EAGLE RANCH ASSOCIATION

2026 ANNUAL MEETING

Residential Packet

Wednesday, December 9, 2025, 5pm
Eagle Town Hall
Public Meeting Room #110
200 Broadway Street

Microsoft Teams Meeting

https://teams.microsoft.com/meet/274209025454578?p=1VIiXUV7cv1gL6C87E

Meeting ID:
274 209 025 454 578

Passcode:
X7FA32Uu

Dial in by phone:
+1 213-349-3956
Phone conference ID: 747 489 64#



November 23, 2026

Dear Eagle Ranch Owner,

As a member of the Eagle Ranch Association, you are cordially invited to attend the Annual Meeting of Members scheduled for Wednesday, December 9th, 2026 at 5:00 p.m. MST at the Eagle Town Hall, 200 Broadway Street, Public Meeting Room #110, Eagle, Colorado 81631. As an alternative attendance option, a link to join the meeting online via Microsoft Teams will be circulated by email in advance of the meeting and included at the top of the meeting agenda page. The purpose of the meeting is to review the 2027 Operating Budget, elect two (2) Directors, and provide a community update. Please note, seating at this year's meeting at the Town Hall will be limited so online attendance is encouraged.

Annual Election. You'll find enclosed with this letter, the official notice, proxy ballot, and 2026 Budget. The Association's current Board of Directors includes four(4) Residential representatives (Liz Adams, Eric Eves, Tom Olden, and David Christian) and three (3) Commercial representatives (Dan Godec, Clark Gundlach, and Corina Lindley). There are three candidates for the one (1) available Residential seat: Eric Eves, Robert Dagostino and Roddy McGaven. There is one (1) Commercial candidate for one available seat: Corina Lindley. Candidate names are listed on the proxy ballot for their respective class, and candidate forms are enclosed within the meeting packet. Members vote only for the Director in their class, Residential or Commercial.

2027 Budget. The 2027 Budget approved by the Board of Directors keeps dues flat at $395 per lot. CCIOA provides that the Budget will be deemed ratified unless a majority of all owners vote to reject it at the meeting.

Capital Improvement Fund and Replacement Reserve Fund. Maintaining the Capital Improvement Fund provides the Association with the possibility of new enhancements in the future for the community, important to protecting property values, future flexibility and a financial safety net (working capital) in difficult economic periods. Additionally, the Board is committed to maintaining Eagle Ranch Association property, and reviews the Replacement Reserve Fund to ensure that the reserves are adequate to cover expected costs of future replacement. The 15-year replacement plan is on solid footing with a projected Year-end balance of $2,291,010.90 and will be maintained at the level necessary to keep the property at the expected standard.

Proxy. Regardless of whether you plan to attend the meeting in person, and to ensure that your votes are counted and that a quorum is present, please complete and return the enclosed proxy ballot in advance of the meeting. Only members whose accounts are in good standing are eligible to vote at the Annual Meeting.

Eagle Ranch Association

PO Box 5905, Eagle, CO 81631

NOTICE OF ANNUAL MEETING
OF THE MEMBERS

NOTICE IS HEREBY GIVEN that a meeting of all members (the "Annual Meeting") of Eagle Ranch Association, a Colorado nonprofit corporation (the "Association"), will be held Wednesday, December 9th, 2026 at 5:00 p.m. MST at the Eagle Town Hall, Public Meeting Room #110, 200 Broadway Street, Eagle, Colorado 81631. As an alternative attendance option, a link to join the meeting online via Microsoft Teams will be circulated by email in advance of the meeting. The purpose of the meeting is to review the 2027 Operating Budget, elect two (2) Directors, and provide a community update.

The voting right may be exercised by attending the meeting or by completing the enclosed proxy.

Please sign and return the enclosed proxy regardless of whether you plan to attend the meeting in person. This action will not limit your right to vote in person if you wish to attend the meeting and vote personally, but will help ensure that a quorum is represented.

EAGLE RANCH ASSOCIATION

EAGLE COUNTY, COLORADO
Date of Notice: November 24, 2026

MEMORANDUM
Reserve Assessment Resolution

TO: Members of Eagle Ranch Association

It is respectfully requested that the following resolution be brought before the Members for ratification. This resolution assures that the Association is **in compliance with the Internal Revenue Code** which requires that the members of the non-profit corporation are advised and acknowledge that a portion of their annual assessments is saved for future reserve expenditures as opposed to current fiscal year operating expenses.

Whereas the Members desire that the Association shall act in full accordance with the rulings and regulations of the Internal Revenue Service, now therefore the Members hereby adopt the following resolutions by and on behalf of the Association:

Resolved that the amount collected by or paid to the Association for Capital Improvement Fund, Replacement Reserve Fund, or Wildlife Fund during the year ended December 31, 2026, shall be set aside for future major repairs, replacements and wildlife improvements and allocated to capital components as provided by the guidelines established by IRC Section 118 and Revenues Rulings 75-370 and 75-371. Such amounts shall be deposited into a separate account. Any amounts so added to replacement funds shall be allocated to the various components at the discretion of the Board of Directors; and

Resolved that excess membership income over membership expense collected by or paid to the Association at fiscal year-end shall not be directly refunded to owners, but shall be applied against subsequent tax year member assessments as provided by I.R.S. Revenue Ruling 70-604; and

Be it further resolved that interest earned on for Capital Improvement Fund, Replacement Reserve Fund, or Wildlife Fund shall be deposited in the respective Fund(s).

EAGLE RANCH ASSOCIATION
ANNUAL MEETING
OF THE MEMBERS

Eagle Town Hall
200 Broadway Street
Public Meeting Room #110
Eagle, Colorado 81631

Wednesday, December 9th, 2026
5:00 p.m. MST

Microsoft Teams Meeting Link

Dial in by phone
+1 213-349-3956
Phone conference ID: 747 489 64#

A G E N D A

1. Call to Order
2. Introductions
3. Certification of Notice
4. Verification of Quorum
5. Town of Eagle Mayor Bryan Woods
    a. New Town of Eagle Strategic Plan Presentation
6. Minutes Approval
    a. Annual Meeting – December 10, 2025
7. Election of Residential Directors
8. Election of Commercial Director
9. Presentation of Approved 2027 Budget Plan
10. Presentation of Approved Replacement Reserve Fund
11. Approval of IRS Resolution
12. Unfinished Business
13. New Business
    a. Public Comment (Owners will have two minutes to address the Executive Board)
14. Adjournment

MINUTES OF THE ANNUAL MEETING OF THE MEMBERS OF EAGLE RANCH ASSOCIATION

The Annual Meeting of the Members of Eagle Ranch Association (the "Association") was held on December 10, 2025, at the Eagle Town Hall, 200 Broadway Street, Eagle, Colorado 81631 and via video/teleconference. The following were present in person or via video/teleconference*:

Directors:

Liz Adams*
Eric Eves
Clark Gundlach
Corina Lindley
Tom Olden
Kevin Sharkey

Owners:

Ed Alizadeh*
Aly Anderson*
Ken Armstrong
Jeffrey Brian Boyer
Caroline Bradford
Susan Christensen
David Christian
Mick Daly*
Floyd Duffy*
Matt Debus*
Ann Decker
Debra Deiter
Robert Espenel
Ann Faison*
Tracy Feldman*
Amy Gibson*
H. Gies*
Valerie & Thomas Glimp
Steven Gorden
Bruce and Linda Greene
Andrew Harbourne
James Harrison*
Miles Henson
Maxine Hepfer*
Stephen Hoffman*
William & Susan Heriford
John Ives
Tambi Katieb*
Ryan Kenney
Kathy Luttmer*
Mary Manning
Steven Mairose
Steven Manning
Susan & Steve Metcalf
Kris Miller*
Cheryl Mize

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Thomas & Debbie Murphy
Anne Nagle*
Sandy Nelson*
John and Elizabeth Neal
Holly Nielsen
Amy Pates
Thomas Puntel
Melisa Rewold-Thuon*
Alex Reber*
Levi Rozga
Kymberly Sabins
Patricia Sabins
Kate Sheldon
Sharpe*
Veronica Shaughnessy
Donna & Mike Smith*
Steve Snyder*
John Stavney
Kira Taylor*
John Thorse
Laura Tumperi*
Patrick Verheyen
Dennis Weisman*
Anna Wiand*

Others:

Jason Berghauer, East West Hospitality ("EWH") Assistant Association Manager
Dave Crawford, EWH VP of Operations
Ryan Goebel*, Town of Eagle Applications Analyst
Christine Heimerl, Design Review Board Administrator
Nick Richards, EWH Association Manager
Emily Walz*, EWH Director of Association Administration

The order of business was as follows:

1. Call to Order. Clark Gundlach, Board President, called the meeting to order at 5:07 p.m. MST.

2. Introductions. Mr. Gundlach introduced Members of the Board.

3. Certification of Notice. It was verified that proper notice of the meeting was given in accordance with the Bylaws.

4. Verification of Quorum. It was verified that a quorum of the Membership was present by proxy and those attending in person. (Copies of proxies are maintained in the Association's records for one year per Colorado statute.)

5. Residential Director Election. There were five candidates for the two open seats on the Board: Elizabeth Adams, David Christian, Dominic Mauriello, Miles Henson, and Jessica Wheeler. Per Colorado law, the Board asked for a neutral owner volunteer to verify the vote count; Debbie Murphy volunteered, and she and Christine Heimerl excused themselves to count votes. Results would be announced later during the meeting.

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6. Management Team. Mr. Gundlach provided an overview of the services provided by East West Hospitality and introduced Staff members.

7. Minutes Approval. The minutes from the 2024 Annual Meeting were circulated prior to the meeting for review. Hearing no changes or additions, upon motion made and seconded, the Members approved the minutes as presented.

8. Commercial Director Election. With Casey Glowacki withdrawing from the election, Dan Godec ran unopposed for the Commercial Director seat on the Board and was elected to a three-year term.

9. Projects Overview. Recently completed and upcoming projects were highlighted by Mr. Gundlach via slideshow with accompanying photos.

   a. 2025 Projects: 25th Anniversary celebration, entry monument stone, recreation pathways, school/retirement pathway, Firewise Community certification, fence repairs.
   b. 2026 Projects: Brush Creek crusher fines path, Village Homes alleyways.

10. 2026 Budget. Dave Crawford reviewed the 2026 Approved Budget and provided an overview of key line items, including revenues (specifically real estate transfer fees) and operational accounts such as salaries and wages. He also noted that dues will increase in 2026 from $350 to $395. Mr. Crawford reported that all Eagle Ranch owners are current in their dues and recognized the Eagle Ranch staff for their diligent efforts in collections and maintaining a zero-balance in Owner Accounts Receivable.

11. Reserve Study. The Reserve Study was briefly reviewed, including projected future balances in relation to scheduled projects and anticipated cash flow.

12. Balance Sheet. As of September 30, 2025, Total Assets and Total Liabilities & Equities amount to $5,584,754.

13. IRS Resolution. Upon motion made and seconded, the following resolution was approved in accordance with IRS Guidelines:

Whereas the Members desire that the Association shall act in full accordance with the rulings and regulations of the Internal Revenue Service, now therefore the Members hereby adopt the following resolutions by and on behalf of the Association:

Resolved that the amount collected by or paid to the Association for Capital Improvement Fund, Replacement Reserve Fund, or Wildlife Fund during the year ended December 31, 2025, shall be set aside for future major repairs, replacements and wildlife improvements and allocated to capital components as provided by the guidelines established by IRC Section 118 and Revenues Rulings 75-370 and 75-371. Such amounts shall be deposited into a separate account. Any amounts so added to replacement funds shall be allocated to the various components at the discretion of the Board of Directors; and

Resolved that excess membership income over membership expense collected by or paid to the Association at fiscal year-end shall not be directly refunded to owners, but shall be applied against subsequent tax year member assessments as provided by I.R.S. Revenue Ruling 70-604; and

DRAFT

Be it further resolved that interest earned on for Capital Improvement Fund, Replacement Reserve Fund, or Wildlife Fund shall be deposited in the respective Fund(s).

14. Outgoing Director. Kevin Sharkey was recognized for his many years of service to the Association as a Residential Director.

15. Covenant Education. Owners were informed that, recognizing the need for improved covenant and rule education, a Covenant Education Committee has been formed. An Eagle Ranch Community Reference Guide highlighting and clarifying important covenants and rules will be distributed to owners.

16. Residential Director Election. Following vote confirmation, it was announced that Liz Adams and David Christian were elected to the Board for three-year terms ending at the 2028 Annual Meeting.

17. Owner Forum. The floor was opened for owner comments and questions. Several comments were raised regarding Town of Eagle jurisdiction issues, including sidewalk maintenance, speed tables, street lighting, e-bikes, and the dog park. Owners asked the Board to communicate these concerns to the Town on behalf of Eagle Ranch and request that these items be prioritized. Management will work with Old Growth Tree Service to trim trees above the sidewalks and parking lanes.

There being no further business, upon motion made and seconded, the meeting closed at approximately 6:02 p.m. MST.

DRAFT

EAGLE RANCH
ASSOCIATION
RESIDENTIAL PROXY

The undersigned hereby appoints _____ or in such person's absence or if left blank, any member of the Board of Directors of the Association, who will attend the meeting in my place as my/our Proxy, to act as proxy of the undersigned, with power of substitution, and hereby authorizes such person to vote, as designated below, the Owner's vote in the Eagle Ranch Association (the "Association") at the Meeting of Members to be held on **December 9, 2026**, or at any adjournment or postponement thereof. My/our Proxy above-named shall have full authority to vote upon any and all matters that may be presented at said Meeting as fully and with the same effect as if the undersigned had been present at said Meeting, and I/we hereby ratify and confirm all that my/our Proxy may cause to be done by virtue of this instrument.

This Directed Proxy is irrevocable except by actual notice by the undersigned to the Secretary of the Association or to the officer presiding over the Meeting that it is revoked. Unless sooner terminated, this Directed Proxy shall terminate automatically upon the final adjournment of the Annual Meeting for which it is given.

1. With respect to the vacancies for Residential Directors, vote for **ONE CANDIDATE** listed below (candidate forms are enclosed):

   ☐ Eric Eves
   ☐ Roddy McGavin
   ☐ Robert Dagostino

2. With respect to the resolution in compliance with IRS Guidelines (see enclosed memo):

   ☐ Approve Resolution
   ☐ Disapprove Resolution

3. With respect to any other matter that may properly come before the meeting:

   ☐ Authority Granted
   ☐ Authority Withheld

This proxy is being solicited on behalf of the Board of Directors of the Association and may be revoked prior to its exercise with actual notice to the Secretary of the Association. This proxy, when properly executed, will be voted as directed above by the undersigned owner. If you own multiple properties, please indicate below.*

Eagle Ranch Lot/Address

_____

*Total # Properties Owned: _____

Signature: _____ Date: _____

Name: _____
(please print)

Email address: _____
(please print)

Mailing Address: _____
(Corrections only)

Please sign, date, and return this proxy by email to eagleranchhoa@eastwest.com, or by mail to Eagle Ranch Proxy, PO Box 5905, Eagle, CO 81631, to be received no later than 12:00 p.m. MST on December 9, 2026.

Executive Board Candidate Form copy

Submission Time
Oct 29, 2026, 11:21 AM

Executive Board Candidate Form

Eagle Ranch Association is accepting candidates for two positions on the Executive Board: **one Residential Owner Representative and one Commercial Owner Representative, for terms beginning January 1, 2027.**

The election will be finalized at the Annual Association Meeting on December 9, 2026.

Candidate forms must be submitted by 11:59 p.m. on November 18, 2026.

Submitted candidate forms will be included in the Annual Meeting Packet, anticipated to be distributed on or before November 24, 2026.

Executive Board Resources
Candidates are encouraged to familiarize themselves with the Association's governing documents and the responsibilities of serving on the Executive Board.

Eagle Ranch Association Bylaws
https://www.eagleranchhoa.net/_files/ugd/c49ab8_506fac6be9be45ad84e59d03c51ba531.pdf

Declaration for Eagle Ranch
https://www.eagleranchhoa.net/_files/ugd/c49ab8_ce427f62e3c944c09e48e55cef03bb44.pdf

First Name	Eric
Last Name	Eves
Email	eeves@hotmail.com
Phone Number	+1 970 331 8617
Employer	Red Mountain Land
Which candidate type are you submitting this form for? (Candidates for the Commercial Owner Representative position must own commercial property within Eagle Ranch.)	Residential Owner
Are you a resident of Eagle Ranch?	Yes
Physical Address	85 W Foxglove

Please list any related experience, including any current or previous HOA Board service:	I have served on the Eagle Ranch HOA Executive Board intermittently since 2006, providing nearly two decades of involvement in the governance and evolution of our community. During that time, I have participated in many of the significant decisions that have shaped the association's financial position, infrastructure, operations, and long-term direction. This experience has given me a thorough understanding of the association's governing documents, responsibilities, financial structure, and relationship with homeowners. I believe the board's thoughtful decision-making over the years has helped establish a physically sound, well-capitalized association with relatively low operating expenses, reasonable dues, and long-term financial stability.
What opportunities for areas of oversight are you most interested in and/or how would your participation benefit the members of the Association?	My primary interests are financial stewardship, long-term capital planning, infrastructure maintenance, and ensuring that the association operates efficiently and within its intended scope of responsibility. I believe an effective HOA board should focus on protecting our shared assets, maintaining financial stability, and providing essential services without unnecessary expenditures or expanding the association's role beyond its core responsibilities. My experience provides historical perspective, institutional knowledge, and an understanding of the long-term implications of board decisions. I hope to contribute practical, balanced judgment that helps maintain reasonable dues, preserve property values, and ensure Eagle Ranch remains a well-managed and desirable community.
Additional Comments:	As Eagle Ranch continues to mature, I believe our focus should remain on preserving our paths and enhanced yet waterwise landscaping as well as supporting the commercial core . I value community, collaborative decision-making, transparency and fiscal discipline. I would welcome the opportunity to continue serving and contributing to the long-term success of Eagle Ranch.

Executive Board Candidate Form copy

Submission Time
Nov 18, 2026, 07:06 AM

Executive Board Candidate Form

Eagle Ranch Association is accepting candidates for two positions on the Executive Board: **one Residential Owner Representative and one Commercial Owner Representative, for terms beginning January 1, 2027.**

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Declaration for Eagle Ranch
https://www.eagleranchhoa.net/_files/ugd/c49ab8_ce427f62e3c944c09e48e55cef03bb44.pdf

First Name	Robert
Last Name	Dagostino
Email	dagintl@aol.com
Phone Number	+1 757 672 9302
Employer	Retired
Which candidate type are you submitting this form for? (Candidates for the Commercial Owner Representative position must own commercial property within Eagle Ranch.)	Residential Owner
Are you a resident of Eagle Ranch?	Yes
Physical Address	32 New York Mountain Rd , Eagle Ranch
Please list any related experience, including any current or previous HOA Board service:	Retired Navy SEAL: 20 years Commander Master of Arms of SEAL Team 2 in charge of 220 operators for 10 years and in charge of Platoon Executive Board Member of Steelmaster Buildings; overseeing and managing $21 Million per year President of Eagle Community Gardens for three years (current)

What opportunities for areas of oversight are you most interested in and/or how would your participation benefit the members of the Association?	I'm running because I believe our HOA dues should be used to benefit and maintain our own Residential community- not increased to cover Commercial District expenses and their financial shortfalls. I'm firmly against Residents paying for a Commercial HOA merge. In addition I'm against the new $300,000 Trails Connection Bridge from Haymeadow housing development to Eagle Ranch, for non-Eagle Ranch residents to use our parks and trails.
Additional Comments:	My wife and I chose Eagle Ranch because we love the community and lifestyle. Homeowners deserve to enjoy peace, quiet and quality of life that brought us here in the first place. I'm running to protect our homes, safeguard our investments and preserve our community, not to advance personal financial interest or real estate agendas. We've been full-time residents for more than 8 years and have been actively involved in our community. Along the way I've heard a common theme from fellow homeowners: frustration with the direction and decisions at the Executive Board level and non-transparency. I'm running because I believe in transparency, accountability and putting homeowners back at the center of this conversation. I am here to listen, understand your concerns and be a voice for meaningful change.

Executive Board Candidate Form copy

Submission Time
Nov 08, 2026, 06:31 PM

Executive Board Candidate Form

Eagle Ranch Association is accepting candidates for two positions on the Executive Board: **one Residential Owner Representative and one Commercial Owner Representative, for terms beginning January 1, 2027.**

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Declaration for Eagle Ranch
https://www.eagleranchhoa.net/_files/ugd/c49ab8_ce427f62e3c944c09e48e55cef03bb44.pdf

First Name	Roddy
Last Name	McGavin
Email	roddymcg@gmail.com
Phone Number	+1 970 470 9109
Employer	DCPS
Which candidate type are you submitting this form for? (Candidates for the Commercial Owner Representative position must own commercial property within Eagle Ranch.)	Residential Owner
Are you a resident of Eagle Ranch?	Yes
Physical Address	51 MacDonald Street Eagle CO 81631
Please list any related experience, including any current or previous HOA Board service:	As a property owner in Eagle Ranch, I have a personal interest in the community's growth and long-term success. I joined the MacDonald Street HOA board because I wanted to contribute to solutions and help make our neighborhood

What opportunities for areas of oversight are you most interested in and/or how would your participation benefit the members of the Association?	Working with the Eagle Ranch Executive Board would allow me to combine my construction and project management experience with my perspective as a homeowner and board member. I would welcome the opportunity to support thoughtful growth, preserve the community's character, and work collaboratively with homeowners, builders, and fellow stakeholders
Additional Comments:	As a PMP-certified Senior Project Manager with a construction background, I have experience working with numerous HOAs and Design Review Boards. I enjoy the challenge of bringing stakeholders together, understanding different perspectives, and finding a path forward that everyone can support.

Eagle Ranch Homeowner's Assocation
2027 Approved Budget

	2026 Approved Budget	8 Months 1/1/26-8/31/26 Actual	4 Months 9/1/26-12/31/26 Projected	Projected Year-End 2026	'26 Pro-'26 Bud Variance Favorable/ (Unfavorable)	2027 Approved Budget	Variance '26 Bud-'27 Bud Favorable/ (Unfavorable)	3-Year Average
Revenues								
4010 Operating Assessments	565,565	377,043	188,522	565,565	-	519,365	(46,200)	466,052
4015 **Replacement Reserve Assessments**	**34,835**	23,223	11,612	34,835	-	95,000	60,165	67,116
4065 Design Review Fees (DRB Fees)	160,000	93,725	35,000	128,725	(31,275)	140,000	(20,000)	175,483
4060 Transfer Fees @ .6% of Sales Price-Operating	433,949	473,685	200,000	673,685	239,736	517,500	83,551	527,644
4061 **Transfer Fee-Wildlife portion**	**144,650**	157,895	66,667	224,562	79,912	172,500	27,850	175,642
4050 Late Fees	1,139	1,986	-	1,986	847	1,986	847	981
4031 Enforcement Fines	-	250	-	250	250	-	-	203
4029 Rental Revenue (office space)	30,156	19,624	8,180	27,804	(2,352)	25,278	(4,878)	29,399
4080 Misc Income	-	-	-	-	-	-	-	1,035
4062 Bank Fees	-	(20)	-	(20)	(20)	-	-	15,406
4020 Interest Income - Operating	30,449	12,510	5,263	17,773	(12,676)	17,773	(12,676)	15,406
4025 **Interest Income - Repl Reserve**	**74,853**	49,451	28,087	77,538	2,685	74,853	-	80,252
4028 **Interest Income- Wildlife Fund**	**38,924**	23,679	8,521	32,200	(6,724)	38,924	(0)	28,384
4030 **Interest Income - Capital Improvement Fund**	**36,019**	32,912	13,570	46,482	10,463	36,019	0	39,059
TOTAL REVENUES	**1,550,539**	**1,265,963**	**565,421**	**1,831,384**	**280,845**	**1,639,199**	**88,660**	**1,622,063**
Administrative Expenses								
6010 Accounting Fees	41,415	27,610	13,805	41,415	-	42,363	(948)	39,474
6011 **Accounting Fees - Wildlife Fund**	**682**	455	227	682	-	698	(16)	636
6020 Audit & Tax	11,226	7,484	3,742	11,226	-	11,483	(257)	8,434
6130 Legal Fees	10,000	5,367	4,633	10,000	(0)	10,000	-	8,301
6030 Management Fees	64,562	43,041	21,521	64,562	-	66,040	(1,478)	57,377
6031 **Management Fees - Wildlife fund**	**1,136**	757	379	1,136	-	1,162	(26)	1,057
6040 Office Supplies/Other	3,950	2,520	4,500	7,020	(3,070)	3,550	400	5,069
6050 Systems Support/Hosting	14,500	10,186	3,500	13,686	814	6,000	8,500	10,353
6110 Board Meeting Expenses	2,500	(979)	1,400	421	2,079	2,500	-	2,393
Total Administrative Expenses	**149,971**	**96,441**	**53,707**	**150,148**	**(177)**	**143,795**	**6,176**	**133,093**
Operating Expenses								
6300 Management Salaries	303,733	194,140	110,756	304,895	(1,162)	313,106	(9,373)	301,876
6310 Taxes & Benefits	88,960	47,364	22,668	70,032	18,928	70,001	18,959	62,476
6340 Training & Employee Relations	4,000	344	2,500	2,844	1,156	4,000	-	3,419
6021 Bad Debt Expense	1,000	-	-	-	1,000	1,000	-	(5,534)
6160 Dues (CPB,ERCCA,ERA) & Prop Taxes-W/O ER (	24,188	11,934	3,583	15,517	8,671	16,500	7,688	15,037
6440 Telephone/Internet	4,200	2,408	1,068	3,476	724	3,300	900	4,342
6430 Heat/Gas - Office Space	2,529	794	600	1,394	1,135	1,800	729	1,800
6420 Electric - Office Space	2,001	1,112	397	1,509	492	1,500	501	1,428
6025 Computer Maintenance	2,618	1,600	800	2,400	218	2,800	(182)	3,349
6120 Decorations/Banners	8,000	2,136	5,864	8,000	0	5,500	2,500	7,762
6145 Owner Social Event	20,000	6,866	13,134	20,000	(0)	15,000	5,000	13,884
6815 Community Outreach	20,000	10,735	7,000	17,735	2,265	15,000	5,000	29,780
Total Operating Expenses	**481,229**	**279,433**	**168,370**	**447,803**	**33,426**	**449,506**	**31,723**	**439,618**
Design Review/Covenant Control Exp								
6036 Design Review Expenses	10,000	4,648	6,050	10,698	(698)	17,500	(7,500)	18,575
6006 Covenant Control Expenses	-	-	-	-	-	-	-	514
Total DRB/Covenant Expenses	**10,000**	**4,648**	**6,050**	**10,698**	**(698)**	**17,500**	**(7,500)**	**19,089**
	-							
Maintenance Expenses								
6510 Common Area Maintenance- General	52,000	39,595	12,405	52,000	0	30,000	22,000	40,329
6615 Wildfire Mitigation	-	-	-	-	-	30,000		
6626 Landscaping-Boulevards and Pocket Parks	124,000	84,953	33,570	118,523	5,477	124,000	-	117,475
6466 Irrigation - Water	98,686	54,710	22,000	76,710	21,976	90,000	8,686	86,941
6686 Trees	139,000	118,033	65,000	183,033	(44,033)	165,000	(26,000)	102,422
6687 Biking/Hiking /Fence Trails Maintenance	12,000	9,764	5,000	14,764	(2,764)	12,000	-	4,471
6675 Snowplowing- Paths	20,000	6,248	8,078	14,326	5,674	20,000	-	19,292
6673 Commercial District Infastructure	51,000	34,841	16,159	51,000	0	51,000	-	42,879
6629 Maintenance- Alleys	5,000	-	-	-	5,000	10,000	(5,000)	2,795
6689 **Wildlife Fund Contribution**	-	-	-	-	-	-	-	-
Total Maintenance Expenses	**501,686**	**348,144**	**162,212**	**510,356**	**(8,670)**	**532,000**	**(314)**	**416,603**
Vehicle Expenses								
6691 Maintenance & Registration	1,500	284	113	397	1,103	1,500	-	581
8012 Vehicle Insurance	1,463	-	1,301	1,301	162	1,463	0	2,046
6692 Fuel	500	473	174	647	(147)	750	(250)	521
6693 Mileage	100	-	-	-	100	100	-	-
Total Vehicle Expenses	**3,563**	**756**	**1,588**	**2,345**	**1,218**	**3,813**	**(250)**	**3,148**
Fixed Expenses								
8010 Insurance	26,310	16,301	9,169	25,471	840	30,000	(3,690)	18,368
8000 Income Taxes - Op., Imp., Replacement Funds	35,330	19,976	11,730	31,706	3,624	32,161	3,169	43,376
8000 **Provision of Income Tax-Wildlife**	**9,731**	5,920	2,130	8,050	1,681	9,731	-	28,384
8040 Capital Assets Depreciation	14,987	9,992	4,996	14,987	(0)	14,987	-	14,987
Total Fixed Expenses	**86,358**	**52,188**	**28,025**	**80,214**	**6,144**	**86,879**	**(521)**	**105,115**
TOTAL OPERATING EXPENSES	**1,232,807**	**781,610**	**419,953**	**1,201,564**	**31,243**	**1,233,493**	**29,314**	**1,116,666**
Non-Operating Expenses								
4015 Replacement Reserve Assessments	34,835	23,223	11,612	34,835	-	95,000	(60,165)	67,116
4025 Interest Income - Repl Reserve	74,853	49,451	28,087	77,538	(2,685)	74,853	-	80,252
Wildlife Fund Net Total	**172,025**	174,442	72,452	246,894	(74,869)	199,833	(27,808)	-
4030 Interest Income - Capital Improvement Fund	36,019	32,912	13,570	46,482	(10,463)	36,019	(0)	39,059
Total Non-Operating	**317,732**	**280,028**	**125,720**	**405,748**	**(88,016)**	**405,706**	**(87,974)**	**186,427**
Prior Year Deficit								
9000 **Prior Year Deficit**						-		

Eagle Ranch Homeowner's Assocation
2027 Approved Budget

	2026 Approved Budget	8 Months 1/1/26-8/31/26 Actual	4 Months 9/1/26-12/31/26 Projected	Projected Year-End 2026	'26 Pro-'26 Bud Variance Favorable/ (Unfavorable)	2027 Approved Budget	Variance '26 Bud-'27 Bud Favorable/ (Unfavorable)	3-Year Average
NET PROFIT OR LOSS	**-**	**204,325**	**19,748**	**224,073**	**337,618**	**0**	**(0)**	**318,970**
Uses of Operating Income								
Replacement Reserve Fund	-	204,325	19,748	224,073	224,073	0	(0)	-
Capital Improvement Fund	-	-	-	-	-	-	-	-
Total Required Uses of Operating Income	**-**	**204,325**	**19,748**	**224,073**	**224,073**	**0**	**(0)**	**318,970**
NET INCOME	**-**	**-**	**-**	**-**	**113,545**	**-**	**-**	**-**

Eagle Ranch Association

3500

Replacement Fund

Balance As of December 31, 2025			**2,013,453.50**
4015 - Residential Reserve Assessments	23,223.36	thru 8/31/26	
4025 - Reserve Interest Revenue	49,450.64	thru 8/31/26	
4150 - Change in Value of Investment	(9,226.94)	thru 8/31/26	
4311 - Prior Year Surplus	89,509.42		
Total Replacement Reserve Funding			152,956.48

Reserve Expenses	**Actual YTD (8/31/26)**	**Budget**	**Variance**
7305 - Reserve-Alleys-Alleys (Parcel B Back Alley, 600 lineal feet) - Seal Coat	4,320.00	4,320.00	-
7307 - Reserve-Alleys-Alleys (Parcel B, 2,700 lineal feet) - Seal coat FILING 2	19,440.00	19,440.00	-
7309 - Reserve-Alleys-Alleys (Parcel D , 3,400 lineal feet) - Seal Coat FILING 7/18	18,240.00	24,480.00	6,240.00
7312 - Reserve-Alleys-Manholes	54,185.00	-	(54,185.00)
7500 - Reserve-Parks-Aidan's Park and Parcel Chip Replacement	1,726.08	-	(1,726.08)
7502 - Reserve-Parks-East Haystacker Highlands No. Chip Replacement	-	2,575.00	2,575.00
7504 - Reserve-Parks-East Haystacker Highlands So. Chip Replacement	-	2,575.00	2,575.00
7506 - Reserve-Parks-Parcel L Harrier Cir. Pocket Park Chip Replacement	-	2,575.00	2,575.00
7508 - Reserve-Parks-Parcel R Haystacker (Sawmill Cir) Pocket Park Chip Replacement	-	2,575.00	2,575.00
7511 - Reserve-Parks-Village Homes Park Chip replacement	-	3,000.00	3,000.00
7621 - Crusher Fines Pathway	33,000.00	30,000.00	(3,000.00)
	130,911.08	91,540.00	(39,371.08)

Total Replacement Reserve Expenses			130,911.08
Balance as of August 31, 2026			**2,035,498.90**
Projected FY26 Reserve Funding			
4015 - Residential Reserve Assessments	11,611.64	9/30-12/31/26	
4025 - Reserve Interest Revenue	25,402.36	9/30-12/31/26	
Total Projected Replacement Reserve Funding			37,014.00
Projected Q4 Reserve Expenses			
7305 - Reserve-Alleys-Alleys (Parcel B Back Alley, 600 lineal feet) - Seal Coat	-		
7307 - Reserve-Alleys-Alleys (Parcel B, 2,700 lineal feet) - Seal coat FILING 2	-		
7309 - Reserve-Alleys-Alleys (Parcel D , 3,400 lineal feet) - Seal Coat FILING 7/18	-		
7312 - Reserve-Alleys-Manholes	-		
7500 - Reserve-Parks-Aidan's Park and Parcel Chip Replacement	-		
7502 - Reserve-Parks-East Haystacker Highlands No. Chip Replacement	-		
7504 - Reserve-Parks-East Haystacker Highlands So. Chip Replacement	-		
7506 - Reserve-Parks-Parcel L Harrier Cir. Pocket Park Chip Replacement	-		
7508 - Reserve-Parks-Parcel R Haystacker (Sawmill Cir) Pocket Park Chip Replacement	2,575.00		
7511 - Reserve-Parks-Village Homes Park Chip replacement	3,000.00		
7621 - Crusher Fines Pathway	-		
Transfer 2026 Operating Net Income	224,073.00	<< net income as of 8/31/26, subject to change	
Total Projected Replacement Reserve Funding			5,575.00
Projected Balance as of December 31, 2026			**2,291,010.90**

The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2027-2041

Rate of Assessment Increase:	3.00%
Rate of Inflation:	3.00%
Rate of Interest:	3.50%

Rate of Assessment Increase:		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Rate of Inflation		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Rate of Interest		3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	2027 REPLACEMENT	Projects occurring in:														
DEPARTMENT:	COST	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
TOTAL VEHICLES	$55,167	$0	$0	$0	$0	$0	$0	$0	$0	$69,884	$0	$0	$0	$0	$0	$0
TOTAL BUILDINGS	$74,915	$0	$3,014	$21,786	$0	$0	$0	$16,795	$0	$0	$0	$0	$4,050	$25,714	$0	$0
TOTAL FURNITURE, FIXTURES, & DECOR.	$26,680	$0	$0	$0	$6,556	$14,834	$8,695	$0	$0	$7,601	$9,133	$0	$0	$0	$8,811	$10,588
TOTAL ERFC EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL ALLEYS	$1,266,948	$30,000	$6,875	$0	$0	$55,923	$34,778	$7,970	$0	$0	$64,831	$40,317	$9,239	$0	$0	$75,156
TOTAL IRRIGATION	$130,538	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL PARKS	$379,684	$7,957	$0	$163,909	$2,898	$6,463	$9,224	$0	$190,016	$3,360	$7,492	$10,693	$0	$330,053	$3,895	$58,541
TOTAL RECREATION PATHS	$656,838	$167,158	$29,440	$144,786	$237,693	$0	$193,782	$34,129	$167,847	$275,551	$45,667	$224,646	$39,565	$297,378	$319,439	$0
TOTAL FENCE	$553,075	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL ANNUAL EXPENSE:	$3,143,844	$205,115	$39,328	$330,481	$247,147	$77,221	$246,479	$58,893	$357,863	$356,395	$127,123	$275,657	$52,854	$653,145	$332,145	$144,285
PREVIOUS YEAR END BALANCE		$ 2,291,011	$2,255,749	$2,393,222	$2,247,289	$2,182,607	$2,288,701	$2,232,460	$2,365,138	$2,206,895	$2,048,084	$2,116,598	$2,042,695	$2,192,838	$1,751,890	$1,620,571
4015 CURRENT YEAR ASSESSMENTS		95,000	97,850	$100,786	$103,810	$106,924	$110,132	$113,436	$116,839	$120,344	$123,954	$127,673	$131,503	$135,448	$139,511	$143,696
4025 CURRENT YEAR INTEREST		74,853	$78,951	$83,763	$78,655	$76,391	$80,105	$78,136	$82,780	$77,241	$71,683	$74,081	$71,494	$76,749	$61,316	$56,720
CURRENT YEAR END BALANCE		$ 2,255,749	$2,393,222	$2,247,289	$2,182,607	$2,288,701	$2,232,460	$2,365,138	$2,206,895	$2,048,084	$2,116,598	$2,042,695	$2,192,838	$1,751,890	$1,620,571	$1,676,702
SPECIAL ASSESSMENT REQUIRED		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
AMOUNT REQUIRED FOR 100% FUNDING		1,221,290	1,453,834	1,409,259	1,453,949	1,677,394	1,745,995	2,012,182	1,995,567	1,988,347	2,218,862	2,316,698	2,649,480	2,401,438	2,476,724	2,752,190
	Average															
CURRENT % FUNDED	115%	185%	165%	159%	150%	136%	128%	118%	111%	103%	95%	88%	83%	73%	65%	61%

**% Reserve Funding in the 70%-130% Range is considered "strong" because in this range cash flow problems and special assessments are generally rare*

The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2027-2041

VEHICLES

				1.03			1															
ITEM NO.	Vantaca GL	DESCRIPTION	LOCATION/ QUANTITY	2027 REPLACEMENT COST	NORMAL LIFE	REMAINING LIFE	PRESENT AGE	Projects occurring in: 2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
1	7001	2015 Toyota Tacoma		$55,167	20	8	12	$0	$0	$0	$0	$0	$0	$0	$0	$69,884	$0	$0	$0	$0	$0	$0
		Total Current Vehicles Replacement Cost:		$55,167				$0	$0	$0	$0	$0	$0	$0	$0	$69,884	$0	$0	$0	$0	$0	$0

The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2027-2041

BUILDINGS

				1.03			1															
ITEM NO.	Vantaca GL	DESCRIPTION	LOCATION/ QUANTITY	2027 REPLACEMENT COST	NORMAL LIFE	REMAINING LIFE	PRESENT AGE	Projects occurring in: 2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
1	7100	Aidan's Shed		$24,401	30	25	5	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2	7101	East Haystacker Highlands So. Bathroom Fixtures		$2,500	20	2	18	$0	$0	$2,652	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3	7102	East Haystacker Highlands So. Bathroom Roof (Metal)		$8,487	40	20	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4	7103	East Haystacker Highlands So. Bathroom Siding Improvements		$11,139	20	6	14	$0	$0	$0	$0	$0	$0	$13,301	$0	$0	$0	$0	$0	$0	$0	$0
5	7104	East Haystacker Highlands So. Picnic Shelter Roof (Metal)		$7,426	40	21	19	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6	7105	Office Space Boiler		$18,035	10	2	8	$0	$0	$19,134	$0	$0	$0	$0	$0	$0	$0	$0	$0	$25,714	$0	$0
7	7106	Reserve Study		$2,926	5	1	4	$0	$3,014	$0	$0	$0	$0	$3,494	$0	$0	$0	$0	$4,050	$0	$0	$0
		Total Current Buildings Replacement Cost:		**$74,915**				**$0**	**$3,014**	**$21,786**	**$0**	**$0**	**$0**	**$16,795**	**$0**	**$0**	**$0**	**$0**	**$4,050**	**$25,714**	**$0**	**$0**

The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2027-2041

FURNITURE, FIXTURES, & DECOR.

				1.03			1															
ITEM NO.	Vantaca GL	DESCRIPTION	LOCATION/ QUANTITY	2027 REPLACEMENT COST	NORMAL LIFE	REMAINING LIFE	PRESENT AGE	Projects occurring in: 2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
1	7200	Community Mgr Computer		$3,500	5	3	2	$0	$0	$0	$3,825	$0	$0	$0	$0	$4,434	$0	$0	$0	$0	$5,140	$0
2	7201	Copier		$7,500	10	5	5	$0	$0	$0	$0	$0	$8,695	$0	$0	$0	$0	$0	$0	$0	$0	$0
3	7202	Office Furniture		$6,180	15	4	11	$0	$0	$0	$0	$6,956	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4	7203	Server / PC / ACT Upgrade		$2,500	5	3	2	$0	$0	$0	$2,732	$0	$0	$0	$0	$3,167	$0	$0	$0	$0	$3,671	$0
5	7205	Assistant Mgr Computer		$3,500	5	4	1	$0	$0	$0	$0	$3,939	$0	$0	$0	$0	$4,567	$0	$0	$0	$0	$5,294
6	7206	DRB Computer		$3,500	5	4	1	$0	$0	$0	$0	$3,939	$0	$0	$0	$0	$4,567	$0	$0	$0	$0	$5,294
		Total Current FF&E Replacement Cost:		**$26,680**				**$0**	**$0**	**$0**	**$6,556**	**$14,834**	**$8,695**	**$0**	**$0**	**$7,601**	**$9,133**	**$0**	**$0**	**$0**	**$8,811**	**$10,588**

The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2027-2041

ALLEYS

				1.03		1															
ITEM NO.	Vantaca GL	DESCRIPTION	LOCATION/ QUANTITY	2027 REPLACEMENT COST	NORMAL LIFE	REMAINING LIFE	PRESENT AGE	Projects occurring in: 2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
1	7300	Aidan Alleys - (Palmer Lp/Aidan Rd 1,500 lin ft) Asphalt Overlay		$194,670	40	28	12	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2	7301	Aidan Alleys - (Palmer Lp/Aidan Rd 1,500 lin ft) Seal Coat		$30,000	5	0	5	$30,000	$0	$0	$0	$0	$34,778	$0	$0	$0	$0	$40,317	$0	$0	$0	$0
3	7302	Alleys (Garnett Lane, 450 lineal feet) - Asphalt Overlay		$58,401	40	28	12	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4	7303	Alleys (Garnett Lane, 450 lineal feet) - Seal Coat FILING2		$3,337	5	1	4	$0	$3,437	$0	$0	$0	$0	$3,985	$0	$0	$0	$0	$4,619	$0	$0	$0
5	7304	Alleys (Parcel B Back Alley, 600 lineal feet) - Asphalt Overlay		$77,868	40	28	12	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6	7305	Alleys (Parcel B Back Alley, 600 lineal feet) - Seal Coat		$4,450	5	4	1	$0	$0	$0	$0	$5,008	$0	$0	$0	$0	$5,806	$0	$0	$0	$0	$6,730
7	7306	Alleys (Parcel B, 2,700 lineal feet) - Asphalt Overlay	672-702 Found	$350,406	40	28	12	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
8	7307	Alleys (Parcel B, 2,700 lineal feet) - Seal coat FILING 2		$20,023	5	4	1	$0	$0	$0	$0	$22,536	$0	$0	$0	$0	$26,126	$0	$0	$0	$0	$30,287
9	7308	Alleys (Parcel D , 3,400 lineal feet) - Asphalt Overlay	726-750 Found	$440,840	40	28	12	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
10	7309	Alleys (Parcel D , 3,400 lineal feet) - Seal Coat FILING 7/18		$25,214	5	4	1	$0	$0	$0	$0	$28,379	$0	$0	$0	$0	$32,899	$0	$0	$0	$0	$38,139
11	7310	Back Alley (450 Lineal ft) -Asphalt Overlay		$58,401	40	28	12	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
12	7311	Back Alley (450 Lineal ft)- Seal coat		$3,337	5	1	4	$0	$3,437	$0	$0	$0	$0	$3,985	$0	$0	$0	$0	$4,619	$0	$0	$0
		Total Current Alleys Replacement Cost:		**$1,266,948**				**$30,000**	**$6,875**	**$0**	**$0**	**$55,923**	**$34,778**	**$7,970**	**$0**	**$0**	**$64,831**	**$40,317**	**$9,239**	**$0**	**$0**	**$75,156**

The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2027-2041

IRRIGATION

ITEM NO.	Intaca	DESCRIPTION	LOCATION/ QUANTITY	2027 REPLACEMENT COST (1.03)	NORMAL LIFE	REMAINING LIFE	PRESENT AGE (1)	Projects occurring in: 2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
1	7400	Aidan's Park and Parcel		$10,327	40	17	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2	7401	Boulevard Irrigation Replacement (Village Homes East side)		$12,914	40	17	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3	7402	Boulevard Irrigation Replacement (Village Homes West side)		$12,914	40	17	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4	7403	East Haystacker Highlands No. Pocket Park Irrigation		$11,970	40	17	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5	7404	East Haystacker Highlands So. Pocket Park Irrigation		$11,970	40	17	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6	7405	Newquist Park		$8,912	40	17	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
7	7406	Parcel L Harrier Cir. Pocket Park Irrigation		$11,970	40	17	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
8	7407	Parcel O Ouzel Lane Pocket Park Irrigation		$11,970	40	17	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
9	7408	Parcel R Haystacker (Sawmill Cir) Pocket Park Irrigation		$16,709	40	17	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
10	7409	Pat's Park (Seabry) Pocket Park Irrigation		$8,912	40	17	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
11	7410	Village Homes Park		$11,970	40	17	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		Total Current Irrigation Replacement Cost:		**$130,538**				**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2027-2041

PARKS

				1.03		1															
ITEM NO.	Vantaca GL	DESCRIPTION	LOCATION/ QUANTITY	2027 REPLACEMENT COST	NORMAL LIFE	REMAINING LIFE	PRESENT AGE	Projects occurring in: 2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
1	7500	Aidan's Park and Parcel Chip Replacement		$2,652	5	3	2	$0	$0	$0	$2,898	$0	$0	$0	$0	$3,360	$0	$0	$0	$0	$3,895	$0
2	7501	Aidan's Park and Parcel Structure		$32,960	35	19	16	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3	7502	East Haystacker Highlands No. Chip Replacement		$2,652	5	0	5	$2,652	$0	$0	$0	$0	$3,075	$0	$0	$0	$0	$3,564	$0	$0	$0	$0
4	7503	East Haystacker Highlands No. Play Structure		$32,960	35	14	21	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$49,855
5	7504	East Haystacker Highlands So. Chip Replacement		$2,652	5	0	5	$2,652	$0	$0	$0	$0	$3,075	$0	$0	$0	$0	$3,564	$0	$0	$0	$0
6	7505	East Haystacker Highlands So. Play Structure		$32,960	35	23	12	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
7	7506	Parcel L Harrier Cir. Pocket Park Chip Replacement		$2,652	5	0	5	$2,652	$0	$0	$0	$0	$3,075	$0	$0	$0	$0	$3,564	$0	$0	$0	$0
8	7507	Parcel L Harrier Cir. Pocket Park Play Structure		$32,960	35	20	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
9	7508	Parcel R Haystacker (Sawmill Cir) Pocket Park Chip Replacement		$2,652	5	4	1	$0	$0	$0	$0	$2,985	$0	$0	$0	$0	$3,461	$0	$0	$0	$0	$4,012
10	7509	Parcel R Haystacker (Sawmill Cir) Pocket Park Play Structure		$31,827	35	12	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$45,378	$0	$0
11	7510	Tree Replacement		$154,500	5	2	3	$0	$0	$163,909	$0	$0	$0	$0	$190,016	$0	$0	$0	$0	$220,280	$0	$0
12	7511	Village Homes Park Chip replacement		$3,090	5	4	1	$0	$0	$0	$0	$3,478	$0	$0	$0	$0	$4,032	$0	$0	$0	$0	$4,674
13	7512	Village Homes Park Structure		$45,166	35	12	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$64,395	$0	$0
		Total Current Parks Replacement Cost:		**$379,684**				**$7,957**	**$0**	**$163,909**	**$2,898**	**$6,463**	**$9,224**	**$0**	**$190,016**	**$3,360**	**$7,492**	**$10,693**	**$0**	**$330,053**	**$3,895**	**$58,541**

The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2027-2041

RECREATION PATHS

				1.03			1														
ITEM NO.	Vantaca GL	DESCRIPTION	LOCATION/ QUANTITY	2027 REPLACEMENT COST	NORMAL LIFE	REMAINING LIFE	PRESENT AGE	Projects occurring in: 2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
		Total Linear Feet of Pathways 10.2 miles/53856 LF (Seal coating)																				
1	7600	Arroyo Drive-Fourth of July Rd –E Haystacker Dr (4200 lf)		$40,016	5	3	2	$0	$0	$0	$43,726	$0	$0	$0	$0	$50,690	$0	$0	$0	$0	$58,764	$0
2	7601	Brush Creek Park-Capitol St – Sylvan Lake Rd (6700 lf)		$63,834	5	2	3	$0	$0	$67,722	$0	$0	$0	$0	$78,508	$0	$0	$0	$0	$91,012	$0	$0
3	7602	Brush Creek Park-Founders Ave – Brush Creek Rd (100 lf)		$953	5	3	2	$0	$0	$0	$1,041	$0	$0	$0	$0	$1,207	$0	$0	$0	$0	$1,399	$0
4	7603	Brush Creek Park-Founders Ave – Brush Creek Rd (1700 lf)		$16,197	5	2	3	$0	$0	$17,183	$0	$0	$0	$0	$19,920	$0	$0	$0	$0	$23,093	$0	$0
5	7604	Driving Range Bridge (285lf)		$10,300	5	3	2	$0	$0	$0	$11,255	$0	$0	$0	$0	$13,048	$0	$0	$0	$0	$15,126	$0
6	7605	Driving Range, Palmer Loop-Sylvan Lake Rd – ER Rd (2700 lf)		$25,724	5	2	3	$0	$0	$27,291	$0	$0	$0	$0	$31,638	$0	$0	$0	$0	$36,677	$0	$0
7	7606	East Haystacker Drive-ER Rd- New York Mtn Rd (9700 lf)		$92,417	5	3	2	$0	$0	$0	$100,986	$0	$0	$0	$0	$117,071	$0	$0	$0	$0	$135,717	$0
8	7607	ER -School – Robbins Egg Ln (7650 lf)		$80,174	5	0	5	$80,174	$0	$0	$0	$0	$92,944	$0	$0	$0	$0	$107,747	$0	$0	$0	$0
9	7608	Fourth of July -ER Rd - Arroyo Dr (4800 lf)		$45,732	5	3	2	$0	$0	$0	$49,973	$0	$0	$0	$0	$57,932	$0	$0	$0	$0	$67,159	$0
10	7609	Greenhorn to Sylvan Lake Road (400 lf)		$3,811	5	3	2	$0	$0	$0	$4,164	$0	$0	$0	$0	$4,828	$0	$0	$0	$0	$5,597	$0
11	7610	Highlands Pedestrian Bridge Decking		$36,050	25	12	13	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$51,399	$0	$0
12	7611	Brush Creek Park Bridge Decking		$36,050	25	12	13	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$51,399	$0	$0
13	7612	Hole 8 Golf Course-Seven Hermits Dr–W Haystacker Dr (650 lf)		$6,192	5	2	3	$0	$0	$6,569	$0	$0	$0	$0	$7,616	$0	$0	$0	$0	$8,829	$0	$0
14	7613	Open Space - F24, 25 Parks-E Haystacker Dr (3000 lf)		$28,583	5	1	4	$0	$29,440	$0	$0	$0	$0	$34,129	$0	$0	$0	$0	$39,565	$0	$0	$0
15	7614	Open Space-ER Rd – W Dewey Park (2050 lf)		$19,531	5	3	2	$0	$0	$0	$21,342	$0	$0	$0	$0	$24,741	$0	$0	$0	$0	$28,682	$0
16	7615	Open Space-Sylvan Lake Rd – Robbins Egg Ln (1000 lf)		$9,528	5	2	3	$0	$0	$10,108	$0	$0	$0	$0	$11,718	$0	$0	$0	$0	$13,584	$0	$0
17	7616	Ouzel Lane-ER Rd – Brush Creek Rd (500 lf)		$4,764	5	3	2	$0	$0	$0	$5,205	$0	$0	$0	$0	$6,035	$0	$0	$0	$0	$6,996	$0
18	7617	Path Resurfacing Major Overhaul		$15,000	5	2	3	$0	$0	$15,914	$0	$0	$0	$0	$18,448	$0	$0	$0	$0	$21,386	$0	$0
19	7618	Sylvan Lake -Ewing Street – Brush Creek Rd (3100 lf)		$32,488	5	0	5	$32,488	$0	$0	$0	$0	$37,662	$0	$0	$0	$0	$43,661	$0	$0	$0	$0
20	7619	Sylvan Lake -Green Acres – School (3700 lf)		$38,776	5	0	5	$38,776	$0	$0	$0	$0	$44,952	$0	$0	$0	$0	$52,112	$0	$0	$0	$0
21	7620	Sylvan Lake -US Highway 6 – Hospital (1500 lf)		$15,720	5	0	5	$15,720	$0	$0	$0	$0	$18,224	$0	$0	$0	$0	$21,126	$0	$0	$0	$0
22	7621	Crusher Fines Pathway		$35,000	10	9	1	$0	$0	$0	$0	$0	$0	$0	$0	$0	$45,667	$0	$0	$0	$0	$0
		Total Current Recreation Paths Replacement Cost:		**$656,838**				**$167,158**	**$29,440**	**$144,786**	**$237,693**	**$0**	**$193,782**	**$34,129**	**$167,847**	**$275,551**	**$45,667**	**$224,646**	**$39,565**	**$297,378**	**$319,439**	**$0**

The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2027-2041

FENCE

				1.03			1														
ITEM NO.	Vantaca GL	DESCRIPTION	LINEAR FEET, ROCK PILLARS QUANTITY	2027 REPLACEMENT COST	NORMAL LIFE	REMAINING LIFE	PRESENT AGE	Projects occurring in: 2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
1	7700	CAPITOL STREET Brush Creek Bridge to Haunted Barn	170	$10,150	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2	7701	CAPITOL STREET Cupola Barn to Brush Creek	152	$9,075	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3	7702	CAPITOL STREET Pavilion up Capitol to Crosswalk	280	$16,717	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4	7703	CAPITOL STREET South side Capitol to TOE Barn	352	$21,015	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5	7704	EAGLE RANCH ROAD Eagle Ranch Rd / Golf Course	1696	$101,255	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6	7705	EAGLE RANCH ROAD Ouzel Park	72	$4,299	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
7	7706	EAST HAYSTACKER Across from Bathroom	80	$4,776	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
8	7707	EAST HAYSTACKER Arroyo Intersection	64	$3,821	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
9	7708	EAST HAYSTACKER Arroyo Parking Lots	360	$21,493	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
10	7709	EAST HAYSTACKER Arroyo Parking Lots, Rock Pillar	6	$0	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
11	7710	EAST HAYSTACKER Aster Ct. Intersection	64	$3,821	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
12	7711	EAST HAYSTACKER Avalanche Intersection	64	$3,821	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
13	7712	EAST HAYSTACKER Clover Lane Intersection	64	$3,821	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
14	7713	EAST HAYSTACKER Coyote Song Park	56	$3,343	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
15	7714	EAST HAYSTACKER Coyote Song Park Rock Pillar	2	$0	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
16	7715	EAST HAYSTACKER Elk Haven Park	72	$4,299	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
17	7716	EAST HAYSTACKER Elk Haven Park , Rock Pillar	2	$0	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
18	7717	EAST HAYSTACKER Golf Course Bathroom (hole #14)	176	$10,507	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
19	7718	EAST HAYSTACKER Hollyhock Intersection	64	$3,821	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
20	7719	EAST HAYSTACKER Mt. Jackson Ct. Intersection	64	$3,821	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
21	7720	EAST HAYSTACKER New York Mtn. Intersection	64	$3,821	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
22	7721	EAST HAYSTACKER Past Harvester / Bottom of Wall	776	$46,330	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
23	7722	EAST HAYSTACKER Past Harvester / Bottom of Wall Rock	4	$0	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
24	7723	EAST HAYSTACKER Prospect Peak Intersection	64	$3,821	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
25	7724	SYLVAN LAKE ROAD 3-way stop	128	$7,642	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
26	7725	SYLVAN LAKE ROAD Brush Creek Bridge Both Sides	200	$11,940	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
27	7726	SYLVAN LAKE ROAD Driving Range Bridge	72	$4,427	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28	7727	SYLVAN LAKE ROAD East Side Bike Path, Med Ctr to Fron	416	$25,581	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
29	7728	SYLVAN LAKE ROAD East Side, Brush Creek to Dog Statio	504	$30,993	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
30	7729	SYLVAN LAKE ROAD Green Acres	370	$22,753	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
31	7730	SYLVAN LAKE ROAD Hole #1 Path	224	$13,775	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
32	7731	SYLVAN LAKE ROAD Hole #1 Vignette	72	$4,427	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
33	7732	SYLVAN LAKE ROAD Path behind Dusty Boot Creek Cross	42	$2,582	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
34	7733	SYLVAN LAKE ROAD West Side Bike Path, Med Ctr to Free	1680	$103,309	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
35	7734	SYLVAN LAKE ROAD West Side, Green Acres to Bike Path	680	$41,815	50	27	23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		Total Current Fence Replacement Cost:		**$553,075**				**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**