	\$0	\$0	\$0
Other Site/Grounds					
104 Gravel/Soft Trails - Replenish	\$0	\$0	\$0	\$0	\$24,592
124 Metal Tunnel - Clean/Paint	\$0	\$0	\$0	\$0	\$0
169 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
182 Storm Sys/Ponds/Swales - Refurbish	\$0	\$0	\$0	\$0	\$45,808
Clubhouse Building					
420 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
424 Clubhouse Exterior - Clk/Paint	\$8,140	\$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 Carpeting - 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	\$11,638	\$0	\$0
Clubhouse Area Outdoor Amenities					
125 Clubhouse Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
126 Clubhouse Prkng Lot - Seal/Rp/Strp	\$3,645	\$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	\$3,657	\$0	\$0	\$0
320 Courts - Clean/Repair/Coating	\$0	\$0	\$0	\$0	\$0
321 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
323 Basketball Crt - 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	\$64,633	\$0	\$0	\$0
337 Picnic Sets/Benches - Repair/Replc	\$0	\$8,271	\$0	\$0	\$0
Total Expenses	\$763,690	\$163,858	\$391,053	\$23,373	\$83,755
Ending Reserve Balance	\$2,485,033	\$2,786,301	\$2,875,488	\$3,348,724	\$3,780,065

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$3,780,065	\$3,292,080	\$3,465,708	\$2,682,474	\$3,206,835
Annual Reserve Funding	\$493,851	\$508,666	\$523,926	\$539,644	\$555,833
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$35,346	\$33,775	\$30,728	\$29,434	\$34,606
Total Income	\$4,309,262	\$3,834,521	\$4,020,362	\$3,251,552	\$3,797,275
# Component					
Monuments/Gates					
100 Ashford Gate Operators - Repl/Repr	\$0	\$0	\$0	\$0	\$14,600
101 Ashford Gates - Repaint/Refurbish	\$0	\$0	\$0	\$0	\$0
102 Ashford Entry Access - Replace/Repr	\$0	\$0	\$0	\$0	\$0
103 Hillsboro Gate Operators East -Rplc	\$0	\$0	\$0	\$0	\$0
103 Hillsboro Gate Operators Main -Rplc	\$0	\$0	\$0	\$0	\$0
103 Hillsboro Gate Operators West -Rplc	\$0	\$0	\$13,762	\$0	\$0
104 Grayhawk Gate Oper. Center - Repl	\$0	\$0	\$0	\$14,175	\$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	\$0	\$0	\$0	\$0	\$0
107 Hillsboro Entry Access - Replace	\$0	\$0	\$0	\$0	\$4,704
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, Clbse - Replace	\$0	\$0	\$0	\$0	\$0
111 C. Hollow Gate Op, 97th - Replace	\$0	\$0	\$0	\$0	\$0
112 C. Hollow Gate Op Gem Height - Rplc	\$0	\$0	\$0	\$0	\$0
115 Cntry Hollow Gates - Repaint/Refurb	\$0	\$0	\$0	\$0	\$0
116 Cntry Hollow Entry Access - Replace	\$0	\$0	\$0	\$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	\$7,344	\$0	\$0	\$0	\$0
203 South Ridge Monument - Refurbish	\$0	\$0	\$7,791	\$0	\$0
204 Brookfield Sign/Monument - Replace	\$0	\$0	\$0	\$0	\$0
Roads/Hard Surfaces					
110 Roads Condition - Evaluation/Survey	\$5,796	\$0	\$0	\$6,334	\$0
115 Sealcoat - Year 1 of 3	\$166,356	\$0	\$0	\$0	\$0
116 Sealcoat - Year 2 of 3	\$147,807	\$0	\$0	\$0	\$0
117 Sealcoat - Year 3 of 3	\$189,541	\$0	\$0	\$0	\$0
121 Ashford Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
122 Grayhawk Roads - Resurface/Overlay	\$0	\$277,020	\$0	\$0	\$0
123 Premier Roads - Resurface/Overlay	\$0	\$0	\$327,146	\$0	\$0
124 Hillsboro Roads - Resurface/Overlay	\$0	\$0	\$950,078	\$0	\$0
125 Cntry Hollow Rds- Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
126 Sterling Ridge Rds- Resurface/Ovrly	\$279,385	\$0	\$0	\$0	\$0
127 Brookfield Rds - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
128 South Ridge Rds - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
129 Shared 91st Ave - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
135 Asphalt to Storm Pond - Resrf/Ovrly	\$184,325	\$0	\$0	\$0	\$0
137 Asphalt Paths - Resurface/Overlay	\$32,402	\$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	\$12,752	\$0	\$0	\$13,935
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	\$11,576	\$0	\$0	\$0
206 Highlands Mailboxes - Repl 1 of 2	\$0	\$0	\$0	\$0	\$0
206 Highlands Mailboxes - Repl 2 of 2	\$0	\$0	\$0	\$0	\$0
207 Grayhawk Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
208 Premier Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
209 Hillsboro Old Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
210 Hillsboro New Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
211 Country Hollow Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
213 Brookfield Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
214 South Ridge Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Park Equipment/Assets					
340 Steel/Poly Playsets - Repair/Replc	\$0	\$67,464	\$0	\$0	\$0
343 Brookfield Playset - Repair/Repl	\$0	\$0	\$0	\$0	\$0
344 South Ridge Set 1 of 2 -Rpr/Replace	\$0	\$0	\$0	\$0	\$24,595
345 South Ridge Set 2 of 2 -Rpr/Replace	\$0	\$0	\$0	\$0	\$0
346 Hillsboro Wood Playsets - Rpr/Replc	\$0	\$0	\$0	\$0	\$0
347 Cntry Hollow Wood Playset - Rpr/Rpl	\$0	\$0	\$0	\$0	\$0
400 Benches/Picnic Sets - Repair/Replc	\$0	\$0	\$0	\$0	\$0
Other Site/Grounds					
104 Gravel/Soft Trails - Replenish	\$0	\$0	\$0	\$0	\$0
124 Metal Tunnel - Clean/Paint	\$0	\$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	\$10,312	\$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 Carpeting - Replace	\$0	\$0	\$0	\$0	\$15,918
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	\$6,132
955 Surveillance Equipment - Replace	\$0	\$0	\$0	\$13,896	\$0
Clubhouse Area Outdoor Amenities					
125 Clubhouse Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
126 Clubhouse Prkng Lot - Seal/Rp/Strp	\$4,226	\$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	\$39,110	\$0	\$0
321 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
323 Basketball Crt - Resurface	\$0	\$0	\$0	\$0	\$0
324 Court Chain Link Fencing - Replace	\$0	\$0	\$0	\$0	\$0
330 Basketball Standards - Replace	\$0	\$0	\$0	\$0	\$0
335 Play Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$0
337 Picnic Sets/Benches - Repair/Replc	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,017,182	\$368,813	\$1,337,888	\$44,717	\$79,885
Ending Reserve Balance	\$3,292,080	\$3,465,708	\$2,682,474	\$3,206,835	\$3,717,390

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$3,717,390	\$2,081,759	\$1,390,343	\$1,379,929	\$2,022,529
Annual Reserve Funding	\$572,508	\$589,684	\$607,374	\$625,595	\$644,363
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$28,983	\$17,353	\$13,845	\$17,005	\$23,094
Total Income	\$4,318,882	\$2,688,795	\$2,011,562	\$2,022,529	\$2,689,986
# 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	\$15,490	\$0	\$0	\$0
103 Hillsboro Gate Operators Main -Rplc	\$0	\$15,490	\$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	\$30,799	\$0	\$0	\$0
105 Premier Gate Ops, Back - Replace	\$0	\$15,490	\$0	\$0	\$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	\$0	\$0	\$0	\$0
108 Grayhawk Entry Access - Replace	\$6,511	\$0	\$0	\$0	\$0
109 Premier Entry Access - Replace	\$0	\$0	\$0	\$0	\$7,245
110 C.Hollow Gate Op, Clbhse - Replace	\$0	\$0	\$0	\$0	\$16,926
111 C. Hollow Gate Op, 97th - Replace	\$0	\$0	\$0	\$0	\$16,926
112 C. Hollow Gate Op Gem Height - Rplc	\$0	\$0	\$0	\$0	\$16,926
115 Cntry Hollow Gates - Repaint/Refurb	\$0	\$0	\$0	\$0	\$0
116 Cntry Hollow Entry Access - Replace	\$6,437	\$0	\$0	\$0	\$0
196 Ashford Entry Sign - Replace	\$0	\$0	\$0	\$0	\$0
197 Highlands Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
198 Grayhawk Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
199 Premier Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
200 Hillsboro Monument/Sign - Refurbish	\$0	\$0	\$0	\$0	\$0
201 Country Hollow Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
203 South Ridge Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
204 Brookfield Sign/Monument - Replace	\$0	\$0	\$0	\$0	\$0
Roads/Hard Surfaces					
110 Roads Condition - Evaluation/Survey	\$0	\$6,921	\$0	\$0	\$7,563
115 Sealcoat - Year 1 of 3	\$192,852	\$0	\$0	\$0	\$0
116 Sealcoat - Year 2 of 3	\$171,349	\$0	\$0	\$0	\$0
117 Sealcoat - Year 3 of 3	\$219,730	\$0	\$0	\$0	\$0
121 Ashford Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
122 Grayhawk Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
123 Premier Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
124 Hillsboro Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
125 Cntry Hollow Rds- Resurface/Overlay	\$1,333,165	\$0	\$0	\$0	\$0
126 Sterling Ridge Rds- Resurface/Ovrly	\$0	\$0	\$0	\$0	\$0
127 Brookfield Rds - Resurface/Overlay	\$0	\$940,587	\$0	\$0	\$0
128 South Ridge Rds - Resurface/Overlay	\$0	\$0	\$502,581	\$0	\$0
129 Shared 91st Ave - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
135 Asphalt to Storm Pond - Resrf/Ovrly	\$0	\$0	\$0	\$0	\$0
137 Asphalt Paths - Resurface/Overlay	\$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	\$0	\$15,227	\$0	\$0
160 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
161 Chain Link Fence, 4' - Replace	\$0	\$13,884	\$0	\$0	\$0
162 Chain Link Pond Fence Original- Rpl	\$0	\$145,552	\$0	\$0	\$0
163 Chain Link Pond Fence Added - Rpl	\$0	\$0	\$0	\$0	\$0
164 Premier Chain Link Fencing - Replac	\$0	\$23,255	\$0	\$0	\$0
Mailboxes					
205 Ashford Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
206 Highlands Mailboxes - Repl 1 of 2	\$0	\$0	\$0	\$0	\$0
206 Highlands Mailboxes - Repl 2 of 2	\$0	\$0	\$0	\$0	\$0
207 Grayhawk Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
208 Premier Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
209 Hillsboro Old Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
210 Hillsboro New Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
211 Country Hollow Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
213 Brookfield Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
214 South Ridge Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Park Equipment/Assets					
340 Steel/Poly Playsets - Repair/Replc	\$0	\$0	\$0	\$0	\$0
343 Brookfield Playset - Repair/Repl	\$25,333	\$0	\$0	\$0	\$0
344 South Ridge Set 1 of 2 -Rpr/Replace	\$0	\$0	\$0	\$0	\$0
345 South Ridge Set 2 of 2 -Rpr/Replace	\$0	\$0	\$0	\$0	\$0
346 Hillsboro Wood Playsets - Rpr/Replc	\$0	\$0	\$0	\$0	\$0
347 Cntry Hollow Wood Playset - Rpr/Rpl	\$0	\$0	\$0	\$0	\$0
400 Benches/Picnic Sets - Repair/Replc	\$0	\$0	\$0	\$0	\$0
Other Site/Grounds					
104 Gravel/Soft Trails - Replenish	\$0	\$0	\$31,153	\$0	\$0
124 Metal Tunnel - Clean/Paint	\$0	\$0	\$11,499	\$0	\$0
169 Street Lights - Replace	\$276,847	\$0	\$0	\$0	\$0
182 Storm Sys/Ponds/Swales - Refurbish	\$0	\$56,338	\$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	\$17,787	\$0	\$0	\$0
430 Clubhouse Gutters/Dspts - Replace	\$0	\$3,474	\$0	\$0	\$0
432 Clubhouse Interior Walls - Repaint	\$0	\$0	\$26,519	\$0	\$0
434 Clubhouse Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
436 Clubhouse Kitchen/Appls - Refurbish	\$0	\$0	\$15,127	\$0	\$0
440 Clubhouse Bathrooms - Refurbish	\$0	\$0	\$9,738	\$0	\$0
444 Clubhouse HVAC - Repair/Replace	\$0	\$0	\$0	\$0	\$0
456 Clubhouse Fixtures/Rooms - Remodel	\$0	\$0	\$9,895	\$0	\$0
458 Clubhouse Furniture/Decor - Replace	\$0	\$0	\$9,895	\$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	\$16,593
Clubhouse Area Outdoor Amenities					
125 Clubhouse Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
126 Clubhouse Prkng Lot - Seal/Rp/Strp	\$4,899	\$0	\$0	\$0	\$0
147 Storage Shed - Repair/Repl	\$0	\$0	\$0	\$0	\$0
160 Clubhouse Prkg Lot Lights - Replace	\$0	\$13,386	\$0	\$0	\$0
162 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
320 Courts - Clean/Repair/Coating	\$0	\$0	\$0	\$0	\$0
321 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
323 Basketball Crt - 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	\$9,582
335 Play Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$0
337 Picnic Sets/Benches - Repair/Replc	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$2,237,124	\$1,298,453	\$631,633	\$0	\$91,761
Ending Reserve Balance	\$2,081,759	\$1,390,343	\$1,379,929	\$2,022,529	\$2,598,225

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$2,598,225	\$2,447,572	\$3,033,960	\$3,423,305	\$3,975,867
Annual Reserve Funding	\$663,694	\$683,605	\$704,113	\$725,236	\$746,994
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$25,218	\$27,396	\$32,273	\$36,980	\$43,624
Total Income	\$3,287,137	\$3,158,573	\$3,770,345	\$4,185,522	\$4,766,484
# Component					
Monuments/Gates					
100 Ashford Gate Operators - Repl/Repr	\$0	\$0	\$0	\$0	\$0
101 Ashford Gates - Repaint/Refurbish	\$0	\$0	\$0	\$0	\$8,215
102 Ashford Entry Access - Replace/Repr	\$5,616	\$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	\$17,434	\$0	\$0	\$0	\$0
106 Gates (3 Nbhds) - Repaint/Refurbish	\$50,556	\$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, Clbse - 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	\$21,812	\$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	\$7,744	\$0	\$0
Roads/Hard Surfaces					
110 Roads Condition - Evaluation/Survey	\$0	\$0	\$8,264	\$0	\$0
115 Sealcoat - Year 1 of 3	\$223,568	\$0	\$0	\$0	\$0
116 Sealcoat - Year 2 of 3	\$198,641	\$0	\$0	\$0	\$0
117 Sealcoat - Year 3 of 3	\$254,728	\$0	\$0	\$0	\$0
121 Ashford Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
122 Grayhawk Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
123 Premier Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
124 Hillsboro Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
125 Cntry Hollow Rds- Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
126 Sterling Ridge Rds- Resurface/Ovrly	\$0	\$0	\$0	\$0	\$0
127 Brookfield Rds - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
128 South Ridge Rds - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
129 Shared 91st Ave - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
135 Asphalt to Storm Pond - Resrf/Ovrly	\$0	\$0	\$0	\$0	\$0
137 Asphalt Paths - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
Fencing					
144 Winco Chain Link Fencing - Replace	\$0	\$0	\$0	\$0	\$0
145 Ashford Wood Fence - Replace	\$6,427	\$0	\$0	\$0	\$0
147 Southridge Wood Fence - Replace	\$0	\$0	\$0	\$0	\$5,690
149 Hillsboro Wood Fence - Replace	\$0	\$0	\$0	\$12,547	\$0
151 Premier Wood Fence - Replace	\$0	\$0	\$65,949	\$0	\$0
155 Wood Board Fencing - Clean/Stain	\$16,639	\$0	\$0	\$18,182	\$0
160 Split Rail Fence - Replace	\$5,204	\$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 - Repl 1 of 2	\$0	\$0	\$7,487	\$0	\$0
206 Highlands Mailboxes - Repl 2 of 2	\$0	\$0	\$0	\$0	\$0
207 Grayhawk Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
208 Premier Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
209 Hillsboro Old Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
210 Hillsboro New Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
211 Country Hollow Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
213 Brookfield Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
214 South Ridge Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Park Equipment/Assets					
340 Steel/Poly Playsets - Repair/Replc	\$0	\$0	\$0	\$0	\$0
343 Brookfield Playset - Repair/Repl	\$0	\$0	\$0	\$0	\$0
344 South Ridge Set 1 of 2 -Rpr/Replace	\$0	\$0	\$0	\$0	\$0
345 South Ridge Set 2 of 2 -Rpr/Replace	\$33,263	\$0	\$0	\$0	\$0
346 Hillsboro Wood Playsets - Rpr/Replc	\$0	\$0	\$0	\$0	\$0
347 Cntry Hollow Wood Playset - Rpr/Rpl	\$0	\$0	\$0	\$0	\$0
400 Benches/Picnic Sets - Repair/Replc	\$0	\$0	\$0	\$0	\$0
Other Site/Grounds					
104 Gravel/Soft Trails - Replenish	\$0	\$0	\$0	\$0	\$0
124 Metal Tunnel - Clean/Paint	\$0	\$0	\$0	\$0	\$0
169 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
182 Storm Sys/Ponds/Swales - Refurbish	\$0	\$0	\$0	\$69,289	\$0
Clubhouse Building					
420 Clubhouse Windows - Replace	\$0	\$70,366	\$0	\$0	\$0
424 Clubhouse Exterior - Clk/Paint	\$0	\$13,062	\$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 Carpeting - 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	\$15,758	\$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	\$11,923	\$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	\$109,637	\$0
126 Clubhouse Prkng Lot - Seal/Rp/Strp	\$5,679	\$0	\$0	\$0	\$0
147 Storage Shed - Repair/Repl	\$0	\$13,504	\$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	\$52,561	\$0	\$0
321 Tennis Courts - Resurface	\$0	\$0	\$103,716	\$0	\$0
323 Basketball Crt - Resurface	\$0	\$0	\$41,569	\$0	\$0
324 Court Chain Link Fencing - Replace	\$0	\$0	\$59,750	\$0	\$0
330 Basketball Standards - Replace	\$0	\$0	\$0	\$0	\$0
335 Play Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$0
337 Picnic Sets/Benches - Repair/Replc	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$839,565	\$124,613	\$347,040	\$209,655	\$13,905
Ending Reserve Balance	\$2,447,572	\$3,033,960	\$3,423,305	\$3,975,867	\$4,752,579

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$4,752,579	\$4,271,524	\$4,806,226	\$5,653,320	\$6,522,971
Annual Reserve Funding	\$769,403	\$792,485	\$816,260	\$840,748	\$865,970
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$45,101	\$45,369	\$52,276	\$60,856	\$69,448
Total Income	\$5,567,084	\$5,109,379	\$5,674,761	\$6,554,923	\$7,458,389
# Component					
Monuments/Gates					
100 Ashford Gate Operators - Repl/Repr	\$0	\$0	\$0	\$0	\$22,747
101 Ashford Gates - Repaint/Refurbish	\$0	\$0	\$0	\$0	\$0
102 Ashford Entry Access - Replace/Repr	\$0	\$0	\$0	\$0	\$0
103 Hillsboro Gate Operators East -Rplc	\$0	\$0	\$0	\$0	\$0
103 Hillsboro Gate Operators Main -Rplc	\$0	\$0	\$0	\$0	\$0
103 Hillsboro Gate Operators West -Rplc	\$0	\$0	\$21,441	\$0	\$0
104 Grayhawk Gate Oper. Center - Repl	\$0	\$0	\$0	\$22,084	\$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	\$0	\$0	\$0	\$0	\$0
107 Hillsboro Entry Access - Replace	\$0	\$0	\$0	\$0	\$7,328
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, Clbse - Replace	\$0	\$0	\$0	\$0	\$0
111 C. Hollow Gate Op, 97th - Replace	\$0	\$0	\$0	\$0	\$0
112 C. Hollow Gate Op Gem Height - Rplc	\$0	\$0	\$0	\$0	\$0
115 Cntry Hollow Gates - Repaint/Refurb	\$0	\$0	\$0	\$0	\$0
116 Cntry Hollow Entry Access - Replace	\$0	\$0	\$0	\$0	\$0
196 Ashford Entry Sign - Replace	\$7,721	\$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	\$9,031	\$0	\$0	\$9,868	\$0
115 Sealcoat - Year 1 of 3	\$259,177	\$0	\$0	\$0	\$0
116 Sealcoat - Year 2 of 3	\$230,279	\$0	\$0	\$0	\$0
117 Sealcoat - Year 3 of 3	\$295,299	\$0	\$0	\$0	\$0
121 Ashford Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
122 Grayhawk Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
123 Premier Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
124 Hillsboro Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
125 Cntry Hollow Rds- Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
126 Sterling Ridge Rds- Resurface/Ovrly	\$0	\$0	\$0	\$0	\$0
127 Brookfield Rds - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
128 South Ridge Rds - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
129 Shared 91st Ave - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
135 Asphalt to Storm Pond - Resrf/Ovrly	\$0	\$0	\$0	\$0	\$0
137 Asphalt Paths - Resurface/Overlay	\$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	\$19,868	\$0	\$0	\$21,710
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 - Repl 1 of 2	\$0	\$0	\$0	\$0	\$0
206 Highlands Mailboxes - Repl 2 of 2	\$16,372	\$0	\$0	\$0	\$0
207 Grayhawk Mailboxes - Replace	\$28,085	\$0	\$0	\$0	\$0

Fiscal Year	2044	2045	2046	2047	2048
208 Premier Mailboxes - Replace	\$32,781	\$0	\$0	\$0	\$0
209 Hillsboro Old Mailboxes - Replace	\$87,958	\$0	\$0	\$0	\$0
210 Hillsboro New Mailboxes - Replace	\$0	\$0	\$0	\$0	\$7,999
211 Country Hollow Mailboxes - Replace	\$139,071	\$0	\$0	\$0	\$0
213 Brookfield Mailboxes - Replace	\$0	\$75,900	\$0	\$0	\$0
214 South Ridge Mailboxes - Replace	\$0	\$46,414	\$0	\$0	\$0
Park Equipment/Assets					
340 Steel/Poly Playsets - Repair/Replc	\$0	\$0	\$0	\$0	\$0
343 Brookfield Playset - Repair/Repl	\$0	\$0	\$0	\$0	\$0
344 South Ridge Set 1 of 2 -Rpr/Replace	\$0	\$0	\$0	\$0	\$0
345 South Ridge Set 2 of 2 -Rpr/Replace	\$0	\$0	\$0	\$0	\$0
346 Hillsboro Wood Playsets - Rpr/Replc	\$67,819	\$0	\$0	\$0	\$0
347 Cntry Hollow Wood Playset - Rpr/Rpl	\$33,865	\$0	\$0	\$0	\$0
400 Benches/Picnic Sets - Repair/Replc	\$22,242	\$0	\$0	\$0	\$0
Other Site/Grounds					
104 Gravel/Soft Trails - Replenish	\$39,464	\$0	\$0	\$0	\$0
124 Metal Tunnel - Clean/Paint	\$0	\$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	\$16,547
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 Carpeting - Replace	\$0	\$22,696	\$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	\$9,554
955 Surveillance Equipment - Replace	\$19,813	\$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	\$6,583	\$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	\$6,604	\$0	\$0	\$0
320 Courts - Clean/Repair/Coating	\$0	\$0	\$0	\$0	\$0
321 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
323 Basketball Crt - 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	\$116,733	\$0	\$0	\$0
337 Picnic Sets/Benches - Repair/Replc	\$0	\$14,938	\$0	\$0	\$0
Total Expenses	\$1,295,560	\$303,154	\$21,441	\$31,952	\$85,886
Ending Reserve Balance	\$4,271,524	\$4,806,226	\$5,653,320	\$6,522,971	\$7,372,504

Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$7,372,504	\$7,315,091	\$7,891,225	\$8,475,279	\$9,489,732
Annual Reserve Funding	\$891,949	\$918,708	\$946,269	\$974,657	\$1,003,897
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$73,407	\$75,999	\$81,798	\$89,787	\$99,640
Total Income	\$8,337,860	\$8,309,798	\$8,919,292	\$9,539,723	\$10,593,268
# 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	\$24,132	\$0	\$0	\$0
103 Hillsboro Gate Operators Main -Rplc	\$0	\$24,132	\$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	\$47,984	\$0	\$0	\$0
105 Premier Gate Ops, Back - Replace	\$0	\$24,132	\$0	\$0	\$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	\$0	\$0	\$0	\$0
108 Grayhawk Entry Access - Replace	\$10,144	\$0	\$0	\$0	\$0
109 Premier Entry Access - Replace	\$0	\$0	\$0	\$0	\$11,288
110 C.Hollow Gate Op, Clbhse - Replace	\$0	\$0	\$0	\$0	\$26,370
111 C. Hollow Gate Op, 97th - Replace	\$0	\$0	\$0	\$0	\$26,370
112 C. Hollow Gate Op Gem Height - Rplc	\$0	\$0	\$0	\$0	\$26,370
115 Cntry Hollow Gates - Repaint/Refurb	\$0	\$0	\$0	\$0	\$0
116 Cntry Hollow Entry Access - Replace	\$10,029	\$0	\$0	\$0	\$0
196 Ashford Entry Sign - Replace	\$0	\$0	\$0	\$0	\$0
197 Highlands Monument - Refurbish	\$0	\$13,662	\$0	\$0	\$0
198 Grayhawk Monument - Refurbish	\$0	\$13,662	\$0	\$0	\$0
199 Premier Monument - Refurbish	\$0	\$13,662	\$0	\$0	\$0
200 Hillsboro Monument/Sign - Refurbish	\$0	\$0	\$14,072	\$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	\$10,783	\$0	\$0	\$11,783
115 Sealcoat - Year 1 of 3	\$300,457	\$0	\$0	\$0	\$0
116 Sealcoat - Year 2 of 3	\$266,957	\$0	\$0	\$0	\$0
117 Sealcoat - Year 3 of 3	\$342,333	\$0	\$0	\$0	\$0
121 Ashford Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
122 Grayhawk Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
123 Premier Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
124 Hillsboro Roads - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
125 Cntry Hollow Rds- Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
126 Sterling Ridge Rds- Resurface/Ovrly	\$0	\$0	\$0	\$0	\$0
127 Brookfield Rds - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
128 South Ridge Rds - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
129 Shared 91st Ave - Resurface/Overlay	\$0	\$0	\$171,928	\$0	\$0
135 Asphalt to Storm Pond - Resrf/Ovrly	\$0	\$0	\$0	\$0	\$0
137 Asphalt Paths - Resurface/Overlay	\$0	\$0	\$0	\$0	\$0
Fencing					
144 Winco Chain Link Fencing - Replace	\$0	\$0	\$27,433	\$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	\$0	\$23,723	\$0	\$0
160 Split Rail Fence - Replace	\$0	\$0	\$7,419	\$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	\$80,010	\$0	\$0	\$0
164 Premier Chain Link Fencing - Replac	\$0	\$0	\$0	\$0	\$0
Mailboxes					
205 Ashford Mailboxes - Replace	\$0	\$20,908	\$0	\$0	\$0
206 Highlands Mailboxes - Repl 1 of 2	\$0	\$0	\$0	\$0	\$0
206 Highlands Mailboxes - Repl 2 of 2	\$0	\$0	\$0	\$0	\$0
207 Grayhawk Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
208 Premier Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
209 Hillsboro Old Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
210 Hillsboro New Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
211 Country Hollow Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
213 Brookfield Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
214 South Ridge Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Park Equipment/Assets					
340 Steel/Poly Playsets - Repair/Replc	\$0	\$121,847	\$0	\$0	\$0
343 Brookfield Playset - Repair/Repl	\$0	\$0	\$0	\$0	\$0
344 South Ridge Set 1 of 2 -Rpr/Replace	\$0	\$0	\$0	\$0	\$44,421
345 South Ridge Set 2 of 2 -Rpr/Replace	\$0	\$0	\$0	\$0	\$0
346 Hillsboro Wood Playsets - Rpr/Replc	\$0	\$0	\$0	\$0	\$0
347 Cntry Hollow Wood Playset - Rpr/Rpl	\$0	\$0	\$0	\$0	\$0
400 Benches/Picnic Sets - Repair/Replc	\$0	\$0	\$0	\$0	\$0
Other Site/Grounds					
104 Gravel/Soft Trails - Replenish	\$0	\$0	\$0	\$49,991	\$0
124 Metal Tunnel - Clean/Paint	\$0	\$0	\$17,915	\$0	\$0
169 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
182 Storm Sys/Ponds/Swales - Refurbish	\$85,217	\$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	\$41,316	\$0	\$0
434 Clubhouse Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
436 Clubhouse Kitchen/Apppls - Refurbish	\$0	\$0	\$23,568	\$0	\$0
440 Clubhouse Bathrooms - Refurbish	\$0	\$0	\$15,171	\$0	\$0
444 Clubhouse HVAC - Repair/Replace	\$0	\$0	\$0	\$0	\$0
456 Clubhouse Fixtures/Rooms - Remodel	\$0	\$0	\$15,416	\$0	\$0
458 Clubhouse Furniture/Decor - Replace	\$0	\$0	\$15,416	\$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	\$23,658	\$0	\$0	\$0
Clubhouse Area Outdoor Amenities					
125 Clubhouse Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
126 Clubhouse Prkng Lot - Seal/Rp/Strp	\$7,632	\$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	\$70,637	\$0	\$0
321 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
323 Basketball Crt - Resurface	\$0	\$0	\$0	\$0	\$0
324 Court Chain Link Fencing - Replace	\$0	\$0	\$0	\$0	\$0
330 Basketball Standards - Replace	\$0	\$0	\$0	\$0	\$0
335 Play Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$0
337 Picnic Sets/Benches - Repair/Replc	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,022,769	\$418,573	\$444,013	\$49,991	\$146,602
Ending Reserve Balance	\$7,315,091	\$7,891,225	\$8,475,279	\$9,489,732	\$10,446,666

"The 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 you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair or replacement of a reserve component."

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Christian Colunga, company President, is a credentialed Reserve Specialist (#208). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
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) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Monuments/Gates

Comp #: 100 Ashford Gate Operators - Repl/Repr**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: 9 years

Best Case: \$ 9,580

Worst Case: \$12,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 101 Ashford Gates - Repaint/Refurbish**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: 4 years

Best Case: \$ 3,500

Worst Case: \$5,870

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 102 Ashford Entry Access - Replace/Repr**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

Best Case: \$ 3,060

Worst Case: \$4,150

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 103 Hillsboro Gate Operators East -Rplc**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 underway to replace arms at each side and new covers at exit side.

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 9,580

Worst Case: \$12,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 103 Hillsboro Gate Operators Main -Rplc**Quantity: (2) Elite swing arms**

Location: Swing arm operators at middle/main gate

Funded?: Yes.

History: Replaced in 2019, previously installed around 1999-2001

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study. Local repairs in 2023.

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 9,580

Worst Case: \$12,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 103 Hillsboro Gate Operators West -Rplc**Quantity: (2) Liftmaster swing arms**

Location: Swing arm operators at far West entry/exit gate (across from Clubhouse area)

Funded?: Yes.

History: Installed in 2016

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 15 years

Remaining Life: 7 years

Best Case: \$ 9,580

Worst Case: \$12,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 104 Grayhawk Gate Oper. Center - Repl**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: 8 years

Best Case: \$ 9,580

Worst Case: \$12,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 104 Grayhawk Gate Oprs, S & N - Replace**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: 11 years

Best Case: \$ 19,100

Worst Case: \$25,400

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 105 Premier Gate Ops, Back - Replace**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: 11 years

Best Case: \$ 9,580

Worst Case: \$12,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 105 Premier Gate Ops, Front - Replace**Quantity: (2) Elite ground mount**

Location: Swing arm operators at Premier entry/exit gates

Funded?: Yes.

History: Replaced in 2023

Comments: Remaining useful life reset based on replacement of operators in 2023.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 9,580

Worst Case: \$12,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 106 Gates (3 Nbhds) - Repaint/Refurbish**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

Best Case: \$ 24,300

Worst Case: \$40,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 107 Hillsboro Entry Access - Replace**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: 9 years

Best Case: \$ 3,090

Worst Case: \$4,120

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 108 Grayhawk Entry Access - Replace**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: 10 years

Best Case: \$ 4,640

Worst Case: \$5,050

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 109 Premier Entry Access - Replace**Quantity: (1) Linear 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: Being replaced in 2023. *Specs. state Linear panel.

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 4,530

Worst Case: \$5,050

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 110 C.Hollow Gate Op, Cibhse - Replace**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: Majority of components for system replaced in 2023; includes arms on both sides, gearboxes, output shafts, sprocket kits, Maglock on the gate, gate edge on exit side, cover for entry side machine and Knox key switch.

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 9,580

Worst Case: \$12,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 111 C. Hollow Gate Op, 97th - Replace**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: Planned for 2023; previously replaced in 2017

Comments: Remaining useful life reset based on replacement of operators in 2023.

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 9,580

Worst Case: \$12,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 112 C. Hollow Gate Op Gem Height - Rplc**Quantity: (3) 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 reset based on replacement of operators in 2023.

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 9,580

Worst Case: \$12,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 115 Cntry Hollow Gates - Repaint/Refurb**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

Best Case: \$ 10,500

Worst Case: \$17,500

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 116 Cntry Hollow Entry Access - Replace**Quantity: (1) DKS panel**

Location: Mounted within monument at entry to Country Hollow community at Country Hollow 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: 10 years

Best Case: \$ 4,530

Worst Case: \$5,050

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 195 176th/Gem Hght Monument - Refurbish**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:

Best Case:

Worst Case:

Cost Source:

Comp #: 196 Ashford Entry Sign - Replace**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

Best Case: \$ 3,710

Worst Case: \$4,840

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 197 Highlands Monument - Refurbish**Quantity: (1) masonry/concrete**

Location: Entry area to Highlands community along Gem Heights Dr.

Funded?: Yes.

History: Unknown, most likely original to about 1996

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 1 years

Best Case: \$ 5,150

Worst Case: \$7,520

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 198 Grayhawk Monument - Refurbish**Quantity: (1) masonry/concrete**

Location: Main entry area to Grayhawk community along Gem Heights Dr.

Funded?: Yes.

History: Unknown, assumed between 1999-2000

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 1 years

Best Case: \$ 5,150

Worst Case: \$7,520

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 199 Premier Monument - Refurbish**Quantity: (1) masonry/concrete**

Location: Main entry area to Premier community along Gem Heights Dr.

Funded?: Yes.

History: Unknown, assumed around 2001-2002

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 1 years

Best Case: \$ 5,150

Worst Case: \$7,520

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 200 Hillsboro Monument/Sign - Refurbish**Quantity: (1) wood sign/brick wall**

Location: Main entry area to Hillsboro community along Gem Heights Dr.

Funded?: Yes.

History: Unknown, assumed around 2001

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 2 years

Best Case: \$ 5,150

Worst Case: \$7,520

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 201 Country Hollow Monument - Refurbish**Quantity: (1) masonry/concrete**

Location: Main entry area to Country Hollow community along Silver Creek Ave.

Funded?: Yes.

History: Unknown, around 2004 at development

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 5 years

Best Case: \$ 5,150

Worst Case: \$7,520

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 202 Sterling Ridge Entry Sign - Replace**Quantity: (1) wood/stone sign**

Location: Entry/exit area to Sterling Ridge community

Funded?: No. Sterling Ridge COA responsible not Silver Creek

History: Unknown, assumed about 2004 during development

Comments: Not funded, no changes from previous reserve study. Funding removed during the 2020 reserve study update as reported to us this is a COA community and not under any sub-association or Silver Creek therefore no funding included in this study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 203 South Ridge Monument - Refurbish**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: 7 years

Best Case: \$ 5,150

Worst Case: \$7,520

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 204 Brookfield Sign/Monument - Replace**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: 17 years

Best Case: \$ 3,500

Worst Case: \$5,870

Cost Source: ARI Cost Database: Similar Project

Cost History

Roads/Hard Surfaces

Comp #: 100 Concrete Sidewalks - Repair/Replace**Quantity: 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:

Best Case:

Worst Case:

Cost Source:

Comp #: 102 Roadway Curbs - Repair/Replace**Quantity: Extensive concrete**

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:

Best Case:

Worst Case:

Cost Source:

Comp #: 103 Misc. Concrete - Repair/Replace**Quantity: Moderate square feet**

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:

Best Case:

Worst Case:

Cost Source:

Comp #: 110 Roads Condition - Evaluation/Survey**Quantity: ~38 miles, asphalt**

Location: Private roads/alleys throughout community (except Highlands which are public)

Funded?: Yes.

History: Budgeted for 2023; last evaluation/survey in 2017

Comments: Remaining useful life reset as Association has budgeted for 2023; cost inflated.

Useful Life: 3 years

Remaining Life: 2 years

Best Case: \$ 4,000

Worst Case: \$6,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 115 Sealcoat - Year 1 of 3**Quantity: *551,678***

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

Best Case: \$ 137,000

Worst Case: \$150,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 116 Sealcoat - Year 2 of 3**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

Best Case: \$ 114,000

Worst Case: \$141,000

Cost Source: Inflated cost: Scot's Sealcoat

Comp #: 117 Sealcoat - Year 3 of 3**Quantity: *579,516 SF**

Location: Country Hollow and South Ridge

Funded?: Yes.

History: Completed in 2019

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 150,000

Worst Case: \$177,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 121 Ashford Roads - Resurface/Overlay**Quantity: ~80,800 GSF**

Location: Roads throughout Ashford community

Funded?: Yes.

History: None known

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 208,000

Worst Case: \$250,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 122 Grayhawk Roads - Resurface/Overlay**Quantity: ~97,400 GSF**

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: 6 years

Best Case: \$ 212,000

Worst Case: \$252,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 123 Premier Roads - Resurface/Overlay**Quantity: ~114,200 GSF**

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: 7 years

Best Case: \$ 242,000

Worst Case: \$290,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 124 Hillsboro Roads - Resurface/Overlay**Quantity: ~347,400 GSF**

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: 7 years

Best Case: \$ 705,000

Worst Case: \$840,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 125 Cntry Hollow Rds - Resurface/Overlay**Quantity: ~463,700 GSF**

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: 10 years

Best Case: \$ 934,000

Worst Case: \$1,050,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 126 Sterling Ridge Rds- Resurface/Ovrly**Quantity: ~98,200 GSF**

Location: Roads throughout Sterling Ridge community

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: 5 years

Best Case: \$ 221,000

Worst Case: \$261,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 127 Brookfield Rds - Resurface/Overlay**Quantity: ~303,000 GSF**

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: 11 years

Best Case: \$ 622,000

Worst Case: \$737,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 128 South Ridge Rds - Resurface/Overlay**Quantity: ~147,500 GSF**

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: 12 years

Best Case: \$ 324,000

Worst Case: \$381,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 129 Shared 91st Ave - Resurface/Overlay**Quantity: ~14,100 GSF**

Location: Stretch of 91st Ave. from 176th St. to the north to the back gate of Premier

Funded?: Yes.

History: None known

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 2 years

Best Case: \$ 73,400

Worst Case: \$81,400

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 135 Asphalt to Storm Pond - Resurf/Ovrly**Quantity: ~25,740 GSF**

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: 5 years

Best Case: \$ 150,000

Worst Case: \$168,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 137 Asphalt Paths - Resurface/Overlay**Quantity: ~4,520 GSF**

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: 5 years

Best Case: \$ 26,400

Worst Case: \$29,500

Cost Source: ARI Cost Database: Similar Project

Cost History

Fencing

Comp #: 100 Fencing - Removed**Quantity: See comments**

Location: Primarily locations along Silver Creek Ave.
Funded?: No. Association not taking financial responsibility
History: See comments
Comments: Not funded - no changes from previous reserve study.
Useful Life:
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 144 Winco Chain Link Fencing - Replace**Quantity: ~265 LF, 6' high 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
Best Case: \$ 11,300
Cost Source: Inflated Client Cost History: Coatney Fence

Remaining Life: 27 years
Worst Case: \$13,400

Comp #: 145 Ashford Wood Fence - Replace**Quantity: ~100 LF, wood board**

Location: At entry gate to 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: 15 years
Best Case: \$ 3,610
Cost Source: ARI Cost Database: Similar Project
Cost History

Remaining Life: 0 years
Worst Case: \$4,640

Comp #: 147 Southridge Wood Fence - Replace**Quantity: ~100 LF, 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
Best Case: \$ 2,880
Cost Source: ARI Cost Database: Similar Project
Cost History

Remaining Life: 4 years
Worst Case: \$3,610

Comp #: 149 Hillsboro Wood Fence - Replace**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
Best Case: \$ 6,470
Cost Source: ARI Cost Database: Similar Project
Cost History

Remaining Life: 3 years
Worst Case: \$8,270

Comp #: 151 Premier Wood Fence - Replace**Quantity: ~1,250 LF, wood board**

Location: At detention ponds at main gated entry, adjacent to pond at 176th Ct., perimeter of property near 88th pond, 89th Ave. cul-de-sac, 91st Ave. E.
Funded?: Yes.
History: Replaced about 2011
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years
Best Case: \$ 34,800
Cost Source: ARI Cost Database: Similar Project
Cost History

Remaining Life: 2 years
Worst Case: \$45,000

Comp #: 155 Wood Board Fencing - Clean/Stain**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

Best Case: \$ 8,860

Worst Case: \$12,500

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 160 Split Rail Fence - Replace**Quantity: ~200 LF, wood rail**

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: 3 years

Best Case: \$ 2,860

Worst Case: \$3,820

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 161 Chain Link Fence, 4' - Replace**Quantity: ~500 LF, 4' chain link**

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: 11 years

Best Case: \$ 8,760

Worst Case: \$11,300

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 162 Chain Link Pond Fence Original- Rpl**Quantity: ~4,000 LF, 6' chain link**

Location: Surrounding drainage ponds within Country Hollow, Hillsboro and Sterliing Ridge

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: 11 years

Best Case: \$ 95,300

Worst Case: \$115,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 163 Chain Link Pond Fence Added - Rpl**Quantity: ~1,663 LF, 6' chain link**

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: 26 years

Best Case: \$ 31,800

Worst Case: \$42,400

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 164 Premier Chain Link Fencing - Replac**Quantity: ~640 LF, 6' chain link**

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: 11 years

Best Case: \$ 15,200

Worst Case: \$18,400

Cost Source: ARI Cost Database: Similar Project

Cost History

Mailboxes

Comp #: 205 Ashford Mailboxes - Replace**Quantity: (5) metal cluster stands**

Location: Along roads throughout 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: 6 years

Best Case: \$ 8,090

Worst Case: \$11,300

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 206 Highlands Mailboxes - Repl 1 of 2**Quantity: (2) of (6) cluster stands**

Location: Along roads throughout community

Funded?: Yes.

History: Replaced in 2021

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 17 years

Best Case: \$ 4,120

Worst Case: \$4,940

Cost Source: Inflated Client Cost History: The

Mailbox Connections

Comp #: 206 Highlands Mailboxes - Repl 2 of 2**Quantity: (4) of (6) cluster stands**

Location: Along roads throughout community

Funded?: Yes.

History: Last in 2001

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

One recently replaced due to accident.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 8,240

Worst Case: \$9,890

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 207 Grayhawk Mailboxes - Replace**Quantity: (8) metal cluster stands**

Location: Along roads throughout community

Funded?: Yes.

History: 2000 DOM

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

Best Case: \$ 13,000

Worst Case: \$18,100

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 208 Premier Mailboxes - Replace**Quantity: (8) metal cluster stands**

Location: Along roads throughout community

Funded?: Yes.

History: Date of manufacture attached to units is 2001

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

Best Case: \$ 16,500

Worst Case: \$19,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 209 Hillsboro Old Mailboxes - Replace**Quantity: (25) metal cluster stands**

Location: Along roads throughout community

Funded?: Yes.

History: Date of manufacture attached to units is 2000

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

Best Case: \$ 40,900

Worst Case: \$56,500

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 210 Hillsboro New Mailboxes - Replace**Quantity: (2) metal cluster stands**

Location: Along roads throughout community

Funded?: Yes.

History: Installed in 2008

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 3,390

Worst Case: \$4,480

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 211 Country Hollow Mailboxes - Replace**Quantity: (34) metal cluster stands**

Location: Along roads throughout community

Funded?: Yes.

History: Date of manufacture attached to units is 2003 (2 replaced in 2021 due to vandalism)

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

Best Case: \$ 70,000

Worst Case: \$84,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 212 Sterling Ridge Mailboxes - Replace**Quantity: (11) metal cluster stands**

Location: Along roads throughout community

Funded?: No. Sterling Ridge COA responsible not Silver Creek

History: Date of manufacture attached to units is 2005

Comments: Not funded - no changes from previous reserve study. Funding removed during the 2020 reserve study update as reported to us this is a COA community and not under any sub-association or Silver Creek therefore no funding included in this study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 213 Brookfield Mailboxes - Replace**Quantity: (18) metal cluster stands**

Location: Along roads throughout community

Funded?: Yes.

History: Date of manufacture attached to units is 2005

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 37,100

Worst Case: \$44,500

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 214 South Ridge Mailboxes - Replace**Quantity: (11) metal cluster stands**

Location: Along roads throughout community

Funded?: Yes.

History: Date of manufacture attached to units is 2005

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 22,700

Worst Case: \$27,200

Cost Source: ARI Cost Database: Similar Project

Cost History

Park Equipment/Assets

Comp #: 340 Steel/Poly Playsets - Repair/Replc**Quantity: (3) playsets**

Location: (1) at Hillsboro (middle entry to community), (1) at Country Hollow (94th Ave E & 185th St. E) and 1 at Brookfield (on 97th Ave. E just North of 181st St. Ct. E.)

Funded?: Yes.

History: Installed around 2009-2010

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 47,100

Worst Case: \$65,900

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 341 Sterling Ridge Playsets - Rpr/Replc**Quantity: (3) playsets**

Location: All three at Sterling Ridge

Funded?: No. Sterling Ridge COA responsible not Silver Creek

History: Assumed original, so maybe about 2005

Comments: Not funded - no changes from previous reserve study. Funding removed during the 2020 reserve study update as reported to us this is a COA community and not under any sub-association or Silver Creek therefore no funding included in this study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 343 Brookfield Playset - Repair/Repl**Quantity: (1) wood playset**

Location: At Brookfield between 96th Ave. E & 186th St. Ct. E

Funded?: Yes.

History: Replaced in 2014

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 15,700

Worst Case: \$22,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 344 South Ridge Set 1 of 2 -Rpr/Replace**Quantity: (1) wood playset**

Location: Tract F at Southridge (Park that backs to 86th Ave. E)

Funded?: Yes.

History: Installed in about 2013

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 15,700

Worst Case: \$22,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 345 South Ridge Set 2 of 2 -Rpr/Replace**Quantity: (1) wood playset**

Location: Tract A at Southridge (Park along 184th St. Ct E

Funded?: Yes.

History: Replaced in 2019; installed about 2007

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 15,700

Worst Case: \$27,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 346 Hillsboro Wood Playsets - Rpr/Replc**Quantity: (2) playsets**

Location: (2) at Hillsboro

Funded?: Yes.

History: None known

Comments: Remaining useful life remains at zero, as work was not completed or planned for (reportedly board discussing); cost inflated from the prior study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 31,300

Worst Case: \$43,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 347 Cntry Hollow Wood Playset - Rpr/Rpl

Quantity: (1) Rainbow

Location: 186th St. Ct. E at 95th Ave. Ct. E

Funded?: Yes.

History: None known

Comments: Remaining useful life remains at zero, as work was not completed or planned for (reportedly board discussing); cost inflated from the prior study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 15,600

Worst Case: \$21,900

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 400 Benches/Picnic Sets - Repair/Replc

Quantity: ~(14) pieces

Location: Outdoor locations near parks/common areas in South Ridge and Sterling Ridge

Funded?: Yes.

History: Varies

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

Best Case: \$ 9,730

Worst Case: \$14,900

Cost Source: ARI Cost Database: Similar Project

Cost History

Other Site/Grounds

Comp #: 104 Gravel/Soft Trails - Replenish

Quantity: Moderate areas

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: 4 years

Best Case: \$ 19,100

Worst Case: \$24,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 124 Metal Tunnel - Clean/Paint

Quantity: ~135' long x ~13' wide

Location: Under Gem Heights Drive near tennis courts

Funded?: Yes.

History: Painting underway during our 2021 site visit

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 15 years

Remaining Life: 12 years

Best Case: \$ 7,000

Worst Case: \$9,130

Cost Source: Client Cost History, Inflated

Comp #: 169 Street Lights - Replace

Quantity: ~(137) fixtures/poles

Location: Pole lights within the communities of Country Hollow, Brookfield and Sterling Ridge

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: 10 years

Best Case: \$ 188,000

Worst Case: \$224,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 170 Landscape - Refurbish

Quantity: Grass, shrubs, trees, etc

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:

Best Case:

Worst Case:

Cost Source:

Comp #: 171 Trees - Evaluate/Trim/Remove

Quantity: Moderate, assorted

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:

Best Case:

Worst Case:

Cost Source:

Comp #: 172 Bark - Replenish

Quantity: ~193,000 GSF

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:

Best Case:

Worst Case:

Cost Source:

Comp #: 175 Irrigation System - Replace

Quantity: Controls, pipes, etc.

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:

Best Case:

Worst Case:

Cost Source:

Comp #: 182 Storm Sys/Ponds/Swales - Refurbish

Quantity: Varies

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: 4 years

Best Case: \$ 37,600

Worst Case: \$43,800

Cost Source: ARI Cost Database: Similar Project

Cost History/Allowance

Comp #: 188 Sensitive Areas/Wetlands - Maintain

Quantity: Extensive square feet

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:

Best Case:

Worst Case:

Cost Source:

Clubhouse Building

Comp #: 420 Clubhouse Windows - Replace**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: 35 years

Remaining Life: 16 years

Best Case: \$ 37,600

Worst Case: \$50,100

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 424 Clubhouse Exterior - Clk/Paint**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

Best Case: \$ 7,540

Worst Case: \$8,740

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 426 Clubhouse Siding - Repair/Replace**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: 38 years

Best Case: \$ 28,800

Worst Case: \$43,300

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 428 Clubhouse Roof - Repair/Replace**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: 11 years

Best Case: \$ 11,600

Worst Case: \$14,100

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 430 Clubhouse Gutters/Dspts - Replace**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: 11 years

Best Case: \$ 2,180

Worst Case: \$2,840

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 432 Clubhouse Interior Walls - Repaint**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: 12 years

Best Case: \$ 16,000

Worst Case: \$21,200

Lower allowance

Higher allowance

Cost Source: Client Cost History, Inflated

Comp #: 434 Clubhouse Carpeting - Replace Location: Clubhouse building interior Funded?: Yes. History: Replaced 2021 Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study. Useful Life: 12 years Best Case: \$ 10,600 Cost Source: Client Cost History, Inflated	Quantity: ~140 SY Remaining Life: 9 years Worst Case: \$13,800
Comp #: 435 Clubhouse Tile Flooring - Replace Location: Recreation building: foyer, kitchen, bathrooms, etc. Funded?: No. Useful life not predictable History: Unknown Comments: Not funded - no changes from previous study. Useful Life: Best Case: Cost Source:	Quantity: ~850 SF Remaining Life: Worst Case:
Comp #: 436 Clubhouse Kitchen/Appls - Refurbish 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 Best Case: \$ 9,020 Cost Source: ARI Cost Database: Similar Project Cost History	Quantity: Cabinets, appliances Remaining Life: 12 years Worst Case: \$12,200
Comp #: 440 Clubhouse Bathrooms - Refurbish 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 Best Case: \$ 4,260 Cost Source: ARI Cost Database: Similar Project Cost History	Quantity: (2) moderate size Remaining Life: 12 years Worst Case: \$9,400
Comp #: 444 Clubhouse HVAC - Repair/Replace Location: Mounted outside clubhouse building Funded?: Yes. History: Replaced in 2019 Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study. Useful Life: 20 years Best Case: \$ 8,740 Cost Source: ARI Cost Database: Similar Project Cost History	Quantity: Bryant A/C Remaining Life: 16 years Worst Case: \$10,900
Comp #: 456 Clubhouse Fixtures/Rooms - Remodel 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 Best Case: \$ 5,790 Cost Source: ARI Cost Database: Similar Project Cost History	Quantity: Assorted Remaining Life: 12 years Worst Case: \$8,090
Comp #: 458 Clubhouse Furniture/Decor - Replace 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 Best Case: \$ 5,790 Cost Source: ARI Cost Database: Similar Project Cost History	Quantity: Moderate amount, asstd. Remaining Life: 12 years Worst Case: \$8,090

Comp #: 459 Water Heater - Replace**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: 16 years

Best Case: \$ 6,370

Worst Case: \$8,490

Cost Source: Inflated Client Cost History, Inflated

Comp #: 460 Clbhs Plumbing/Elec. - Repair/Rplc.**Quantity: Moderate systems**

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:

Best Case:

Worst Case:

Cost Source:

Comp #: 950 Clubhouse Entry Access - Replace**Quantity: Elite panel+small keypad**

Location: Panel installed within clubhouse and 10 key pad at entry door location

Funded?: Yes.

History: Replaced in 2018

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 15 years

Remaining Life: 9 years

Best Case: \$ 3,500

Worst Case: \$5,900

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 955 Surveillance Equipment - Replace**Quantity: (1) system, cameras, etc**

Location: Clubhouse vicinity

Funded?: Yes.

History: Significant upgrades in 2019, previous upgrades in 2016

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study. In 2019, significant upgrades to the system including additional cameras installed at clubhouse parking lot.

Useful Life: 6 years

Remaining Life: 2 years

Best Case: \$ 8,740

Worst Case: \$13,200

Cost Source: ARI Cost Database: Similar Project

Cost History

Clubhouse Area Outdoor Amenities

Comp #: 100 Concrete Areas - Repair/Replace

Quantity: Moderate square feet

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:

Best Case:

Worst Case:

Cost Source:

Comp #: 125 Clubhouse Parking Lot - Resurface

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: 18 years

Best Case: \$ 61,000

Worst Case: \$67,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 126 Clubhouse Prkng Lot - Seal/Rp/Strp

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

Best Case: \$ 3,180

Worst Case: \$4,110

Cost Source: Inflated Proposal for 2017 work

Comp #: 147 Storage Shed - Repair/Repl

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: 16 years

Best Case: \$ 8,090

Worst Case: \$8,740

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 160 Clubhouse Prkg Lot Lights - Replace

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: 11 years

Best Case: \$ 8,740

Worst Case: \$10,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 162 Bollard Lights - Replace

Quantity: (4) bollard standards

Location: Adjacent to walkway at Gem Heights side of building

Funded?: Yes.

History: None known

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 2,840

Worst Case: \$4,260

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 176 Baseball/Soccer Fields - Refurbish **Quantity: 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:
Best Case: Worst Case:
Cost Source:

Comp #: 320 Courts - Clean/Repair/Coating **Quantity: ~19,100 SF, (3) asph crts**
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: 7 years
Best Case: \$ 29,100 Worst Case: \$34,500
Cost Source: Inflated Client Cost History: Sound
Sport Surfaces

Comp #: 321 Tennis Courts - Resurface **Quantity: (2) std. 60' x 120 courts**
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: 17 years
Best Case: \$ 56,500 Worst Case: \$69,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 323 Basketball Crt - Resurface **Quantity: ~60' x 120' asphalt**
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: 17 years
Best Case: \$ 22,000 Worst Case: \$28,300
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 324 Court Chain Link Fencing - Replace **Quantity: ~720 LF, chain link**
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: 17 years
Best Case: \$ 31,500 Worst Case: \$40,800
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 330 Basketball Standards - Replace **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: 14 years
Best Case: \$ 5,790 Worst Case: \$6,880
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 335 Play Equipment - Repair/Replace

Quantity: (4) sets, misc.

Location: Behind clubhouse building at main recreational area of Silver Creek

Funded?: Yes.

History: Unknown

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 56,500

Worst Case: \$69,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 337 Picnic Sets/Benches - Repair/Replc

Quantity: ~(9) pieces

Location: Outdoor locations near clubhouse and playset

Funded?: Yes.

History: Unknown

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 6,330

Worst Case: \$9,730

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 999 Reserve Study Update

Quantity: Every three years

Location: Common elements of association

Funded?: No. Best funded as annual operating budget item

History: Current no-site-visit 2024 study, previous 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:

Best Case:

Worst Case:

Cost Source:
