MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF EAGLE RANCH ASSOCIATION

A Meeting of the Board of Directors of the Eagle Ranch Association (the "Association") was held on February 22, 2023, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via video/teleconference.

Directors Present:

Liz Adams, Residential Director
Eric Eves, Residential Director
Jamie Harrison, Residential Director
Steve Lindstrom, Commercial Director
David Viele, Commercial Director

Owners present:
Melanie & Dennis Weisman, 384 Harrier Circle

Others Present:

Dave Crawford, East West Hospitality ("EWH") Director of Operations
Nick Richards, EWH Community Manager, Eagle Ranch
Emily Walz, EWH Director of Association Administration
Shelley Bellm, EWH Assistant Community Manager, Eagle Ranch

The order of business was as follows:

1. Call to Order. The meeting was called to order at 3:00 p.m. MST. A quorum of Directors was present.

2. Minutes Approval. Upon motion made and seconded, the Board approved the minutes of the Board Meeting held on January 11, 2023.

3. New Business.

    a. Covenant Control. Nick Richards indicated that Eagle Ranch Covenant Control has found a need to clarify the allowance for Class B vehicles, specifically sprinter vans and camper shells. The Board agreed that sprinter vans shall be allowed to be parked in the driveway provided no one is living in it. Per the Declaration Section 8.8.2, camper shells shall not be allowed to be parked in the driveway, unless used as the owner's daily driver. **Jamie Harrison will work with Management to draft a Rule further clarifying these allowances per the Declaration for review by the Board**. The proposed Rule will be provided to owners per the 30 day comment period in the Bylaws, and the Board will take into consideration any comments or concerns before formal adoption takes place.
    b. Wildlife Update. Jamie Harrison provided an overview of the composition of the Wildlife Committee, its purpose, recent meetings and educational events, and funded projects. **Steve Lindstrom suggested increased dialogue amongst relevant parties, and a joint meeting between the Executive Board and the Wildlife Committee, specifically surrounding the Dog Park and impacts to wildlife. Term limitations applicable to**

the Committee in the governing documents should also be determined, **as well as meeting dates and agendas.** Liz Adams or Jamie Harrison will attend future Wildlife Committee Meetings to represent the Board's interests. **(Term limits, meeting dates, and agenda of the Housing Corp should also be addressed.)**

c. Trash Cans. Nick Richards reported that warnings are being issued for trash can violations, including being placed outside of the allotted timeframe for trash pickup.

4. Manager's Report. Nick Richards' Manager's Report was distributed to the Board prior to this meeting.

(Melanie & Dennis Weisman left the meeting at this point, approximately 4:03 p.m.)

5. Reserve Study. The Reserve Study completed by Association Reserves was distributed to the Board prior to this meeting. Dave Crawford reviewed recommendations identified in the report, indicating that the EWH Reserve Study will continue to be updated utilizing the findings in the report.

   There was discussion of projected year-end balances of the Reserve in relation to funding and schedule projects. The Board was reminded that this is a tool to project remaining useful life and Reserve balances, and will be reviewed and adjusted annually.

   The updated Reserve Study will be circulated to the Board and eventually posted on the website for owner reference.

   As the Board previously determined that funds should be allocated to the Commercial Association in an amount determined annually by the Board, Steve Lindstrom suggested the evaluation of projects that could be scheduled in the Reserve Study specifically related to the Commercial District.

6. Financials. 2022 Year-end financials will be provided to Liz Adams as Treasurer for initial review, then the full Board. Mr. Crawford indicated that actual 2022 Year-end Net Surplus is higher than previously projected.

7. Other Business.

   a. Management Agreement. The revised EWH Association Management Agreement was circulated to the Board prior to this meeting. The updated version includes changes to the Management Fee section to reflect current practice in calculating the fee. Management will review additional updates proposed by Jamie Harrison with EWH legal counsel.
   b. Collections. Shelley Bellm reported that Management is conducting an evaluation of Owner Accounts Receivable, and has recommended that any accounts older than 2021 are turned over to collections. Proper notice procedures to these owners will continue, per Colorado law. Management will make collections recommendations to the Board for review and individual approval within Executive Session at a future Board Meeting.
   c. Association Website. **It was noted that the documents within the Eagle Ranch Association website (eagleranchhoa.net) will be updated to include; a Welcome Letter for new owners, Rules and Regs pertaining to dogs and wildlife, the approved Budget, Reserve Study (once updated), and informational videos.**

8. Schedule of Meetings. The 2023 meeting schedule is as follows:

    a. Board Meeting – May 17, 2023
    b. Board Meeting – August 16, 2023
    c. Board Meeting – November 15, 2023
    d. Annual Meeting – December 13, 2023

There being no further business to come before the Board, the meeting was adjourned at 5:08 p.m. MST.

Respectfully submitted,



Emily Walz, Secretary

Eagle Ranch Association
Special Meeting of the Executive Board

Wednesday, February 22, 2023
3:00 p.m. MDT

Eagle Ranch Office or
Microsoft Teams video/teleconference

Click here to join the meeting

Or call in (audio only)
+1 213-349-3956
Phone Conference ID: 301 251 971#

Agenda

1) Call to order, verify quorum.

2) Approval of board minutes – January 11, 2023 — 5 min.

3) Meeting specific topics / New Business

   a) Wildlife Update — 30 min.
   b) Manager's Report — 5 min.
   c) Covenant Control / Compliance — 10 min.
      - Trash cans
      - Campers/vans

4) Other Business

   a) Reserve study — 30 min.
   b) Management Agreement — 15 min.
   c) Collections & Liens — 10 min.

5) Adjournment

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF EAGLE RANCH ASSOCIATION

A Special Meeting of the Board of Directors of the Eagle Ranch Association (the "Association") was held on January 11, 2023, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via video/teleconference.

Directors Present:

Liz Adams, Residential Director
Eric Eves, Residential Director
Clark Gundlach, Commercial Director
Jamie Harrison, Residential Director
Steve Lindstrom, Commercial Director
Kevin Sharkey, Residential Director
David Viele, Commercial Director

Owners present:

David Gaboury *(partial attendance)*

Others Present:

Dave Crawford, East West Hospitality ("EWH") Director of Operations
Nick Richards, Association Manager, Eagle Ranch
Emily Walz, EWH Director of Association Administration
Shelley Bellm, EWH Assistant Community Manager

The order of business was as follows:

1. Call to Order. The meeting was called to order at 3:01 p.m. MST. A quorum of Directors was present.

2. Minutes Approval. Upon motion made and seconded, the Board approved the minutes of the Board Meeting held on November 9, 2022.

3. Housing Corp Appointment. David Gaboury, candidate for the Housing Corp, submitted his candidate application to the Board prior to this meeting. Upon motion made and seconded, the Board approved the appointment of David Gaboury to the Housing Corp. Steve Lindstrom provided an overview of current Housing Corp members and general purpose of the group. Mr. Gaboury was thanked for his involvement.

4. Election of Officers. The election of Officers for the coming year was discussed, as Jamie Harrison nominated himself for President. He expressed the benefits of having a Residential owner as President, and indicated the need for increased involvement with the Town of Eagle Economic Vitality Committee, the Eagle Ranch Wildlife Committee, and Eagle Ranch Design Review Board.

Upon motion made and seconded, the Board elected the below slate of Officers to serve until the next Annual Meeting or until their successors are named. *(Liz Adams, David Viele, Kevin Sharkey, and Eric Eves voted in favor of the motion. Jamie Harrison and Clark Gundlach voted in opposition. Steve Lindstrom abstained. The motion passed with four (4) in favor, two (2) in opposition.)*

Steve Lindstrom, President
Clark Gundlach, Vice President
Eric Eves, Vice President
Kevin Sharkey, Vice President
David Viele, Vice President
James Harrison, Vice President
Liz Adams, Treasurer
Nicole Moore, Assistant Treasurer
Emily Walz, Secretary

5. Schedule of Meetings. The 2023 meeting schedule was determined as follows:

    a. Board Meeting – February 22, 2023
    b. Board Meeting – May 17, 2023
    c. Board Meeting – August 16, 2023
    d. Board Meeting – November 15, 2023
    e. Annual Meeting – December 13, 2023

6. Manager's Report. Nick Richards reviewed his Manager's Report, distributed to the Board prior to this meeting. Steve Lindstrom asked why Vantaca is showing quarterly dues instead of annual. It was confirmed that this has been corrected within the system.

7. Other Business.
    a. An Owners' social event has been scheduled for February 1st at Social Oak. This is a "Meet & Greet" for the Board to introduce themselves to owners.
    b. DRB Fees and Compliance Fees are currently being reviewed internally to ensure appropriateness. Recommendations for changes will be presented for Board consideration at the next meeting by the DRB Administrator.
    c. Steve Lindstrom announced that Nick Richards was elected to the Commercial Association Board of Directors at their last meeting.
    d. Jamie Harrison expressed his concerns with the Association Bylaws inconsistency with current state law. Dave Crawford responded that the HOA attorney has explained that statue (CCIOA) supersedes any contradictory provisions in the governing documents, including Declaration, Articles of Incorporation, and Bylaws. The Association may, but is not required to, amend its Bylaws to conform. The HOA attorney has also advised that some of the provisions in the most recent legislation, specifically within House Bill 22-1137, may be overturned in an upcoming legislative session. The Board will await the outcome before pursuing a revision of the documents.
    e. It was noted that an update on the Dog Park and wildlife will be provided at the next meeting.
    f. Updates to the Reserve Study and Management Agreement will also be discussed at the next regular Board Meeting.

There being no further business to come before the Board, the meeting was adjourned at 4:23p.m. MST.

Respectfully submitted,



Emily Walz, Secretary

Eagle Ranch Homeowners Association
Community Manager's Report

January 2023

The following is a general summary of January activity:

- **Vantaca Update:** Staff continues to work with homeowners, daily, with login and billing questions.

- **Marketing:** Spring/Summer banners have been designed and will be ordered in March. These will be placed on both Capitol Street and Sylvan Lake Roads. Remaining banners shall be installed after seasonal pruning by old growth.

- **Accounts Receivable:** January AR Aging is at $60,594.89. Eagle Ranch staff and East West Accounting staff have found several accounts that had assessments carried forward into the new system where payment had been made. We are working to adjust those off the system. A discussion regarding collection policies will be held during the February Executive Board meeting.

- **Reserve Study:** The reserve study has been received and reviewed. A study update will be presented to the board at its February meeting. A summary will be provided and full copies can be forwarded, by email, at your request.

- **Infrastructure:** Vendors are being contacted regarding paving and other infrastructure work, gearing up for 2023.

- **Owner Social Events**: Social events have been proceeding and we will continue to have monthly events for the community. Evening on Ice was a success and received great feedback, 25 families participated.
- Future events being planned:
    - Monthly Morning Call
    - Wildlife education (February)
    - Ski to Ride Day (February)
    - Community Yard Sale (May)
    - Town Clean-up Day & Hard to Recycle Event (May)

- Community Camping Trip (June?)
- Bicycle Parade (July)
- Community Table (August)
- Pumpkin Patch (Oct)
- Trick or Treat Street (Oct)

- **Covenant Control:** Thirty-seven (37) homes were given warnings for violations to the rules and regulations. Violations were not issued to these homes for receiving their first notice. A majority of residences were located on Newquist, Pat's Circle and Seabry.

- **Bicycle Racks:** Racks have been received. These still require assembly and distribution to appropriate locations. This will be scheduled for March.

- **Design Review Administrator:**
    - Submittal Review and document preparation for 1/19/23 DRB Meeting
        - 1 Major MEI
        - 1 Preliminary
        - 1 Final
    - Staff Approvals
        - 1 Pre-design Meeting
        - 1 Technical
        - 2 CDC's
        - 3 Minor MEI's
    - Construction Compliance
        - 1 mockup
        - 1 pending CDC field review
        - 1 CC Inspection
        - Various site observations and verbal notifications to correct.
    - DRB Inquiries
        - 2 potential projects
        - 4 potential new buyers
    - DRB Procedure Updates
        - Started implementing new template in Mondays for management of Active DRB Projects for all new projects. Minimal migration of projects closing out from existing Board to New Board and updating project history.
        - Started new document draft "Construction Compliance Acknowledgement" to incorporate into draft updates for Construction Regulations document.
        - Started discussion with TOE for Building Envelopes as defined in the PUD and how it applies to MEI. Scheduling meeting with TOE prior to February DRB Meeting.
        - Finalized new project folder template to better track DRB history which new projects are implementing. Previously approved project files are being moved as they come up.

The Eagle Ranch Owner's Association
Replacement Reserve Fund 15-year Study
Anticipated Replacement Fund Expenditures for the Years ending December 30, 2023-2037

Rate of Assessment Increase:	**0.00%**
Rate of Inflation:	**3.00%**
Rate of Interest:	**1.00%**

Rate of Assessment Increase:		**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**
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		**1.00%**	**1.00%**	**1.00%**	**1.00%**	**1.00%**	**1.00%**	**1.00%**	**1.00%**	**1.00%**	**1.00%**	**1.00%**	**1.00%**	**1.00%**	**1.00%**	**1.00%**
	2023 REPLACEMENT	**Projects occurring in:**														
DEPARTMENT:	**COST**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**
TOTAL VEHICLES	$41,816	$0	$0	$0	$0	$0	$0	$0	$51,428	$0	$0	$0	$0	$0	$0	$0
TOTAL BUILDINGS	$19,793	$0	$0	$0	$1,344	$0	$12,553	$0	$0	$4,909	$0	$0	$0	$0	$0	$0
TOTAL FURNITURE, FIXTURES, & DECOR.	$24,016	$0	$0	$0	$0	$6,078	$14,626	$0	$0	$5,700	$9,003	$0	$0	$7,295	$0	$8,168
TOTAL ERFC EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL ALLEYS	$475,880	$153,766	$0	$164,849	$40,537	$43,724	$0	$0	$0	$0	$50,688	$0	$125,665	$0	$0	$58,762
TOTAL IRRIGATION	$117,188	$0	$0	$0	$0	$60,511	$34,190	$0	$0	$0	$0	$31,159	$0	$0	$0	$0
TOTAL PARKS	$229,246	$4,701	$0	$123,128	$85,763	$33,765	$0	$5,613	$38,200	$23,417	$0	$0	$0	$50,986	$27,147	$0
TOTAL RECREATION PATHS	$896,769	$147,543	$36,336	$92,044	$92,822	$197,247	$64,151	$397,178	$0	$26,288	$40,393	$27,888	$0	$77,053	$0	$342,509
TOTAL FENCE	$312,795	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$189,760	$237,528	$0	$0	$0
TOTAL ANNUAL EXPENSE:	**$2,117,504**	**$306,010**	**$36,336**	**$380,021**	**$220,466**	**$341,325**	**$125,521**	**$402,791**	**$89,628**	**$60,314**	**$100,085**	**$248,808**	**$363,192**	**$135,334**	**$27,147**	**$409,439**
PREVIOUS YEAR END BALANCE		**$ 2,428,728**	**$2,215,532**	**$2,285,666**	**$2,012,817**	**$1,896,795**	**$1,658,752**	**$1,634,135**	**$1,331,999**	**$1,340,006**	**$1,377,408**	**$1,375,412**	**$1,224,673**	**$958,043**	**$916,604**	**$982,938**
CURRENT YEAR ASSESSMENTS		84,315	84,315	$84,315	$84,315	$84,315	$84,315	$84,315	$84,315	$84,315	$84,315	$84,315	$84,315	$84,315	$84,315	$84,315
CURRENT YEAR INTEREST		8,500	$22,155	$22,857	$20,128	$18,968	$16,588	$16,341	$13,320	$13,400	$13,774	$13,754	$12,247	$9,580	$9,166	$9,829
CURRENT YEAR END BALANCE		$ 2,215,532	$2,285,666	$2,012,817	$1,896,795	$1,658,752	$1,634,135	$1,331,999	$1,340,006	$1,377,408	$1,375,412	$1,224,673	$958,043	$916,604	$982,938	$667,643
SPECIAL ASSESSMENT REQUIRED		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
AMOUNT REQUIRED FOR 100% FUNDING		1,203,244	1,313,706	1,118,567	1,081,493	933,020	1,009,075	800,285	954,734	1,102,463	1,223,365	1,195,536	1,058,016	1,157,218	1,366,153	1,213,273
	Average															
CURRENT % FUNDED	**133%**	**184%**	**174%**	**180%**	**175%**	**178%**	**162%**	**166%**	**140%**	**125%**	**112%**	**102%**	**91%**	**79%**	**72%**	**55%**

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

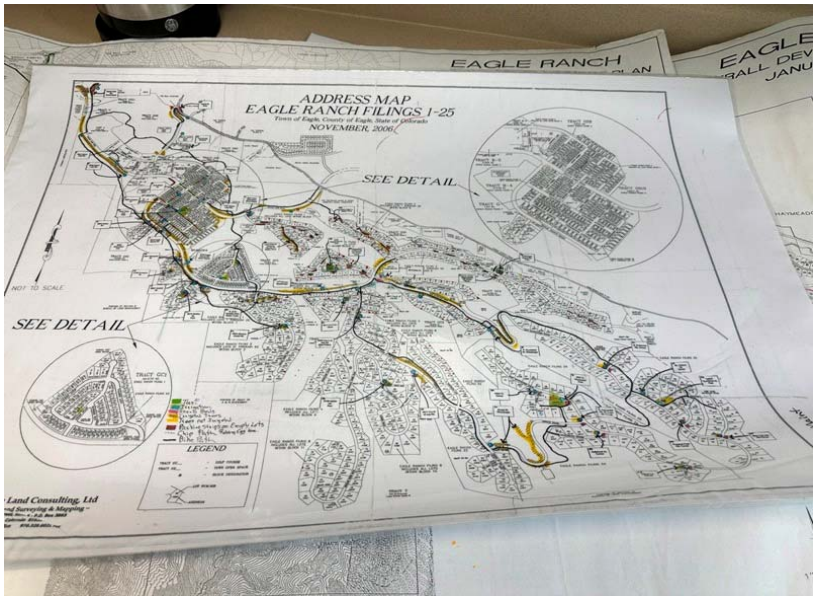
Reserve Analysis Report

Eagle Ranch Master Association

Eagle, Colorado

Version 2

February 1, 2023



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Eagle Ranch Master Association

Table of Contents

	Page
Preface	i
Executive Summary	1
Disclosure Statement	2
Distribution of Current Reserve Funds	3
Calculation of Percent Funded	6
Management Summary	10
Management Charts	14
Annual Expenditure Detail	16
Projections	26
Projection Charts	27
Component Detail	29
Index	92

Preface

This preface is intended to provide an introduction to the enclosed reserve analysis as well as detailed information regarding the reserve analysis report format, reserve fund goals/objectives and calculation methods. The following sections are included in this preface:

Introduction to Reserve Budgeting .....page i
Understanding the Reserve Analysis .....page i
Reserve Funding Goals / Objectives .....page ii
Reserve Funding Calculation Methods .....page ii
Reading the Reserve Analysis .....page v
Glossary of Key Terms .....page x
Limitations of Reserve Analysis .....page xiii

♦ ♦ ♦ ♦ INTRODUCTION TO RESERVE BUDGETING ♦ ♦ ♦ ♦

The Board of Directors of an association has a legal and fiduciary duty to maintain the community in a good state of repair. Individual unit property values are significantly impacted by the level of maintenance and upkeep provided by the association as well as the amount of the regular assessment charged to each owner.

A prudent plan must be implemented to address the issues of long-range maintenance, repair and replacement of the common areas. Additionally, the plan should recognize that the value of each unit is affected by the amount of the regular assessment charged to each unit.

There is a fine line between “not enough,” “just right” and “too much.” Each member of an association should contribute to the reserve fund for their proportionate amount of “depreciation” (or “use”) of the reserve components. Through time, if each owner contributes his “fair share” into the reserve fund for the depreciation of the reserve components, then the possibility of large increases in regular assessments or special assessments will be minimized.

An accurate reserve analysis and a “healthy” reserve fund are essential to protect and maintain the association's common areas and the property values of the individual unit owners. A comprehensive reserve analysis is one of the most significant elements of any association's long-range plan and provides the critical link between sound business judgment and good fiscal planning. The reserve analysis provides a “financial blueprint” for the future of an association.

♦ ♦ ♦ ♦ UNDERSTANDING THE RESERVE ANALYSIS ♦ ♦ ♦ ♦

In order for the reserve analysis to be useful, it must be understandable by a variety of individuals. Board members (from seasoned, experienced Board members to new Board members), property managers, accountants, attorneys and even homeowners may ultimately review the reserve analysis. The reserve analysis must be detailed enough to provide a comprehensive analysis, yet simple enough to enable less experienced individuals to understand the results.

There are four key bits of information that a comprehensive reserve analysis should provide: Budget, Percent Funded, Projections and Inventory. This information is described as follows:

Budget
Amount recommended to be transferred into the reserve account for the fiscal year for which the reserve analysis was prepared. In some cases, the reserve analysis may present two or more funding plans based on different goals/objectives. The Board should have a clear understanding of the differences among these funding goals/objectives prior to implementing one of them in the annual budget.

Percent Funded
Measure of the reserve fund “health” (expressed as a percentage) as of the beginning of the fiscal year for which the

reserve analysis was prepared. This figure is the ratio of the actual reserve fund on hand to the fully funded balance. A reserve fund that is "100% funded" means the association has accumulated the proportionately correct amount of money, to date, for the reserve components it maintains.

Projections
Indicate the "level of service" the association will provide the membership as well as a "road map" for the fiscal future of the association. The projections define the timetables for repairs and replacements, such as when the buildings will be painted or when the asphalt will be seal coated. The projections also show the financial plan for the association – when an underfunded association will "catch up" or how a properly funded association will remain fiscally "healthy."

Inventory
Complete listing of the reserve components. Key bits of information are available for each reserve component, including placed-in-service date, useful life, remaining life, replacement year, quantity, current cost of replacement, future cost of replacement and analyst's comments.

♦ ♦ ♦ ♦ RESERVE FUNDING GOALS / OBJECTIVES ♦ ♦ ♦ ♦

There are four reserve funding goals/objectives which may be used to develop a reserve funding plan that corresponds with the risk tolerance of the association: Full Funding, Baseline Funding, Threshold Funding and Statutory Funding. These goals/objectives are described as follows:

Full Funding
Describes the goal/objective to have reserves on hand equivalent to the value of the deterioration of each reserve component. The objective of this funding goal is to achieve and/or maintain a 100% percent funded reserve fund. The component calculation method or cash flow calculation method is typically used to develop a full funding plan.

Baseline Funding
Describes the goal/objective to have sufficient reserves on hand to never completely run out of money. The objective of this funding goal is to simply pay for all reserve expenses as they come due without regard to the association's percent funded. The cash flow calculation method is typically used to develop a baseline funding plan.

Threshold Funding
Describes the goal/objective other than the 100% level (full funding) or just staying cash-positive (baseline funding). This threshold goal/objective may be a specific percent funded target or a cash balance target. Threshold funding is often a value chosen between full funding and baseline funding. The cash flow calculation method is typically used to develop a threshold funding plan.

Statutory Funding
Describes the pursuit of an objective as described or required by local laws or codes. The component calculation method or cash flow calculation method is typically used to develop a statutory funding plan.

♦ ♦ ♦ ♦ RESERVE FUNDING CALCULATION METHODS ♦ ♦ ♦ ♦

There are two funding methods which can be used to develop a reserve funding plan based on a reserve funding goal/objective: Component Calculation Method and Cash Flow Calculation Method. These calculation methods are described as follows:

Component Calculation Method
This calculation method develops a funding plan for each individual reserve component. The sum of the funding plan for each component equals the total funding plan for the association. This method is often referred to as the "straight line"

method and is widely believed to be the most conservative reserve funding method. This method structures a funding plan that enables the association to pay all reserve expenditures as they come due, enables the association to achieve the ideal level of reserves in time, and then enables the association to maintain the ideal level of reserves through time. The following is a detailed description of the component calculation method:

Step 1: Calculation of fully funded balance for each component

The fully funded balance is calculated for each component based on its age, useful life and current cost. The actual formula is as follows:

$$\text{Fully Funded Balance} = \frac{\text{Age}}{\text{Useful Life}} \text{ X Current Cost}$$

Step 2: Distribution of current reserve funds

The association's current reserve funds are assigned to (or distributed amongst) the reserve components based on each component's remaining life and fully funded balance as follows:

Pass 1: Components are organized in remaining life order, from least to greatest, and the current reserve funds are assigned to each component up to its fully funded balance, until reserves are exhausted.

Pass 2: If all components are assigned their fully funded balance and additional funds exist, they are assigned in a "second pass." Again, the components are organized in remaining life order, from least to greatest, and the remaining current reserve funds are assigned to each component up to its current cost, until reserves are exhausted.

Pass 3: If all components are assigned their current cost and additional funds exist, they are assigned in a "third pass." Components with a remaining life of zero years are assigned double their current cost.

Distributing, or assigning, the current reserve funds in this manner is the most efficient use of the funds on hand – it defers the make-up period of any underfunded reserves over the lives of the components with the largest remaining lives.

Step 3: Developing a funding plan

After step 2, all components have a "starting" balance. A calculation is made to determine what funding would be required to get from the starting balance to the future cost over the number of years remaining until replacement. The funding plan incorporates the annual contribution increase parameter to develop a "stair stepped" contribution.

For example, if an association needs to accumulate $100,000 in ten years, $10,000 could be contributed each year. Alternatively, the association could contribute $8,723 in the first year and increase the contribution by 3% each year thereafter until the tenth year.

In most cases, this rate should match the inflation parameter. Matching the annual contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the "time value of money," this creates the most equitable distribution of member contributions through time.

Using an annual contribution increase parameter that is greater than the inflation parameter will reduce the burden to the current membership at the expense of the future membership. Using an annual contribution increase parameter that is less than the inflation parameter will increase the burden to the current membership to the benefit of the future membership. The following chart shows a comparison:

	0% Increase	3% Increase	10% Increase
Year 1	$10,000.00	$8,723.05	$6,274.54
Year 2	$10,000.00	$8,984.74	$6,901.99
Year 3	$10,000.00	$9,254.28	$7,592.19
Year 4	$10,000.00	$9,531.91	$8,351.41
Year 5	$10,000.00	$9,817.87	$9,186.55
Year 6	$10,000.00	$10,112.41	$10,105.21
Year 7	$10,000.00	$10,415.78	$11,115.73
Year 8	$10,000.00	$10,728.25	$12,227.30
Year 9	$10,000.00	$11,050.10	$13,450.03
Year 10	$10,000.00	$11,381.60	$14,795.04
TOTAL	$100,000.00	$100,000.00	$100,000.00

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a total reserve contribution increase or decrease from year to year than this parameter.

One of the major benefits of using this calculation method is that for any single component (or group of components), the accumulated balance and reserve funding can be precisely calculated. For example, using this calculation method, the reserve analysis can indicate the exact amount of current reserve funds "in the bank" for the roofs and the amount of money being funded towards the roofs each month. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

The component calculation method is typically used for well-funded associations (greater that 65% funded) with a goal/ objective of full funding.

Cash Flow Calculation Method

This calculation method develops a funding plan based on current reserve funds and projected expenditures during a specific timeframe (typically 30 years). This funding method structures a funding plan that enables the association to pay for all reserve expenditures as they come due, but is not necessarily concerned with the ideal level of reserves through time.

This calculation method tests reserve contributions against reserve expenditures through time to determine the minimum contribution necessary (baseline funding) or some other defined goal/objective (full funding, threshold funding or statutory funding).

Unlike the component calculation method, this calculation method cannot precisely calculate the reserve funding for any single component (or group of components). In order to work-around this issue to provide this bookkeeping information, a formula has been applied to component method results to calculate a reasonable breakdown. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

The cash flow calculation method is typically used for under-funded associations (less than 65% funded) with a goal/ objective of full funding, threshold funding, baseline funding or statutory funding.

Preface

♦ ♦ ♦ ♦ READING THE RESERVE ANALYSIS ♦ ♦ ♦ ♦

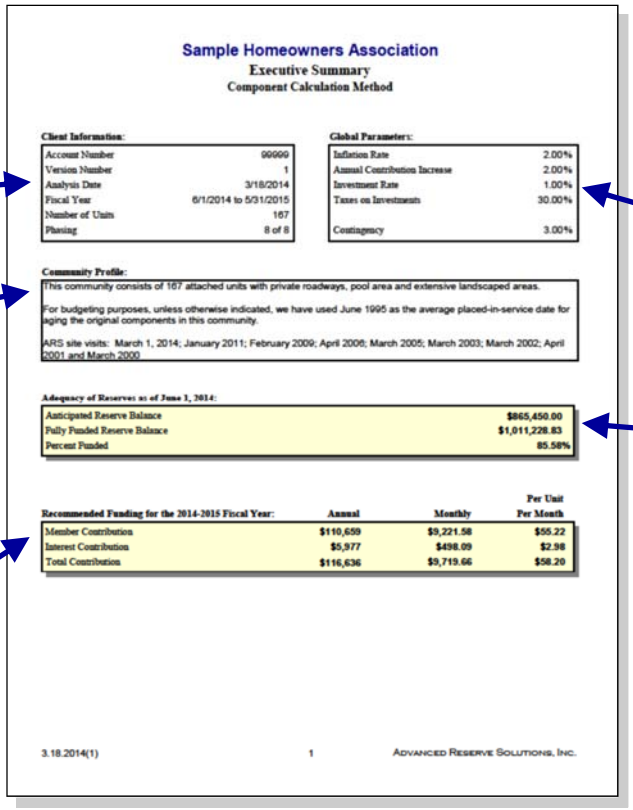
In some cases, the reserve analysis may be a lengthy document of one hundred pages or more. A complete and thorough review of the reserve analysis is always a good idea. However, if time is limited, it is suggested that a thorough review of the summary pages be made. If a "red flag" is raised in this review, the reader should then check the detail information, of the component in question, for all relevant information. In this section, a description of most of the summary or report sections is provided along with comments regarding what to look for and how to use each section.

Executive Summary

Provides general information about the client, global parameters used in the calculation of the reserve analysis as well as the core results of the reserve analysis.

Client Information
Provides various client information including fiscal year for which the reserve analysis was prepared, number of units, phasing, etc.

Global Parameters
Displays the calculation parameters that were used to calculate the reserve analysis including inflation, annual contribution increase, investment rate, tax rate and contingency.



Sample Homeowners Association
Executive Summary
Component Calculation Method

Client Information:

Account Number	99999
Version Number	1
Analysis Date	3/18/2014
Fiscal Year	6/1/2014 to 5/31/2015
Number of Units	167
Phasing	8 of 8

Global Parameters:

Inflation Rate	2.00%
Annual Contribution Increase	2.00%
Investment Rate	1.00%
Taxes on Investments	30.00%
Contingency	3.00%

Community Profile:
This community consists of 167 attached units with private roadways, pool area and extensive landscaped areas.

For budgeting purposes, unless otherwise indicated, we have used June 1995 as the average placed-in-service date for aging the original components in this community.

ARS site visits: March 1, 2014; January 2011; February 2009; April 2006; March 2005; March 2003; March 2002; April 2001 and March 2000

Adequacy of Reserves as of June 1, 2014:

Anticipated Reserve Balance	$865,450.00
Fully Funded Reserve Balance	$1,011,228.83
Percent Funded	85.58%

Recommended Funding for the 2014-2015 Fiscal Year:	Annual	Monthly	Per Unit Per Month
Member Contribution	$110,659	$9,221.58	$55.22
Interest Contribution	$5,977	$498.09	$2.98
Total Contribution	$116,636	$9,719.66	$58.20

3.18.2014(1) 1 Advanced Reserve Solutions, Inc.

Community Profile
Provides brief description of the community, as well as other "global" type comments.

Budget
Provides recommended funding for the fiscal year for which the reserve analysis was prepared. Indicates the reserve funding from the membership, anticipated interest contribution and the total contribution

Adequacy of Reserves
Displays the results of calculations with regard to the "health" of the reserve fund as of the beginning of the fiscal year for which the reserve analysis was prepared. Provides the anticipated reserve balance, fully funded reserve balance and the percent funded.

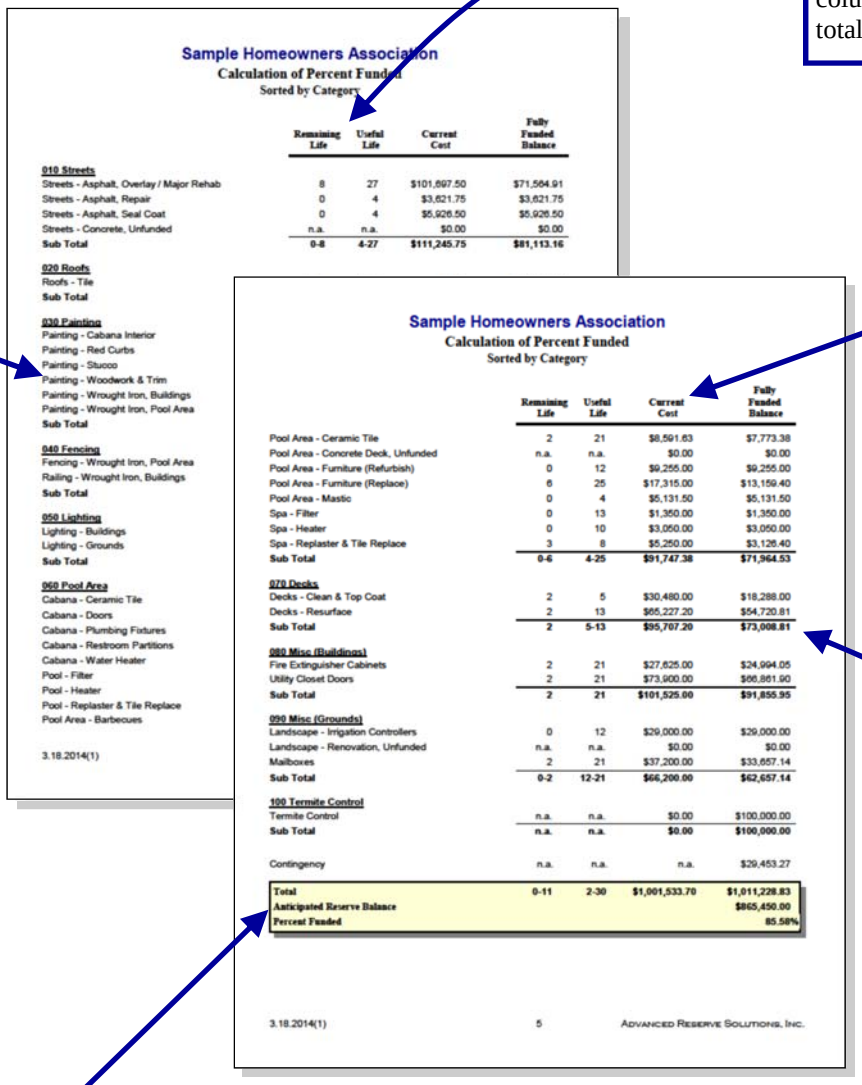
Preface

Calculation of Percent Funded

Summary displays all reserve components, shown here in "category" order. Provides the remaining life, useful life, current cost and the fully funded balance at the beginning of the fiscal year for which the reserve analysis was prepared.

Lifespans
Remaining life and useful life are displayed. And, these columns are conveniently sub totaled to show range.

Reserve Components
All components are displayed (shown here in "category" order).



Sample Homeowners Association
Calculation of Percent Funded
Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	8	27	$101,697.50	$71,564.91
Streets - Asphalt, Repair	0	4	$3,621.75	$3,621.75
Streets - Asphalt, Seal Coat	0	4	$5,926.50	$5,926.50
Streets - Concrete, Unfunded	n.a.	n.a.	$0.00	$0.00
Sub Total	**0-8**	**4-27**	**$111,245.75**	**$81,113.16**
020 Roofs				
Roofs - Tile				
Sub Total				
030 Painting				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork & Trim				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
Sub Total				
040 Fencing				
Fencing - Wrought Iron, Pool Area				
Railing - Wrought Iron, Buildings				
Sub Total				
050 Lighting				
Lighting - Buildings				
Lighting - Grounds				
Sub Total				
060 Pool Area				
Cabana - Ceramic Tile				
Cabana - Doors				
Cabana - Plumbing Fixtures				
Cabana - Restroom Partitions				
Cabana - Water Heater				
Pool - Filter				
Pool - Heater				
Pool - Replaster & Tile Replace				
Pool Area - Barbecues				

3.18.2014(1)

Sample Homeowners Association
Calculation of Percent Funded
Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Pool Area - Ceramic Tile	2	21	$8,591.63	$7,773.38
Pool Area - Concrete Deck, Unfunded	n.a.	n.a.	$0.00	$0.00
Pool Area - Furniture (Refurbish)	0	12	$9,255.00	$9,255.00
Pool Area - Furniture (Replace)	6	25	$17,315.00	$13,159.40
Pool Area - Mastic	0	4	$5,131.50	$5,131.50
Spa - Filter	0	13	$1,350.00	$1,350.00
Spa - Heater	0	10	$3,050.00	$3,050.00
Spa - Replaster & Tile Replace	3	8	$5,250.00	$3,126.40
Sub Total	**0-6**	**4-25**	**$91,747.38**	**$71,964.53**
070 Decks				
Decks - Clean & Top Coat	2	5	$30,480.00	$18,288.00
Decks - Resurface	2	13	$65,227.20	$54,720.81
Sub Total	**2**	**5-13**	**$95,707.20**	**$73,008.81**
080 Misc (Buildings)				
Fire Extinguisher Cabinets	2	21	$27,625.00	$24,994.05
Utility Closet Doors	2	21	$73,900.00	$66,861.90
Sub Total	**2**	**21**	**$101,525.00**	**$91,855.95**
090 Misc (Grounds)				
Landscape - Irrigation Controllers	0	12	$29,000.00	$29,000.00
Landscape - Renovation, Unfunded	n.a.	n.a.	$0.00	$0.00
Mailboxes	2	21	$37,200.00	$33,657.14
Sub Total	**0-2**	**12-21**	**$66,200.00**	**$62,657.14**
100 Termite Control				
Termite Control	n.a.	n.a.	$0.00	$100,000.00
Sub Total	**n.a.**	**n.a.**	**$0.00**	**$100,000.00**
Contingency	n.a.	n.a.	n.a.	$29,453.27
Total	**0-11**	**2-30**	**$1,001,533.70**	**$1,011,228.83**
Anticipated Reserve Balance				**$865,450.00**
Percent Funded				**85.58%**

3.18.2014(1) 5 Advanced Reserve Solutions, Inc.

Current Cost
Displays the current cost to replace or otherwise maintain each component. This column is conveniently sub totaled.

Fully Funded Balance
Displays the fully funded balance for each component. This column is conveniently sub totaled.

The total current cost to replace or otherwise maintain all components, total fully funded balance, anticipated reserve balance and percent funded are provided at the bottom of this summary. Also shown is the range of reserve component remaining lives and useful lives.

Preface

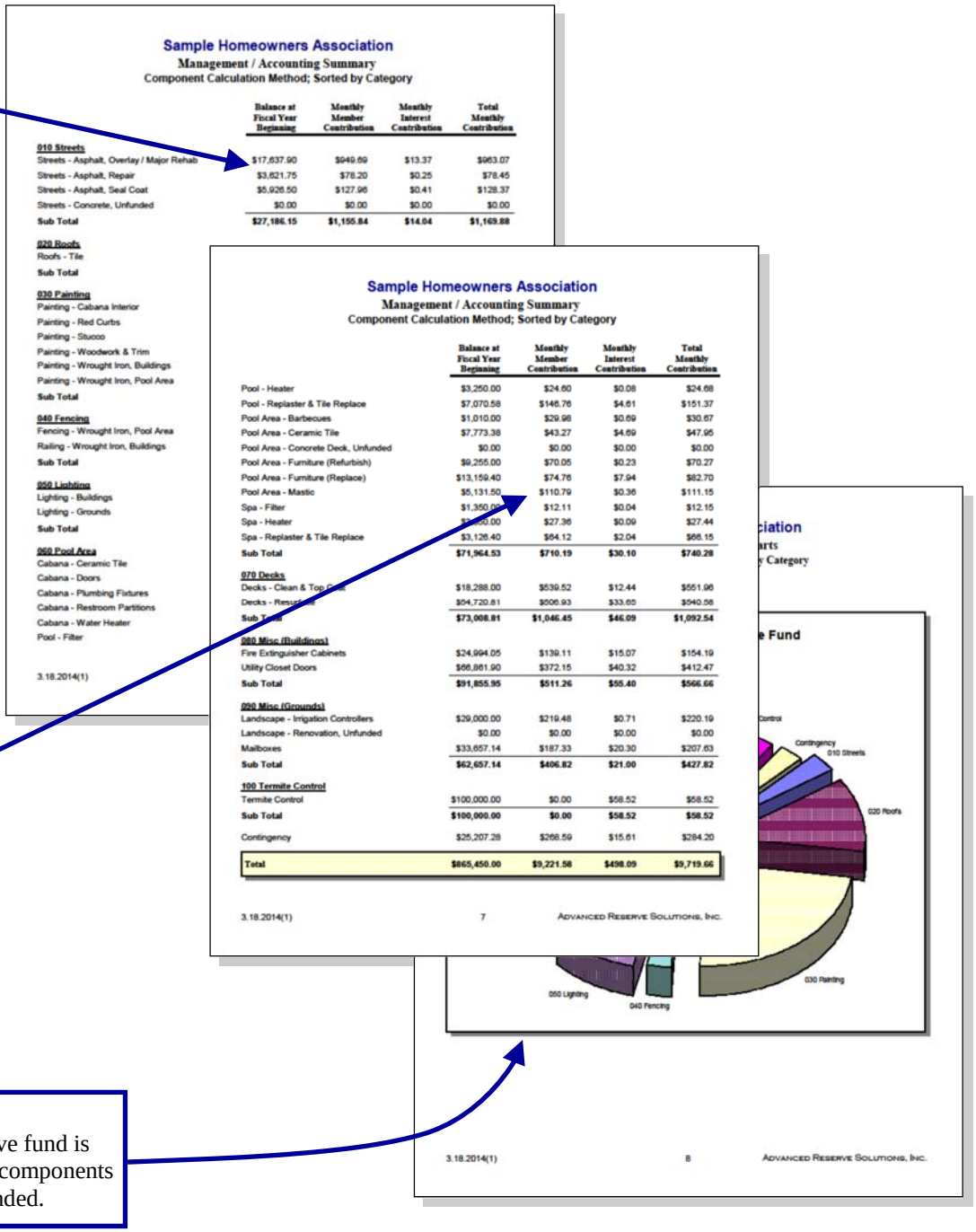
Management / Accounting Summary and Charts

Summary displays all reserve components, shown here in "category" order. Provides the assigned reserve funds at the beginning of the fiscal year for which the reserve analysis was prepared along with the monthly member contribution, interest contribution and total contribution for each component and category. Pie charts show graphically how the total reserve fund is distributed amongst the reserve component categories and how each category is funded on a monthly basis.

Balance at FYB
Shows the amount of reserve funds assigned to each reserve component. And, this column is conveniently sub totaled.

Monthly Funding
Displays the monthly funding for each component from the members and interest. Total monthly funding is also indicated. And, these columns are conveniently sub totaled.

Pie Charts
Show graphically how the reserve fund is distributed amongst the reserve components and how the components are funded.



Sample Homeowners Association
Management / Accounting Summary
Component Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	$17,637.90	$949.69	$13.37	$963.07
Streets - Asphalt, Repair	$3,621.75	$78.20	$0.25	$78.45
Streets - Asphalt, Seal Coat	$5,926.50	$127.96	$0.41	$128.37
Streets - Concrete, Unfunded	$0.00	$0.00	$0.00	$0.00
Sub Total	$27,186.15	$1,155.84	$14.04	$1,169.88
020 Roofs				
Roofs - Tile				
Sub Total				
030 Painting				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork & Trim				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
Sub Total				
040 Fencing				
Fencing - Wrought Iron, Pool Area				
Railing - Wrought Iron, Buildings				
Sub Total				
050 Lighting				
Lighting - Buildings				
Lighting - Grounds				
Sub Total				
060 Pool Area				
Cabana - Ceramic Tile				
Cabana - Doors				
Cabana - Plumbing Fixtures				
Cabana - Restroom Partitions				
Cabana - Water Heater				
Pool - Filter				

3.18.2014(1)

Sample Homeowners Association
Management / Accounting Summary
Component Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Pool - Heater	$3,250.00	$24.60	$0.08	$24.68
Pool - Replaster & Tile Replace	$7,070.58	$146.76	$4.61	$151.37
Pool Area - Barbecues	$1,010.00	$29.98	$0.69	$30.67
Pool Area - Ceramic Tile	$7,773.38	$43.27	$4.69	$47.95
Pool Area - Concrete Deck, Unfunded	$0.00	$0.00	$0.00	$0.00
Pool Area - Furniture (Refurbish)	$9,255.00	$70.05	$0.23	$70.27
Pool Area - Furniture (Replace)	$13,159.40	$74.76	$7.94	$82.70
Pool Area - Mastic	$5,131.50	$110.79	$0.36	$111.15
Spa - Filter	$1,350.00	$12.11	$0.04	$12.15
Spa - Heater	$3,060.00	$27.36	$0.09	$27.44
Spa - Replaster & Tile Replace	$3,126.40	$64.12	$2.04	$66.15
Sub Total	$71,964.53	$710.19	$30.10	$740.28
070 Decks				
Decks - Clean & Top Coat	$18,288.00	$539.52	$12.44	$551.96
Decks - Resurface	$54,720.81	$506.93	$33.65	$540.58
Sub Total	$73,008.81	$1,046.45	$46.09	$1,092.54
080 Misc (Buildings)				
Fire Extinguisher Cabinets	$24,994.05	$139.11	$15.07	$154.19
Utility Closet Doors	$66,861.90	$372.15	$40.32	$412.47
Sub Total	$91,855.95	$511.26	$55.40	$566.66
090 Misc (Grounds)				
Landscape - Irrigation Controllers	$29,000.00	$219.48	$0.71	$220.19
Landscape - Renovation, Unfunded	$0.00	$0.00	$0.00	$0.00
Mailboxes	$33,657.14	$187.33	$20.30	$207.63
Sub Total	$62,657.14	$406.82	$21.00	$427.82
100 Termite Control				
Termite Control	$100,000.00	$0.00	$58.52	$58.52
Sub Total	$100,000.00	$0.00	$58.52	$58.52
Contingency	$25,207.28	$268.59	$15.61	$284.20
Total	$865,450.00	$9,221.58	$498.09	$9,719.66

3.18.2014(1) 7 Advanced Reserve Solutions, Inc.

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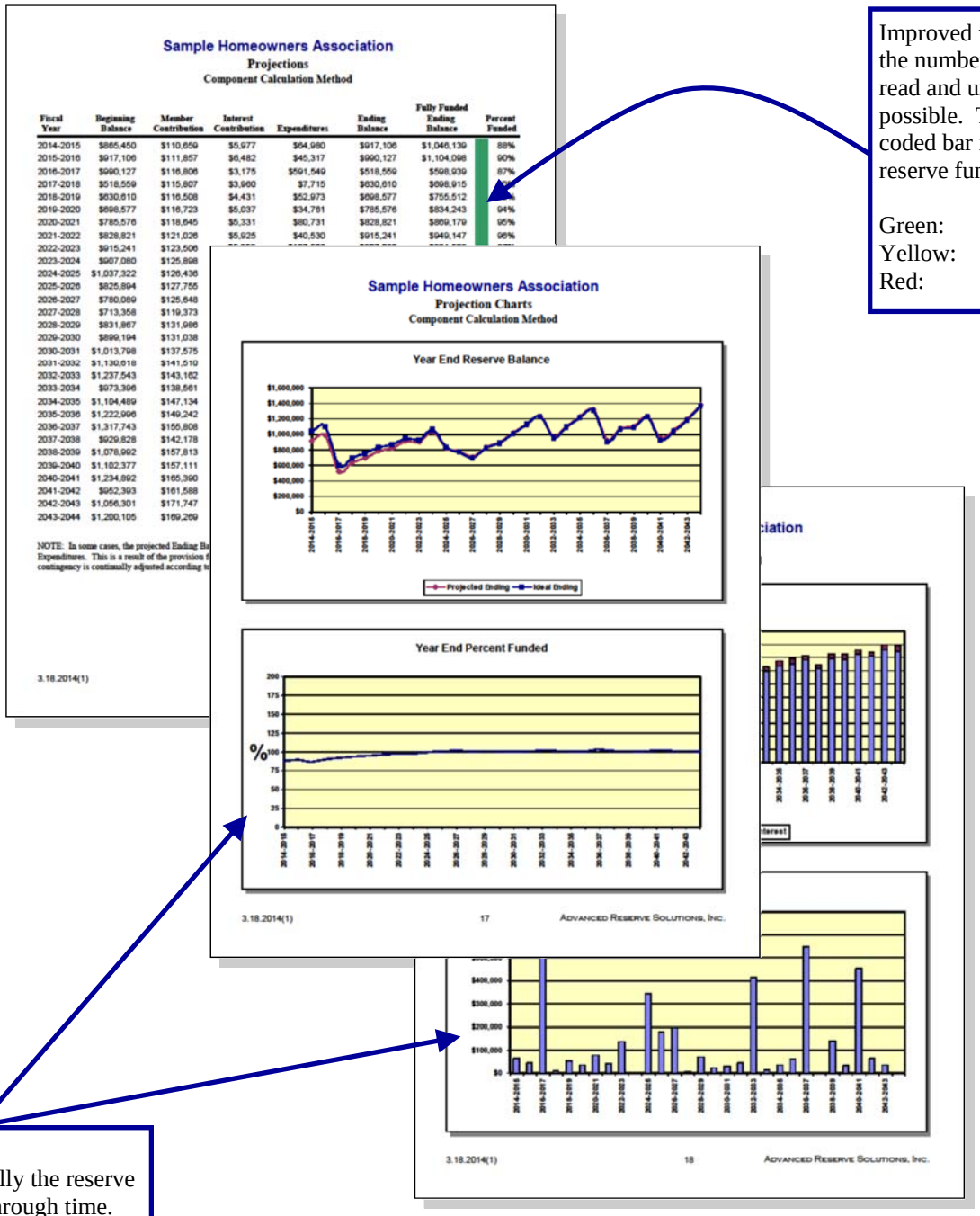
Control
Contingency
010 Streets
020 Roofs
030 Painting
040 Fencing
050 Lighting

3.18.2014(1) 8 Advanced Reserve Solutions, Inc.

Preface

Projections and Charts

Summary displays projections of beginning reserve balance, member contribution, interest contribution, expenditures and ending reserve balance for each year of the projection period (shown here for 30 years). The two columns on the right-hand side provide the fully funded ending balance and the percent funded for each year. Charts show the same information in an easy-to-understand graphic format.



Improved format makes the numbers as easy to read and understand as possible. The color-coded bar indicates the reserve fund status:

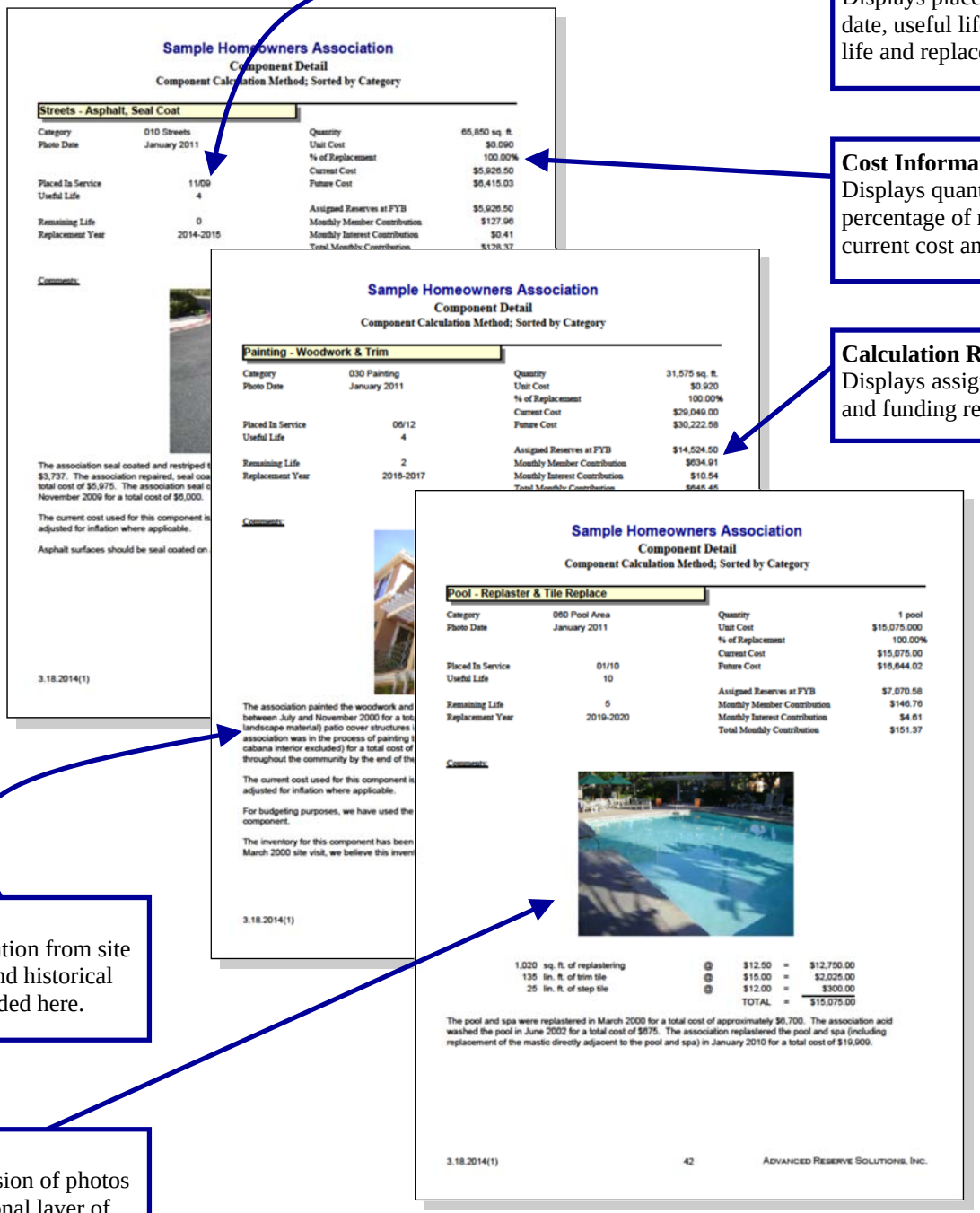
Green:	Good
Yellow:	Fair
Red:	Poor

Charts
Show graphically the reserve funding plan through time.

Preface

Component Detail

Summary provides detailed information about each reserve component. These pages display all information about each reserve component as well as comments from site observations and historical information regarding replacement or other maintenance.



Lifespan Information
Displays placed-in-service date, useful life, remaining life and replacement year.

Cost Information
Displays quantity, unit cost, percentage of replacement, current cost and future cost.

Calculation Results
Displays assigned reserves and funding requirements.

Comments
Useful information from site observations and historical expenses included here.

Photos
Optional inclusion of photos adds an additional layer of detail to the reserve analysis.

Preface

♦ ♦ ♦ ♦ GLOSSARY OF KEY TERMS ♦ ♦ ♦ ♦

Annual Contribution Increase Parameter
The rate used in the calculation of the funding plan. This rate is used on an annual compounding basis. This rate represents, in theory, the rate the association expects to increase contributions each year.

In most cases, this rate should match the inflation parameter. Matching the annual contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the "time value of money," this creates the most equitable distribution of member contributions through time.

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a total reserve contribution increase or decrease from year to year than this parameter. See the description of "reserve funding calculation methods" in this preface for more detail on this parameter.

Anticipated Reserve Balance (or Reserve Funds)
The amount of money, as of a certain point in time, held by the association to be used for the repair or replacement of reserve components. This figure is "anticipated" because it is calculated based on the most current financial information available as of the analysis date, which is almost always prior to the fiscal year beginning date for which the reserve analysis is prepared.

Assigned Funds (and "Fixed" Assigned Funds)
The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component has been assigned.

The assigned funds are considered "fixed" when the normal calculation process is bypassed and a specific amount of money is assigned to a reserve component. For example, if the normal calculation process assigns $10,000 to the roofs, but the association would like to show $20,000 assigned to roofs, "fixed" funds of $20,000 can be assigned.

Cash Flow Calculation Method
Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the "reserve funding calculation methods" section of the preface.

Component Calculation Method
Reserve funding calculation method developed based on each individual component. A more detailed description of the actual calculation process is included in the "reserve funding calculation methods" section of the preface.

Contingency Parameter
The rate used as a built-in buffer in the calculation of the funding plan. This rate will assign a percentage of the reserve funds, as of the fiscal year beginning, as contingency funds and will also determine the level of funding toward the contingency each month.

Current Replacement Cost
The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component is expected to cost to replace.

Fiscal Year
Indicates the budget year for the association for which the reserve analysis was prepared. The fiscal year beginning (FYB) is the first day of the budget year; the fiscal year end (FYE) is the last day of the budget year.

Fully Funded Reserve Balance (or Ideal Reserves)
The amount of money that should theoretically have accumulated in the reserve fund as of a certain point in time. Fully funded reserves are calculated for each reserve component based on the current replacement cost, age and useful life:

$$\text{Fully Funded Reserves} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

The fully funded reserve balance is the sum of the fully funded reserves for each reserve component.

An association that has accumulated the fully funded reserve balance does not have all of the funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve components it maintains, based on each component's current replacement cost, age and useful life.

Future Replacement Cost
The amount of money, as of the fiscal year during which replacement of a reserve component is scheduled, that a reserve component is expected to cost to replace. This cost is calculated using the current replacement cost compounded annually by the inflation parameter.

Global Parameters
The financial parameters used to calculate the reserve analysis. See also "inflation parameter," "annual contribution increase parameter," "investment rate parameter" and "taxes on investments parameter."

Inflation Parameter
The rate used in the calculation of future costs for reserve components. This rate is used on an annual compounding basis. This rate represents the rate the association expects the cost of goods and services relating to their reserve components to increase each year.

Interest Contribution
The amount of money contributed to the reserve fund by the interest earned on the reserve fund and member contributions.

Investment Rate Parameter
The gross rate used in the calculation of interest contribution (interest earned) from the reserve balance and member contributions. This rate (net of the taxes on investments parameter) is used on a monthly compounding basis. This parameter represents the weighted average interest rate the association expects to earn on their reserve fund investments.

Membership Contribution
The amount of money contributed to the reserve fund by the association's membership.

Monthly Contribution (and "Fixed" Monthly Contribution)
The amount of money, for the fiscal year which the reserve analysis is prepared, that a reserve component will be funded.

The monthly contribution is considered "fixed" when the normal calculation process is bypassed and a specific amount of money is funded to a reserve component. For example, if the normal calculation process funds $1,000 to the roofs each month, but the association would like to show $500 funded to roofs each month, a "fixed" contribution of $500 can be assigned.

Number of Units (or other assessment basis)
Indicates the number of units for which the reserve analysis was prepared. In "phased" developments (see phasing), this number represents the number of units, and corresponding common area components, that existed as of a certain point in time.

For some associations, assessments and reserve contributions are based on a unit of measure other than the number of units. Examples include time-interval weeks for timeshare resorts or lot acreage for commercial/industrial developments.

One-Time Replacement
Used for components that will be budgeted for only once.

Percent Funded
A measure, expressed as a percentage, of the association's reserve fund "health" as of a certain point in time. This number is the ratio of the anticipated reserve fund balance to the fully funded reserve balance:

$$\text{Percent Funded} = \frac{\text{Anticipated Reserve Fund Balance}}{\text{Fully Funded Reserve Balance}}$$

An association that is 100% funded does not have all of the reserve funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve components it maintains, based on each component's current replacement cost, age and useful life.

Percentage of Replacement
The percentage of the reserve component that is expected to be replaced.

For most reserve components, this percentage should be 100%. In some cases, this percentage may be more or less than 100%. For example, fencing which is shared with a neighboring community may be set at 50%.

Phasing
Indicates the number of phases for which the reserve analysis was prepared and the total number of phases expected at build-out (i.e. Phase 4 of 7). In phased developments, the first number represents the number of phases, and corresponding common area components, that existed as of a certain point in time. The second number represents the number of phases that are expected to exist at build-out.

Placed-In-Service Date
The date (month and year) that the reserve component was originally put into service or last replaced.

Remaining Life
The length of time, in years, until a reserve component is scheduled to be replaced.

Remaining Life Adjustment
The length of time, in years, that a reserve component is expected to last in excess (or deficiency) of its useful life for the current cycle of replacement.

If the current cycle of replacement for a reserve component is expected to be greater than or less than the "normal" life expectancy, the reserve component's life should be adjusted using a remaining life adjustment.

For example, if wood trim is painted normally on a 4 year cycle, the useful life should be 4 years. However, when it comes time to paint the wood trim and it is determined that it can be deferred for an additional year, the useful life should remain at 4 years and a remaining life adjustment of +1 year should be used.

Replacement Year
The fiscal year that a reserve component is scheduled to be replaced.

Reserve Components
Line items included in the reserve analysis.

Taxes on Investments Parameter
The rate used to offset the investment rate parameter in the calculation of the interest contribution. This parameter represents the marginal tax rate the association expects to pay on interest earned by the reserve funds and member contributions.

Total Contribution
The sum of the membership contribution and interest contribution.

Useful Life
The length of time, in years, that a reserve component is expected to last each time it is replaced. See also "remaining life adjustment."

♦ ♦ ♦ ♦ LIMITATIONS OF RESERVE ANALYSIS ♦ ♦ ♦ ♦

This reserve analysis is intended as a tool for the association's Board of Directors to be used in evaluating the association's current physical and financial condition with regard to reserve components. The results of this reserve analysis represent the independent opinion of the preparer. There is no implied warranty or guarantee of this work product.

For the purposes of this reserve analysis, it has been assumed that all components have been installed properly, no construction defects exist and all components are operational. Additionally, it has been assumed that all components will be maintained properly in the future.

The representations set forth in this reserve analysis are based on the best information and estimates of the preparer as of the date of this analysis. These estimates are subject to change. This reserve analysis includes estimates of replacement costs and life expectancies as well as assumptions regarding future events. Some estimates are projections of future events based on information currently available and are not necessarily indicative of the actual future outcome. The longer the time period between the estimate and the estimated event, the more likely the possibility or error and/or discrepancy. For example, some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the preparation of this reserve analysis. Therefore, the actual replacement costs and remaining lives may vary from this reserve analysis and the variation may be significant. Additionally, inflation and other economic events may impact this reserve analysis, particularly over an extended period of time and those events could have a significant and negative impact on the accuracy of this reserve analysis and, further, the funds available to meet the association's obligation for repair, replacement or other maintenance of major components during their estimated useful life. Furthermore, the occurrence of vandalism, severe weather conditions, earthquakes, floods, acts of nature or other unforeseen events cannot be predicted and/or accounted for and are excluded when assessing life expectancy, repair and/or replacement costs of the components.

Eagle Ranch Master Association

Executive Summary

Directed Cash Flow Calculation Method

Client Information:

Account Number	81222
Version Number	2
Analysis Date	02/01/2023
Fiscal Year	1/1/2023 to 12/31/2023
Number of Units	1,350
Phasing	1 of 1

Global Parameters:

Inflation Rate	2.50%
Annual Contribution Increase	2.50%
Investment Rate	0.20%
Taxes on Investments	30.00%
Contingency	2.00%

Community Profile:

Eagle Ranch Master Association is a master planned community built in 2002. Common areas include but are not limited to; Asphalt alleys and walking paths, fencing, playground areas & equipment and common area landscaping.

For budgeting purposes, unless otherwise indicated, we have used January 2002 as the average placed-in-service date for aging the original components included in this analysis.

ARS site inspection conducted: November 1, 2022..

Adequacy of Reserves as of January 1, 2023:

Anticipated Reserve Balance	**$2,400,000.00**
Fully Funded Reserve Balance	**$1,437,034.12**
Percent Funded	**167.01%**

Recommended Funding for the 2023 Fiscal Year:	Annual	Monthly	Per Unit Per Month
Member Contribution	**$158,000**	**$13,166.67**	**$9.75**
Interest Contribution	**$2,858**	**$238.17**	**$0.18**
Total Contribution	**$160,858**	**$13,404.83**	**$9.93**

Eagle Ranch Master Association

Preparer's Disclosure Statement

THIS RESERVE ANALYSIS REFLECTS THE COMPONENTS AS THEY WERE INTENDED TO HAVE BEEN DESIGNED AND CONSTRUCTED. THIS ANALYSIS DOES NOT INCLUDE ANY EXPENDITURES ANTICIPATED FOR REPAIRS REQUIRED DUE TO DEFECTIVE CONDITIONS.

In April 2011, Richard Hirschman was awarded the Reserve Specialist (RS) designation from Community Associations Institute (CAI). Mr. Hirschman was the two hundredth twenty first (#221) person in the United States to receive this professional designation.

The RS designation was developed by CAI for professional reserve analysts who wish to confirm to their peers and/or clients that they have demonstrated a basic level of competency within the industry. The RS designation is awarded to reserve analysts who are dedicated to the highest standards of professionalism and reserve analysis preparation.

Consultant certifies that:

1) Consultant has no other involvement with association which could result in actual or perceived conflicts of interest.

2) Consultant made field inspection of community on November 1, 2022. Component inventories were developed by actual field inventory, representative sampling, take-offs of scaled plans, provided by the association's previous reserve analysis prepared by another firm or provided by the association.

Component conditional assessments were developed by actual field observation and representative sampling.

3) Financial assumptions used in this analysis are listed on the Executive Summary and further explained in the Preface of this report.

4) Consultant is a Reserve Specialist (RS) designee.

5) There are no material issues known to consultant at this time which would cause a distortion of the association's situation.

Eagle Ranch Master Association

Distribution of Current Reserve Funds

Sorted by Remaining Life

	Remaining Life	Fully Funded Balance	Assigned Reserves
Aiden Park - Playground, All Fixtures	0	$7,210.00	$14,420.00
Asphalt Alleys - Replace, Parcel B	0	$106,704.00	$213,408.00
Asphalt Alleys - Replace, Parcel D	0	$153,782.00	$161,625.65
Asphalt Alleys - Seal Coat, Back	0	$3,132.00	$6,264.00
Asphalt Alleys - Seal Coat, Parcel B	0	$7,614.00	$15,228.00
Asphalt Alleys - Seal Coat, Parcel B Back	0	$3,810.00	$7,620.00
Asphalt Alleys - Seal Coat, Parcel D	0	$14,926.00	$29,852.00
Asphalt Pathways - Hole 8 Golf Course	0	$8,992.00	$17,984.00
Asphalt Pathways - Sylvan Lake At US 6	0	$20,752.00	$41,504.00
Asphalt Pathways - Sylvan Lake, Cinder Replacment	0	$18,540.00	$37,080.00
Buildings/Structures - E. Haystacker Restroom, Sidin	0	$2,767.00	$5,534.00
Concrete - Pathways, 2023	0	$10,000.00	$20,000.00
Harrier Cir. Park - Wood Chip Replenishment	0	$4,703.40	$9,406.80
Irrigation Replacements - Newquist Park	0	$8,000.00	$16,000.00
Irrigation Replacements - Parcel R, Sawmill Cir. Par	0	$10,746.00	$21,492.00
Office Equipment - Furniture	0	$7,500.00	$15,000.00
Office Equipment - IT Upgrade	0	$2,460.00	$4,920.00
Sawmill Cir. Park - Playground, All Fixtures	0	$29,055.00	$58,110.00
Tree Replacements - Hardwood & Fir	0	$11,593.00	$23,186.00
Asphalt Alleys - Replace, Parcel B Back	1	$46,255.50	$48,690.00
Asphalt Pathways - Open Space Eagle Ranch Road	1	$26,942.95	$28,361.00
Asphalt Pathways - Ouzel Lane	1	$6,571.15	$6,917.00
Concrete - Pathways, 2024	1	$5,000.00	$10,000.00
Grounds - Backflow Devices	1	$3,062.50	$6,125.00
Grounds - Sign Replacements	1	$1,375.00	$2,750.00
Aiden Park - Wood Chip Replenishment	2	$1,152.00	$1,920.00
Asphalt Pathways - Highlands Pedestrian Bridge	2	$13,112.89	$14,752.00
Concrete - Pathways, 2025	2	$3,333.33	$10,000.00
Grounds - Landscape Refurbishment	2	$30,000.00	$50,000.00
Highlands Park - Wood Chip Replenishment	2	$3,636.00	$6,060.00
Long View Park - Wood Chip Replenishment	2	$3,636.10	$6,060.16
Office Equipment - Server	2	$3,654.29	$5,116.00
Sawmill Cir. Park - Wood Chip Replenishment	2	$1,910.31	$3,183.85
Asphalt Alleys - Replace, Garnett Lane	3	$31,533.30	$37,098.00
Asphalt Pathways - Brush Creek Park Bridge	3	$16,601.60	$20,752.00
Asphalt Pathways - Fourth of July Road	3	$56,444.25	$66,405.00
Buildings/Structures - E. Haystacker Restroom, Fixtu	3	$1,045.50	$1,230.00
Concrete - Pathways, 2026	3	$2,500.00	$10,000.00
Harrier Cir. Park - Playground, All Fixtures	3	$24,696.75	$29,055.00

Eagle Ranch Master Association

Distribution of Current Reserve Funds

Sorted by Remaining Life

	Remaining Life	Fully Funded Balance	Assigned Reserves
Irrigation Replacements - Pat's Park (Seabry)	3	$9,134.10	$10,746.00
Office Equipment - Copier	3	$1,596.40	$3,991.00
Ridge Line Park - Wood Chip Replenishment	3	$2,424.00	$6,060.00
Asphalt Pathways - Path Resurfacing, Major Overha	4	$92,700.00	$154,500.00
Concrete - Pathways, 2027	4	$2,000.00	$10,000.00
Irrigation Replacements - Parcel L, Harrier Park	4	$8,596.80	$10,746.00
Office Equipment - Admin PC (1)	4	$0.00	$1,845.00
Asphalt Alleys - Seal Coat, Aiden	5	$0.00	$3,195.00
Asphalt Alleys - Seal Coat, Garnett Lane	5	$0.00	$958.50
Asphalt Pathways - Open Space F25	5	$31,127.25	$41,503.00
Asphalt Pathways - Open Space Sylvan Lake Road	5	$10,375.50	$13,834.00
Concrete - Pathways, 2028	5	$1,666.67	$10,000.00
Highlands Park - Playground, All Fixtures	5	$21,791.25	$29,055.00
Irrigation Replacements - East Haystacker North, Pa	5	$8,059.50	$10,746.00
Irrigation Replacements - East Haystacker South, Pa	5	$8,059.50	$10,746.00
Long View Park - Playground, All Fixtures	5	$23,467.50	$29,055.00
Office Equipment - Admin PC (2)	5	$0.00	$1,845.00
Ridge Line Park - Playground, All Fixtures	5	$21,791.25	$29,055.00
Asphalt Pathways - E. Haystacker Dr.	6	$91,199.50	$130,285.00
Asphalt Pathways - Eagle Ranch Road	6	$71,925.70	$102,751.00
Asphalt Pathways - Greenhorn to Sylvan Lake	6	$3,873.80	$5,534.00
Concrete - Pathways, 2029	6	$1,428.57	$10,000.00
Irrigation Replacements - Village Homes, East Blvd.	6	$4,781.20	$11,953.00
Irrigation Replacements - Village Homes, West Blvd.	6	$4,781.20	$11,953.00
Concrete - Pathways, 2030	7	$1,250.00	$10,000.00
Vehicles - Toyota Tacoma (2105)	7	$22,301.33	$41,815.00
Buildings/Structures - Aidens Shed	8	$775.00	$3,875.00
Concrete - Pathways, 2031	8	$1,111.11	$10,000.00
Concrete - Pathways, 2032	9	$1,000.00	$10,000.00
Fencing - Phase 1	10	$187,651.93	$312,753.22
Asphalt Alleys - Replace, Aiden	11	$31,455.00	$69,900.00
Asphalt Alleys - Replace, Back	11	$9,404.10	$20,898.00
Asphalt Pathways - Sylvan Lake At Green Acres	14	$15,356.10	$51,187.00

Eagle Ranch Master Association

Distribution of Current Reserve Funds

Sorted by Remaining Life

	Remaining Life	Fully Funded Balance	Assigned Reserves
Irrigation Replacements - Village Homes Park, Long	17	$1,611.90	$10,746.00
Asphalt Pathways - Driving Range Bridge	20	$0.00	$12,418.00
Asphalt Pathways - Driving Range Palmer Loop	20	$0.00	$36,265.00
Office Equipment - Telephones	20	$0.00	$5,533.00
Asphalt Pathways - Brush Creek Park	21	$0.00	$11,300.00
Irrigation Replacements - Aiden's Park	21	$0.00	$9,270.00
Buildings/Structures - E. Haystacker Picnic Shelter	23	$705.50	$1,660.00
Buildings/Structures - E. Haystacker Restroom, Roof	23	$705.50	$1,660.00
Fencing - Phase 2	25	$0.00	$195.00
Contingency	n.a.	$28,177.14	$47,058.82
Total	**0-25**	**$1,437,034.12**	**$2,400,000.00**
Percent Funded			**167.01%**

Eagle Ranch Master Association

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
010 Asphalt Alleys				
Asphalt Alleys - Replace, Aiden	11	20	$69,900.00	$31,455.00
Asphalt Alleys - Replace, Back	11	20	$20,898.00	$9,404.10
Asphalt Alleys - Replace, Garnett Lane	3	20	$37,098.00	$31,533.30
Asphalt Alleys - Replace, Parcel B	0	20	$106,704.00	$106,704.00
Asphalt Alleys - Replace, Parcel B Back	1	20	$48,690.00	$46,255.50
Asphalt Alleys - Replace, Parcel D	0	20	$153,782.00	$153,782.00
Asphalt Alleys - Seal Coat, Aiden	5	5	$3,195.00	$0.00
Asphalt Alleys - Seal Coat, Back	0	5	$3,132.00	$3,132.00
Asphalt Alleys - Seal Coat, Garnett Lane	5	5	$958.50	$0.00
Asphalt Alleys - Seal Coat, Parcel B	0	5	$7,614.00	$7,614.00
Asphalt Alleys - Seal Coat, Parcel B Back	0	5	$3,810.00	$3,810.00
Asphalt Alleys - Seal Coat, Parcel D	0	5	$14,926.00	$14,926.00
Sub Total	**0-11**	**5-20**	**$470,707.50**	**$408,615.90**
015 Asphalt Pathways				
Asphalt Pathways - Brush Creek Park	21	21	$11,300.00	$0.00
Asphalt Pathways - Brush Creek Park Bridge	3	15	$20,752.00	$16,601.60
Asphalt Pathways - Driving Range Bridge	20	20	$12,418.00	$0.00
Asphalt Pathways - Driving Range Palmer Loop	20	20	$36,265.00	$0.00
Asphalt Pathways - E. Haystacker Dr.	6	20	$130,285.00	$91,199.50
Asphalt Pathways - Eagle Ranch Road	6	20	$102,751.00	$71,925.70
Asphalt Pathways - Fourth of July Road	3	20	$66,405.00	$56,444.25
Asphalt Pathways - Greenhorn to Sylvan Lake	6	20	$5,534.00	$3,873.80
Asphalt Pathways - Highlands Pedestrian Bridge	2	18	$14,752.00	$13,112.89
Asphalt Pathways - Hole 8 Golf Course	0	20	$8,992.00	$8,992.00
Asphalt Pathways - Open Space Eagle Ranch Road	1	20	$28,361.00	$26,942.95
Asphalt Pathways - Open Space F25	5	20	$41,503.00	$31,127.25
Asphalt Pathways - Open Space Sylvan Lake Road	5	20	$13,834.00	$10,375.50
Asphalt Pathways - Ouzel Lane	1	20	$6,917.00	$6,571.15
Asphalt Pathways - Path Resurfacing, Major Overha	4	10	$154,500.00	$92,700.00
Asphalt Pathways - Sylvan Lake At Green Acres	14	20	$51,187.00	$15,356.10
Asphalt Pathways - Sylvan Lake At US 6	0	2	$20,752.00	$20,752.00
Asphalt Pathways - Sylvan Lake, Cinder Replacmen	0	3	$18,540.00	$18,540.00
Sub Total	**0-21**	**2-21**	**$745,048.00**	**$484,514.69**
020 Concrete				
Concrete - Pathways, 2023	0	1	$10,000.00	$10,000.00

Eagle Ranch Master Association

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Concrete - Pathways, 2024	1	2	$10,000.00	$5,000.00
Concrete - Pathways, 2025	2	3	$10,000.00	$3,333.33
Concrete - Pathways, 2026	3	4	$10,000.00	$2,500.00
Concrete - Pathways, 2027	4	5	$10,000.00	$2,000.00
Concrete - Pathways, 2028	5	6	$10,000.00	$1,666.67
Concrete - Pathways, 2029	6	7	$10,000.00	$1,428.57
Concrete - Pathways, 2030	7	8	$10,000.00	$1,250.00
Concrete - Pathways, 2031	8	9	$10,000.00	$1,111.11
Concrete - Pathways, 2032	9	10	$10,000.00	$1,000.00
Sub Total	**0-9**	**1-10**	**$100,000.00**	**$29,289.68**
025 Fencing				
Fencing - Phase 1	10	25	$312,753.22	$187,651.93
Fencing - Phase 2	25	25	$195.00	$0.00
Sub Total	**10-25**	**25**	**$312,948.22**	**$187,651.93**
030 Grounds				
Grounds - Backflow Devices	1	2	$6,125.00	$3,062.50
Grounds - Landscape Refurbishment	2	5	$50,000.00	$30,000.00
Grounds - Sign Replacements	1	2	$2,750.00	$1,375.00
Sub Total	**1-2**	**2-5**	**$58,875.00**	**$34,437.50**
034 Irrigation Replacements				
Irrigation Replacements - Aiden's Park	21	21	$9,270.00	$0.00
Irrigation Replacements - East Haystacker North, Pa	5	20	$10,746.00	$8,059.50
Irrigation Replacements - East Haystacker South, P	5	20	$10,746.00	$8,059.50
Irrigation Replacements - Newquist Park	0	21	$8,000.00	$8,000.00
Irrigation Replacements - Parcel L, Harrier Park	4	20	$10,746.00	$8,596.80
Irrigation Replacements - Parcel R, Sawmill Cir. Par	0	20	$10,746.00	$10,746.00
Irrigation Replacements - Pat's Park (Seabry)	3	20	$10,746.00	$9,134.10
Irrigation Replacements - Village Homes Park, Long	17	20	$10,746.00	$1,611.90
Irrigation Replacements - Village Homes, East Blvd.	6	10	$11,953.00	$4,781.20
Irrigation Replacements - Village Homes, West Blvd	6	10	$11,953.00	$4,781.20
Sub Total	**0-21**	**10-21**	**$105,652.00**	**$63,770.20**
035 Tree Replacements				
Tree Replacements - Hardwood & Fir	0	1	$11,593.00	$11,593.00
Sub Total	**0**	**1**	**$11,593.00**	**$11,593.00**

Eagle Ranch Master Association

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
040 Highlands Park				
Highlands Park - Playground, All Fixtures	5	20	$29,055.00	$21,791.25
Highlands Park - Wood Chip Replenishment	2	5	$6,060.00	$3,636.00
Sub Total	**2-5**	**5-20**	**$35,115.00**	**$25,427.25**
050 Ridge Line Park				
Ridge Line Park - Playground, All Fixtures	5	20	$29,055.00	$21,791.25
Ridge Line Park - Wood Chip Replenishment	3	5	$6,060.00	$2,424.00
Sub Total	**3-5**	**5-20**	**$35,115.00**	**$24,215.25**
060 Aiden Park				
Aiden Park - Playground, All Fixtures	0	21	$7,210.00	$7,210.00
Aiden Park - Wood Chip Replenishment	2	5	$1,920.00	$1,152.00
Sub Total	**0-2**	**5-21**	**$9,130.00**	**$8,362.00**
070 Long View Park				
Long View Park - Playground, All Fixtures	5	26	$29,055.00	$23,467.50
Long View Park - Wood Chip Replenishment	2	5	$6,060.16	$3,636.10
Sub Total	**2-5**	**5-26**	**$35,115.16**	**$27,103.60**
080 Harrier Cir. Park				
Harrier Cir. Park - Playground, All Fixtures	3	20	$29,055.00	$24,696.75
Harrier Cir. Park - Wood Chip Replenishment	0	6	$4,703.40	$4,703.40
Sub Total	**0-3**	**6-20**	**$33,758.40**	**$29,400.15**
090 Sawmill Cir. Park				
Sawmill Cir. Park - Playground, All Fixtures	0	20	$29,055.00	$29,055.00
Sawmill Cir. Park - Wood Chip Replenishment	2	5	$3,183.85	$1,910.31
Sub Total	**0-2**	**5-20**	**$32,238.85**	**$30,965.31**
095 Vehicles				
Vehicles - Toyota Tacoma (2105)	7	15	$41,815.00	$22,301.33
Sub Total	**7**	**15**	**$41,815.00**	**$22,301.33**
096 Buildings/Structures				
Buildings/Structures - Aidens Shed	8	10	$3,875.00	$775.00
Buildings/Structures - E. Haystacker Picnic Shelter	23	40	$1,660.00	$705.50
Buildings/Structures - E. Haystacker Restroom, Fixt	3	20	$1,230.00	$1,045.50
Buildings/Structures - E. Haystacker Restroom, Roo	23	40	$1,660.00	$705.50
Buildings/Structures - E. Haystacker Restroom, Sidi	0	12	$2,767.00	$2,767.00

Eagle Ranch Master Association

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Sub Total	**0-23**	**10-40**	**$11,192.00**	**$5,998.50**
097 Office Equipment				
Office Equipment - Admin PC (1)	4	4	$1,845.00	$0.00
Office Equipment - Admin PC (2)	5	5	$1,845.00	$0.00
Office Equipment - Copier	3	5	$3,991.00	$1,596.40
Office Equipment - Furniture	0	10	$7,500.00	$7,500.00
Office Equipment - IT Upgrade	0	5	$2,460.00	$2,460.00
Office Equipment - Server	2	7	$5,116.00	$3,654.29
Office Equipment - Telephones	20	20	$5,533.00	$0.00
Sub Total	**0-20**	**4-20**	**$28,290.00**	**$15,210.69**
Contingency	n.a.	n.a.	n.a.	$28,177.14
Total	**0-25**	**1-40**	**$2,066,593.13**	**$1,437,034.12**
Anticipated Reserve Balance				**$2,400,000.00**
Percent Funded				**167.01%**

Eagle Ranch Master Association

Management / Accounting Summary

Directed Cash Flow Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
010 Asphalt Alleys				
Asphalt Alleys - Replace, Aiden	$69,900.00	$219.41	$9.69	$229.11
Asphalt Alleys - Replace, Back	$20,898.00	$65.60	$2.90	$68.50
Asphalt Alleys - Replace, Garnett Lane	$37,098.00	$116.45	$5.15	$121.60
Asphalt Alleys - Replace, Parcel B	$213,408.00	$899.41	$0.42	$899.84
Asphalt Alleys - Replace, Parcel B Back	$48,690.00	$152.84	$6.75	$159.59
Asphalt Alleys - Replace, Parcel D	$161,625.65	$1,296.23	$0.61	$1,296.85
Asphalt Alleys - Seal Coat, Aiden	$3,195.00	$10.03	$0.45	$10.48
Asphalt Alleys - Seal Coat, Back	$6,264.00	$89.43	$0.05	$89.47
Asphalt Alleys - Seal Coat, Garnett Lane	$958.50	$3.01	$0.13	$3.14
Asphalt Alleys - Seal Coat, Parcel B	$15,228.00	$217.40	$0.11	$217.50
Asphalt Alleys - Seal Coat, Parcel B Back	$7,620.00	$108.78	$0.05	$108.83
Asphalt Alleys - Seal Coat, Parcel D	$29,852.00	$426.17	$0.20	$426.37
Sub Total	**$614,737.15**	**$3,604.77**	**$26.50**	**$3,631.27**
015 Asphalt Pathways				
Asphalt Pathways - Brush Creek Park	$11,300.00	$35.47	$1.56	$37.03
Asphalt Pathways - Brush Creek Park Bridge	$20,752.00	$65.14	$2.88	$68.02
Asphalt Pathways - Driving Range Bridge	$12,418.00	$38.98	$1.73	$40.71
Asphalt Pathways - Driving Range Palmer Loop	$36,265.00	$113.84	$5.03	$118.86
Asphalt Pathways - E. Haystacker Dr.	$130,285.00	$408.96	$18.06	$427.02
Asphalt Pathways - Eagle Ranch Road	$102,751.00	$322.53	$14.24	$336.77
Asphalt Pathways - Fourth of July Road	$66,405.00	$208.44	$9.21	$217.65
Asphalt Pathways - Greenhorn to Sylvan Lake	$5,534.00	$17.37	$0.76	$18.13
Asphalt Pathways - Highlands Pedestrian Bridge	$14,752.00	$46.31	$2.04	$48.35
Asphalt Pathways - Hole 8 Golf Course	$17,984.00	$75.79	$0.04	$75.83
Asphalt Pathways - Open Space Eagle Ranch R	$28,361.00	$89.02	$3.94	$92.96
Asphalt Pathways - Open Space F25	$41,503.00	$130.28	$5.76	$136.03
Asphalt Pathways - Open Space Sylvan Lake Ro	$13,834.00	$43.42	$1.91	$45.34
Asphalt Pathways - Ouzel Lane	$6,917.00	$21.71	$0.96	$22.68
Asphalt Pathways - Path Resurfacing, Major Ov	$154,500.00	$484.97	$21.42	$506.39
Asphalt Pathways - Sylvan Lake At Green Acres	$51,187.00	$160.68	$7.10	$167.77
Asphalt Pathways - Sylvan Lake At US 6	$41,504.00	$1,431.12	$0.68	$1,431.80
Asphalt Pathways - Sylvan Lake, Cinder Replac	$37,080.00	$862.27	$0.41	$862.68
Sub Total	**$793,332.00**	**$4,556.31**	**$97.72**	**$4,654.03**

Eagle Ranch Master Association

Management / Accounting Summary

Directed Cash Flow Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
020 Concrete				
Concrete - Pathways, 2023	$20,000.00	$0.00	$1.37	$1.37
Concrete - Pathways, 2024	$10,000.00	$31.39	$1.39	$32.78
Concrete - Pathways, 2025	$10,000.00	$31.39	$1.39	$32.78
Concrete - Pathways, 2026	$10,000.00	$31.39	$1.39	$32.78
Concrete - Pathways, 2027	$10,000.00	$31.39	$1.39	$32.78
Concrete - Pathways, 2028	$10,000.00	$31.39	$1.39	$32.78
Concrete - Pathways, 2029	$10,000.00	$31.39	$1.39	$32.78
Concrete - Pathways, 2030	$10,000.00	$31.39	$1.39	$32.78
Concrete - Pathways, 2031	$10,000.00	$31.39	$1.39	$32.78
Concrete - Pathways, 2032	$10,000.00	$31.39	$1.39	$32.78
Sub Total	**$110,000.00**	**$282.51**	**$13.85**	**$296.36**
025 Fencing				
Fencing - Phase 1	$312,753.22	$981.73	$43.36	$1,025.09
Fencing - Phase 2	$195.00	$0.61	$0.02	$0.64
Sub Total	**$312,948.22**	**$982.34**	**$43.38**	**$1,025.72**
030 Grounds				
Grounds - Backflow Devices	$6,125.00	$19.23	$0.85	$20.07
Grounds - Landscape Refurbishment	$50,000.00	$156.95	$6.93	$163.88
Grounds - Sign Replacements	$2,750.00	$8.63	$0.38	$9.01
Sub Total	**$58,875.00**	**$184.81**	**$8.15**	**$192.96**
034 Irrigation Replacements				
Irrigation Replacements - Aiden's Park	$9,270.00	$29.10	$1.28	$30.38
Irrigation Replacements - East Haystacker North	$10,746.00	$33.73	$1.49	$35.22
Irrigation Replacements - East Haystacker Sout	$10,746.00	$33.73	$1.49	$35.22
Irrigation Replacements - Newquist Park	$16,000.00	$64.91	$0.04	$64.95
Irrigation Replacements - Parcel L, Harrier Park	$10,746.00	$33.73	$1.49	$35.22
Irrigation Replacements - Parcel R, Sawmill Cir.	$21,492.00	$90.58	$0.05	$90.63
Irrigation Replacements - Pat's Park (Seabry)	$10,746.00	$33.73	$1.49	$35.22
Irrigation Replacements - Village Homes Park, L	$10,746.00	$33.73	$1.49	$35.22
Irrigation Replacements - Village Homes, East B	$11,953.00	$37.52	$1.66	$39.18
Irrigation Replacements - Village Homes, West	$11,953.00	$37.52	$1.66	$39.18
Sub Total	**$124,398.00**	**$428.29**	**$12.14**	**$440.42**

Eagle Ranch Master Association

Management / Accounting Summary

Directed Cash Flow Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
035 Tree Replacements				
Tree Replacements - Hardwood & Fir	$23,186.00	$1,580.57	$0.75	$1,581.32
Sub Total	**$23,186.00**	**$1,580.57**	**$0.75**	**$1,581.32**
040 Highlands Park				
Highlands Park - Playground, All Fixtures	$29,055.00	$91.20	$4.03	$95.23
Highlands Park - Wood Chip Replenishment	$6,060.00	$19.02	$0.85	$19.87
Sub Total	**$35,115.00**	**$110.23**	**$4.88**	**$115.10**
050 Ridge Line Park				
Ridge Line Park - Playground, All Fixtures	$29,055.00	$91.20	$4.03	$95.23
Ridge Line Park - Wood Chip Replenishment	$6,060.00	$19.02	$0.85	$19.87
Sub Total	**$35,115.00**	**$110.23**	**$4.88**	**$115.10**
060 Aiden Park				
Aiden Park - Playground, All Fixtures	$14,420.00	$58.50	$0.02	$58.53
Aiden Park - Wood Chip Replenishment	$1,920.00	$6.03	$0.27	$6.30
Sub Total	**$16,340.00**	**$64.53**	**$0.29**	**$64.82**
070 Long View Park				
Long View Park - Playground, All Fixtures	$29,055.00	$91.20	$4.03	$95.23
Long View Park - Wood Chip Replenishment	$6,060.16	$19.02	$0.85	$19.87
Sub Total	**$35,115.16**	**$110.23**	**$4.88**	**$115.10**
080 Harrier Cir. Park				
Harrier Cir. Park - Playground, All Fixtures	$29,055.00	$91.20	$4.03	$95.23
Harrier Cir. Park - Wood Chip Replenishment	$9,406.80	$113.19	$0.06	$113.25
Sub Total	**$38,461.80**	**$204.40**	**$4.09**	**$208.49**
090 Sawmill Cir. Park				
Sawmill Cir. Park - Playground, All Fixtures	$58,110.00	$244.91	$0.12	$245.02
Sawmill Cir. Park - Wood Chip Replenishment	$3,183.85	$9.99	$0.45	$10.44
Sub Total	**$61,293.85**	**$254.90**	**$0.56**	**$255.46**
095 Vehicles				
Vehicles - Toyota Tacoma (2105)	$41,815.00	$131.26	$5.79	$137.05
Sub Total	**$41,815.00**	**$131.26**	**$5.79**	**$137.05**
096 Buildings/Structures				
Buildings/Structures - Aidens Shed	$3,875.00	$12.16	$0.54	$12.70

Eagle Ranch Master Association

Management / Accounting Summary

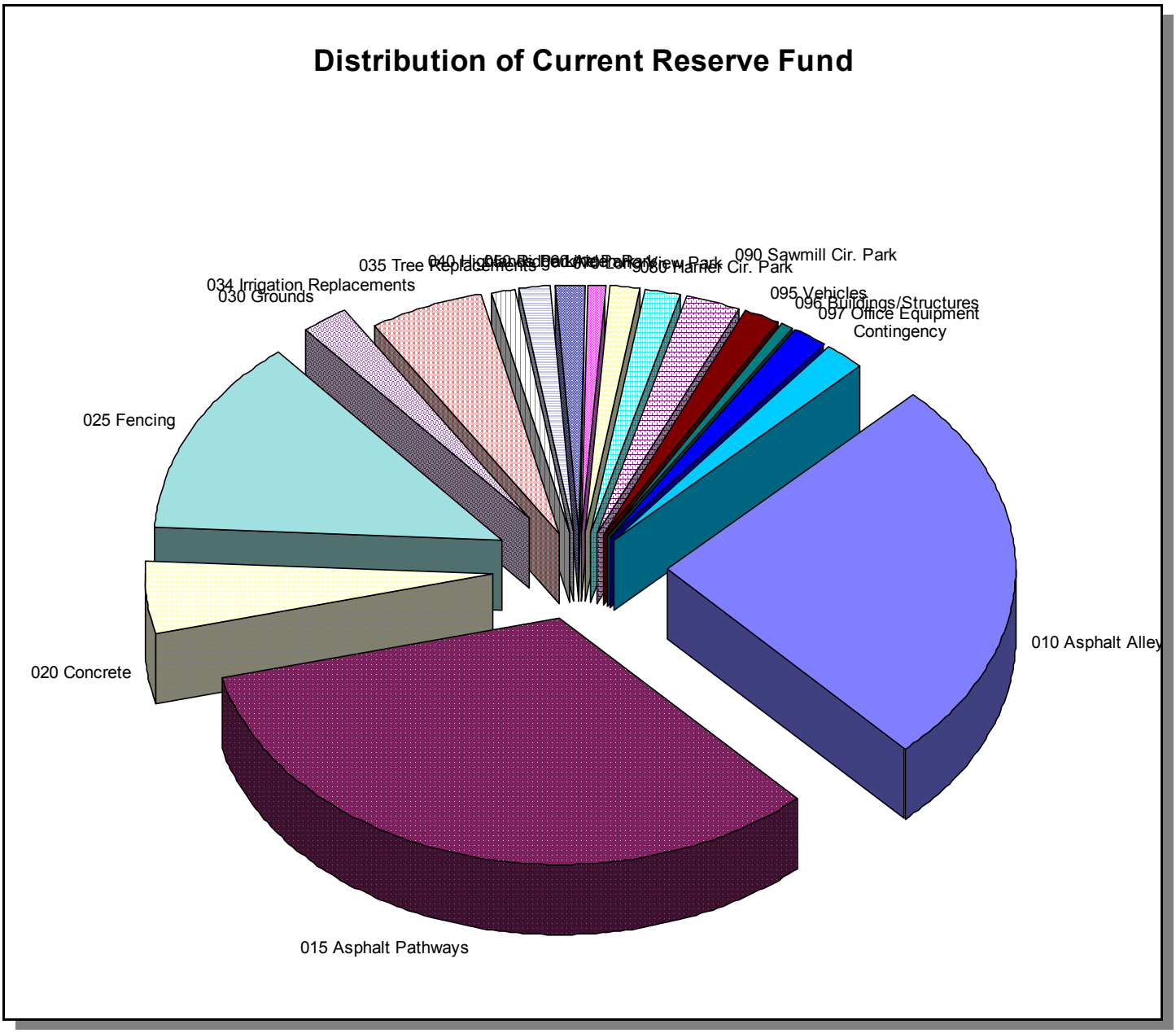
Directed Cash Flow Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Buildings/Structures - E. Haystacker Picnic Shelt	$1,660.00	$5.21	$0.23	$5.45
Buildings/Structures - E. Haystacker Restroom,	$1,230.00	$3.86	$0.18	$4.04
Buildings/Structures - E. Haystacker Restroom,	$1,660.00	$5.21	$0.23	$5.45
Buildings/Structures - E. Haystacker Restroom,	$5,534.00	$35.62	$0.01	$35.63
Sub Total	**$13,959.00**	**$62.06**	**$1.20**	**$63.26**
097 Office Equipment				
Office Equipment - Admin PC (1)	$1,845.00	$5.79	$0.26	$6.05
Office Equipment - Admin PC (2)	$1,845.00	$5.79	$0.26	$6.05
Office Equipment - Copier	$3,991.00	$12.53	$0.55	$13.08
Office Equipment - Furniture	$15,000.00	$113.30	$0.06	$113.36
Office Equipment - IT Upgrade	$4,920.00	$70.24	$0.04	$70.27
Office Equipment - Server	$5,116.00	$16.06	$0.70	$16.76
Office Equipment - Telephones	$5,533.00	$17.37	$0.76	$18.13
Sub Total	**$38,250.00**	**$241.08**	**$2.63**	**$243.71**
Contingency	$47,058.82	$258.17	$6.58	$264.75
Total	**$2,400,000.00**	**$13,166.67**	**$238.17**	**$13,404.83**

Eagle Ranch Master Association

Management / Accounting Charts

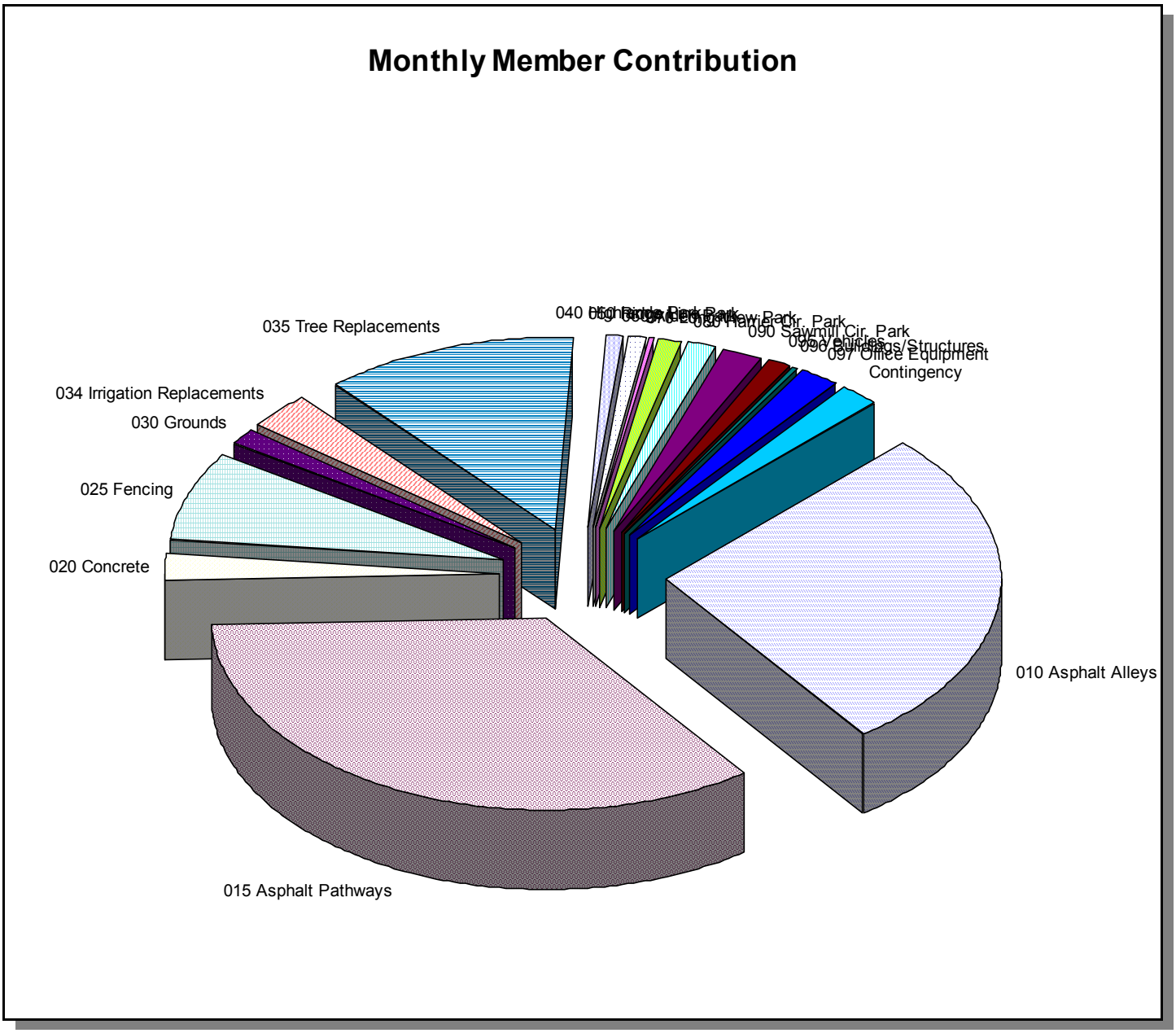
Directed Cash Flow Calculation Method; Sorted by Category



Eagle Ranch Master Association

Management / Accounting Charts

Directed Cash Flow Calculation Method; Sorted by Category



Eagle Ranch Master Association

Annual Expenditure Detail

Sorted by Description

2023 Fiscal Year	
Aiden Park - Playground, All Fixtures	$7,210.00
Asphalt Alleys - Replace, Parcel B	$106,704.00
Asphalt Alleys - Replace, Parcel D	$153,782.00
Asphalt Alleys - Seal Coat, Back	$3,132.00
Asphalt Alleys - Seal Coat, Parcel B	$7,614.00
Asphalt Alleys - Seal Coat, Parcel B Back	$3,810.00
Asphalt Alleys - Seal Coat, Parcel D	$14,926.00
Asphalt Pathways - Hole 8 Golf Course	$8,992.00
Asphalt Pathways - Sylvan Lake At US 6	$20,752.00
Asphalt Pathways - Sylvan Lake, Cinder Replacment	$18,540.00
Buildings/Structures - E. Haystacker Restroom, Siding	$2,767.00
Concrete - Pathways, 2023	$10,000.00
Harrier Cir. Park - Wood Chip Replenishment	$4,703.40
Irrigation Replacements - Newquist Park	$8,000.00
Irrigation Replacements - Parcel R, Sawmill Cir. Park	$10,746.00
Office Equipment - Furniture	$7,500.00
Office Equipment - IT Upgrade	$2,460.00
Sawmill Cir. Park - Playground, All Fixtures	$29,055.00
Tree Replacements - Hardwood & Fir	$11,593.00
Sub Total	**$432,286.40**
2024 Fiscal Year	
Asphalt Alleys - Replace, Parcel B Back	$49,907.25
Asphalt Pathways - Open Space Eagle Ranch Road	$29,070.03
Asphalt Pathways - Ouzel Lane	$7,089.93
Concrete - Pathways, 2024	$10,250.00
Grounds - Backflow Devices	$6,278.13
Grounds - Sign Replacements	$2,818.75
Tree Replacements - Hardwood & Fir	$11,882.83
Sub Total	**$117,296.90**
2025 Fiscal Year	
Aiden Park - Wood Chip Replenishment	$2,017.20
Asphalt Pathways - Highlands Pedestrian Bridge	$15,498.82
Asphalt Pathways - Sylvan Lake At US 6	$21,802.57
Concrete - Pathways, 2025	$10,506.25
Grounds - Landscape Refurbishment	$52,531.25
Highlands Park - Wood Chip Replenishment	$6,366.79

Eagle Ranch Master Association

Annual Expenditure Detail

Sorted by Description

Long View Park - Wood Chip Replenishment	$6,366.96
Office Equipment - Server	$5,375.00
Sawmill Cir. Park - Wood Chip Replenishment	$3,345.03
Tree Replacements - Hardwood & Fir	$12,179.90
Sub Total	**$135,989.76**

2026 Fiscal Year

Asphalt Alleys - Replace, Garnett Lane	$39,950.49
Asphalt Pathways - Brush Creek Park Bridge	$22,347.63
Asphalt Pathways - Fourth of July Road	$71,510.92
Asphalt Pathways - Sylvan Lake, Cinder Replacment	$19,965.55
Buildings/Structures - E. Haystacker Restroom, Fixtures	$1,324.58
Concrete - Pathways, 2026	$10,768.91
Grounds - Backflow Devices	$6,595.96
Grounds - Sign Replacements	$2,961.45
Harrier Cir. Park - Playground, All Fixtures	$31,289.06
Irrigation Replacements - Pat's Park (Seabry)	$11,572.27
Office Equipment - Copier	$4,297.87
Ridge Line Park - Wood Chip Replenishment	$6,525.96
Tree Replacements - Hardwood & Fir	$12,484.39
Sub Total	**$241,595.03**

2027 Fiscal Year

Asphalt Pathways - Path Resurfacing, Major Overhaul	$170,539.09
Asphalt Pathways - Sylvan Lake At US 6	$22,906.33
Concrete - Pathways, 2027	$11,038.13
Irrigation Replacements - Parcel L, Harrier Park	$11,861.57
Office Equipment - Admin PC (1)	$2,036.53
Tree Replacements - Hardwood & Fir	$12,796.50
Sub Total	**$231,178.16**

2028 Fiscal Year

Asphalt Alleys - Seal Coat, Aiden	$3,614.85
Asphalt Alleys - Seal Coat, Back	$3,543.57
Asphalt Alleys - Seal Coat, Garnett Lane	$1,084.45
Asphalt Alleys - Seal Coat, Parcel B	$8,614.54
Asphalt Alleys - Seal Coat, Parcel B Back	$4,310.67
Asphalt Alleys - Seal Coat, Parcel D	$16,887.40
Asphalt Pathways - Open Space F25	$46,956.84
Asphalt Pathways - Open Space Sylvan Lake Road	$15,651.90

Eagle Ranch Master Association

Annual Expenditure Detail

Sorted by Description

Concrete - Pathways, 2028	$11,314.08
Grounds - Backflow Devices	$6,929.88
Grounds - Sign Replacements	$3,111.37
Highlands Park - Playground, All Fixtures	$32,873.07
Irrigation Replacements - East Haystacker North, Park	$12,158.11
Irrigation Replacements - East Haystacker South, Park	$12,158.11
Long View Park - Playground, All Fixtures	$32,873.07
Office Equipment - Admin PC (2)	$2,087.45
Office Equipment - IT Upgrade	$2,783.26
Ridge Line Park - Playground, All Fixtures	$32,873.07
Tree Replacements - Hardwood & Fir	$13,116.42
Sub Total	**$262,942.10**

2029 Fiscal Year

Asphalt Pathways - E. Haystacker Dr.	$151,090.66
Asphalt Pathways - Eagle Ranch Road	$119,159.66
Asphalt Pathways - Greenhorn to Sylvan Lake	$6,417.74
Asphalt Pathways - Sylvan Lake At US 6	$24,065.96
Asphalt Pathways - Sylvan Lake, Cinder Replacment	$21,500.72
Concrete - Pathways, 2029	$11,596.93
Harrier Cir. Park - Wood Chip Replenishment	$5,454.50
Irrigation Replacements - Village Homes, East Blvd.	$13,861.82
Irrigation Replacements - Village Homes, West Blvd.	$13,861.82
Tree Replacements - Hardwood & Fir	$13,444.33
Sub Total	**$380,454.13**

2030 Fiscal Year

Aiden Park - Wood Chip Replenishment	$2,282.28
Concrete - Pathways, 2030	$11,886.86
Grounds - Backflow Devices	$7,280.70
Grounds - Landscape Refurbishment	$59,434.29
Grounds - Sign Replacements	$3,268.89
Highlands Park - Wood Chip Replenishment	$7,203.44
Long View Park - Wood Chip Replenishment	$7,203.63
Sawmill Cir. Park - Wood Chip Replenishment	$3,784.60
Tree Replacements - Hardwood & Fir	$13,780.43
Vehicles - Toyota Tacoma (2105)	$49,704.89
Sub Total	**$165,830.00**

Eagle Ranch Master Association

Annual Expenditure Detail

Sorted by Description

2031 Fiscal Year	
Asphalt Pathways - Sylvan Lake At US 6	$25,284.30
Buildings/Structures - Aidens Shed	$4,721.31
Concrete - Pathways, 2031	$12,184.03
Office Equipment - Admin PC (1)	$2,247.95
Office Equipment - Copier	$4,862.65
Ridge Line Park - Wood Chip Replenishment	$7,383.52
Tree Replacements - Hardwood & Fir	$14,124.94
Sub Total	**$70,808.70**
2032 Fiscal Year	
Asphalt Pathways - Sylvan Lake, Cinder Replacment	$23,153.92
Concrete - Pathways, 2032	$12,488.63
Grounds - Backflow Devices	$7,649.29
Grounds - Sign Replacements	$3,434.37
Office Equipment - Server	$6,389.18
Tree Replacements - Hardwood & Fir	$14,478.07
Sub Total	**$67,593.46**
2033 Fiscal Year	
Asphalt Alleys - Seal Coat, Aiden	$4,089.87
Asphalt Alleys - Seal Coat, Back	$4,009.22
Asphalt Alleys - Seal Coat, Garnett Lane	$1,226.96
Asphalt Alleys - Seal Coat, Parcel B	$9,746.56
Asphalt Alleys - Seal Coat, Parcel B Back	$4,877.12
Asphalt Alleys - Seal Coat, Parcel D	$19,106.54
Asphalt Pathways - Sylvan Lake At US 6	$26,564.31
Fencing - Phase 1	$400,350.56
Office Equipment - Admin PC (2)	$2,361.76
Office Equipment - Furniture	$9,600.63
Office Equipment - IT Upgrade	$3,149.01
Tree Replacements - Hardwood & Fir	$14,840.02
Sub Total	**$499,922.58**
2034 Fiscal Year	
Asphalt Alleys - Replace, Aiden	$91,714.86
Asphalt Alleys - Replace, Back	$27,419.99
Grounds - Backflow Devices	$8,036.53
Grounds - Sign Replacements	$3,608.24
Tree Replacements - Hardwood & Fir	$15,211.02

Eagle Ranch Master Association

Annual Expenditure Detail

Sorted by Description

Sub Total	**$145,990.63**
2035 Fiscal Year	
Aiden Park - Wood Chip Replenishment	$2,582.19
Asphalt Pathways - Sylvan Lake At US 6	$27,909.13
Asphalt Pathways - Sylvan Lake, Cinder Replacment	$24,934.24
Buildings/Structures - E. Haystacker Restroom, Siding	$3,721.31
Grounds - Landscape Refurbishment	$67,244.44
Harrier Cir. Park - Wood Chip Replenishment	$6,325.55
Highlands Park - Wood Chip Replenishment	$8,150.03
Long View Park - Wood Chip Replenishment	$8,150.24
Office Equipment - Admin PC (1)	$2,481.32
Sawmill Cir. Park - Wood Chip Replenishment	$4,281.92
Tree Replacements - Hardwood & Fir	$15,591.30
Sub Total	**$171,371.67**
2036 Fiscal Year	
Grounds - Backflow Devices	$8,443.38
Grounds - Sign Replacements	$3,790.91
Office Equipment - Copier	$5,501.64
Ridge Line Park - Wood Chip Replenishment	$8,353.78
Tree Replacements - Hardwood & Fir	$15,981.08
Sub Total	**$42,070.78**
2037 Fiscal Year	
Asphalt Pathways - Path Resurfacing, Major Overhaul	$218,304.46
Asphalt Pathways - Sylvan Lake At Green Acres	$72,325.89
Asphalt Pathways - Sylvan Lake At US 6	$29,322.03
Tree Replacements - Hardwood & Fir	$16,380.61
Sub Total	**$336,332.98**
2038 Fiscal Year	
Asphalt Alleys - Seal Coat, Aiden	$4,627.31
Asphalt Alleys - Seal Coat, Back	$4,536.07
Asphalt Alleys - Seal Coat, Garnett Lane	$1,388.19
Asphalt Alleys - Seal Coat, Parcel B	$11,027.34
Asphalt Alleys - Seal Coat, Parcel B Back	$5,518.02
Asphalt Alleys - Seal Coat, Parcel D	$21,617.30
Asphalt Pathways - Sylvan Lake, Cinder Replacment	$26,851.45
Grounds - Backflow Devices	$8,870.83

Eagle Ranch Master Association

Annual Expenditure Detail

Sorted by Description

Grounds - Sign Replacements	$3,982.82
Office Equipment - Admin PC (2)	$2,672.11
Office Equipment - IT Upgrade	$3,562.81
Tree Replacements - Hardwood & Fir	$16,790.12
Sub Total	**$111,444.37**

2039 Fiscal Year

Asphalt Pathways - Sylvan Lake At US 6	$30,806.46
Irrigation Replacements - Village Homes, East Blvd.	$17,744.30
Irrigation Replacements - Village Homes, West Blvd.	$17,744.30
Office Equipment - Admin PC (1)	$2,738.91
Office Equipment - Server	$7,594.73
Tree Replacements - Hardwood & Fir	$17,209.87
Sub Total	**$93,838.57**

2040 Fiscal Year

Aiden Park - Wood Chip Replenishment	$2,921.51
Grounds - Backflow Devices	$9,319.91
Grounds - Landscape Refurbishment	$76,080.91
Grounds - Sign Replacements	$4,184.45
Highlands Park - Wood Chip Replenishment	$9,221.01
Irrigation Replacements - Village Homes Park, Longview	$16,351.31
Long View Park - Wood Chip Replenishment	$9,221.25
Sawmill Cir. Park - Wood Chip Replenishment	$4,844.60
Tree Replacements - Hardwood & Fir	$17,640.12
Sub Total	**$149,785.07**

2041 Fiscal Year

Asphalt Pathways - Brush Creek Park Bridge	$32,366.04
Asphalt Pathways - Sylvan Lake At US 6	$32,366.04
Asphalt Pathways - Sylvan Lake, Cinder Replacment	$28,916.07
Buildings/Structures - Aidens Shed	$6,043.68
Harrier Cir. Park - Wood Chip Replenishment	$7,335.70
Office Equipment - Copier	$6,224.60
Ridge Line Park - Wood Chip Replenishment	$9,451.53
Tree Replacements - Hardwood & Fir	$18,081.12
Sub Total	**$140,784.78**

2042 Fiscal Year

Grounds - Backflow Devices	$9,791.73

Eagle Ranch Master Association

Annual Expenditure Detail

Sorted by Description

Grounds - Sign Replacements	$4,396.29
Tree Replacements - Hardwood & Fir	$18,533.15
Sub Total	**$32,721.17**

2043 Fiscal Year

Asphalt Alleys - Replace, Parcel B	$174,846.93
Asphalt Alleys - Replace, Parcel D	$251,989.71
Asphalt Alleys - Seal Coat, Aiden	$5,235.38
Asphalt Alleys - Seal Coat, Back	$5,132.15
Asphalt Alleys - Seal Coat, Garnett Lane	$1,570.61
Asphalt Alleys - Seal Coat, Parcel B	$12,476.43
Asphalt Alleys - Seal Coat, Parcel B Back	$6,243.13
Asphalt Alleys - Seal Coat, Parcel D	$24,457.99
Asphalt Pathways - Driving Range Bridge	$20,348.34
Asphalt Pathways - Driving Range Palmer Loop	$59,424.43
Asphalt Pathways - Highlands Pedestrian Bridge	$24,172.87
Asphalt Pathways - Hole 8 Golf Course	$14,734.44
Asphalt Pathways - Sylvan Lake At US 6	$34,004.57
Irrigation Replacements - Parcel R, Sawmill Cir. Park	$17,608.57
Office Equipment - Admin PC (1)	$3,023.25
Office Equipment - Admin PC (2)	$3,023.25
Office Equipment - Furniture	$12,289.62
Office Equipment - IT Upgrade	$4,031.00
Office Equipment - Telephones	$9,066.46
Sawmill Cir. Park - Playground, All Fixtures	$47,610.00
Tree Replacements - Hardwood & Fir	$18,996.48
Sub Total	**$750,285.60**

2044 Fiscal Year

Aiden Park - Playground, All Fixtures	$12,109.79
Asphalt Alleys - Replace, Parcel B Back	$81,778.84
Asphalt Pathways - Brush Creek Park	$18,979.27
Asphalt Pathways - Open Space Eagle Ranch Road	$47,634.62
Asphalt Pathways - Ouzel Lane	$11,617.67
Asphalt Pathways - Sylvan Lake, Cinder Replacment	$31,139.45
Grounds - Backflow Devices	$10,287.44
Grounds - Sign Replacements	$4,618.85
Irrigation Replacements - Aiden's Park	$15,569.72
Irrigation Replacements - Newquist Park	$13,436.65

Eagle Ranch Master Association

Annual Expenditure Detail

Sorted by Description

Tree Replacements - Hardwood & Fir	$19,471.39
Sub Total	**$266,643.70**
2045 Fiscal Year	
Aiden Park - Wood Chip Replenishment	$3,305.42
Asphalt Pathways - Sylvan Lake At US 6	$35,726.05
Grounds - Landscape Refurbishment	$86,078.57
Highlands Park - Wood Chip Replenishment	$10,432.72
Long View Park - Wood Chip Replenishment	$10,433.00
Sawmill Cir. Park - Wood Chip Replenishment	$5,481.23
Tree Replacements - Hardwood & Fir	$19,958.18
Vehicles - Toyota Tacoma (2105)	$71,987.51
Sub Total	**$243,402.67**
2046 Fiscal Year	
Asphalt Alleys - Replace, Garnett Lane	$65,463.53
Asphalt Pathways - Fourth of July Road	$117,178.97
Buildings/Structures - E. Haystacker Picnic Shelter	$2,929.25
Buildings/Structures - E. Haystacker Restroom, Fixtures	$2,170.47
Buildings/Structures - E. Haystacker Restroom, Roof	$2,929.25
Grounds - Backflow Devices	$10,808.24
Grounds - Sign Replacements	$4,852.68
Harrier Cir. Park - Playground, All Fixtures	$51,270.76
Irrigation Replacements - Pat's Park (Seabry)	$18,962.51
Office Equipment - Copier	$7,042.56
Office Equipment - Server	$9,027.75
Ridge Line Park - Wood Chip Replenishment	$10,693.54
Tree Replacements - Hardwood & Fir	$20,457.13
Sub Total	**$323,786.65**
2047 Fiscal Year	
Asphalt Pathways - Path Resurfacing, Major Overhaul	$279,448.16
Asphalt Pathways - Sylvan Lake At US 6	$37,534.68
Asphalt Pathways - Sylvan Lake, Cinder Replacment	$33,533.78
Buildings/Structures - E. Haystacker Restroom, Siding	$5,004.74
Harrier Cir. Park - Wood Chip Replenishment	$8,507.16
Irrigation Replacements - Parcel L, Harrier Park	$19,436.57
Office Equipment - Admin PC (1)	$3,337.10
Tree Replacements - Hardwood & Fir	$20,968.56

Eagle Ranch Master Association

Annual Expenditure Detail

Sorted by Description

Sub Total	**$407,770.75**
2048 Fiscal Year	
Asphalt Alleys - Seal Coat, Aiden	$5,923.35
Asphalt Alleys - Seal Coat, Back	$5,806.55
Asphalt Alleys - Seal Coat, Garnett Lane	$1,777.01
Asphalt Alleys - Seal Coat, Parcel B	$14,115.93
Asphalt Alleys - Seal Coat, Parcel B Back	$7,063.53
Asphalt Alleys - Seal Coat, Parcel D	$27,671.97
Asphalt Pathways - Open Space F25	$76,944.24
Asphalt Pathways - Open Space Sylvan Lake Road	$25,647.46
Fencing - Phase 2	$361.52
Grounds - Backflow Devices	$11,355.41
Grounds - Sign Replacements	$5,098.35
Highlands Park - Playground, All Fixtures	$53,866.35
Irrigation Replacements - East Haystacker North, Park	$19,922.48
Irrigation Replacements - East Haystacker South, Park	$19,922.48
Long View Park - Playground, All Fixtures	$53,866.35
Office Equipment - Admin PC (2)	$3,420.53
Office Equipment - IT Upgrade	$4,560.70
Ridge Line Park - Playground, All Fixtures	$53,866.35
Tree Replacements - Hardwood & Fir	$21,492.77
Sub Total	**$412,683.32**
2049 Fiscal Year	
Asphalt Pathways - E. Haystacker Dr.	$247,579.63
Asphalt Pathways - Eagle Ranch Road	$195,256.98
Asphalt Pathways - Greenhorn to Sylvan Lake	$10,516.22
Asphalt Pathways - Sylvan Lake At US 6	$39,434.87
Irrigation Replacements - Village Homes, East Blvd.	$22,714.20
Irrigation Replacements - Village Homes, West Blvd.	$22,714.20
Tree Replacements - Hardwood & Fir	$22,030.09
Sub Total	**$560,246.19**
2050 Fiscal Year	
Aiden Park - Wood Chip Replenishment	$3,739.78
Asphalt Pathways - Sylvan Lake, Cinder Replacment	$36,112.21
Grounds - Backflow Devices	$11,930.28
Grounds - Landscape Refurbishment	$97,390.00
Grounds - Sign Replacements	$5,356.45

Eagle Ranch Master Association

Annual Expenditure Detail

Sorted by Description

Highlands Park - Wood Chip Replenishment	$11,803.67
Long View Park - Wood Chip Replenishment	$11,803.98
Sawmill Cir. Park - Wood Chip Replenishment	$6,201.50
Tree Replacements - Hardwood & Fir	$22,580.85
Sub Total	**$206,918.71**

2051 Fiscal Year

Asphalt Pathways - Sylvan Lake At US 6	$41,431.26
Buildings/Structures - Aidens Shed	$7,736.42
Office Equipment - Admin PC (1)	$3,683.53
Office Equipment - Copier	$7,968.01
Ridge Line Park - Wood Chip Replenishment	$12,098.76
Tree Replacements - Hardwood & Fir	$23,145.37
Sub Total	**$96,063.35**

2052 Fiscal Year

Grounds - Backflow Devices	$12,534.25
Grounds - Sign Replacements	$5,627.62
Tree Replacements - Hardwood & Fir	$23,724.00
Sub Total	**$41,885.87**

Eagle Ranch Master Association

Projections

Directed Cash Flow Calculation Method

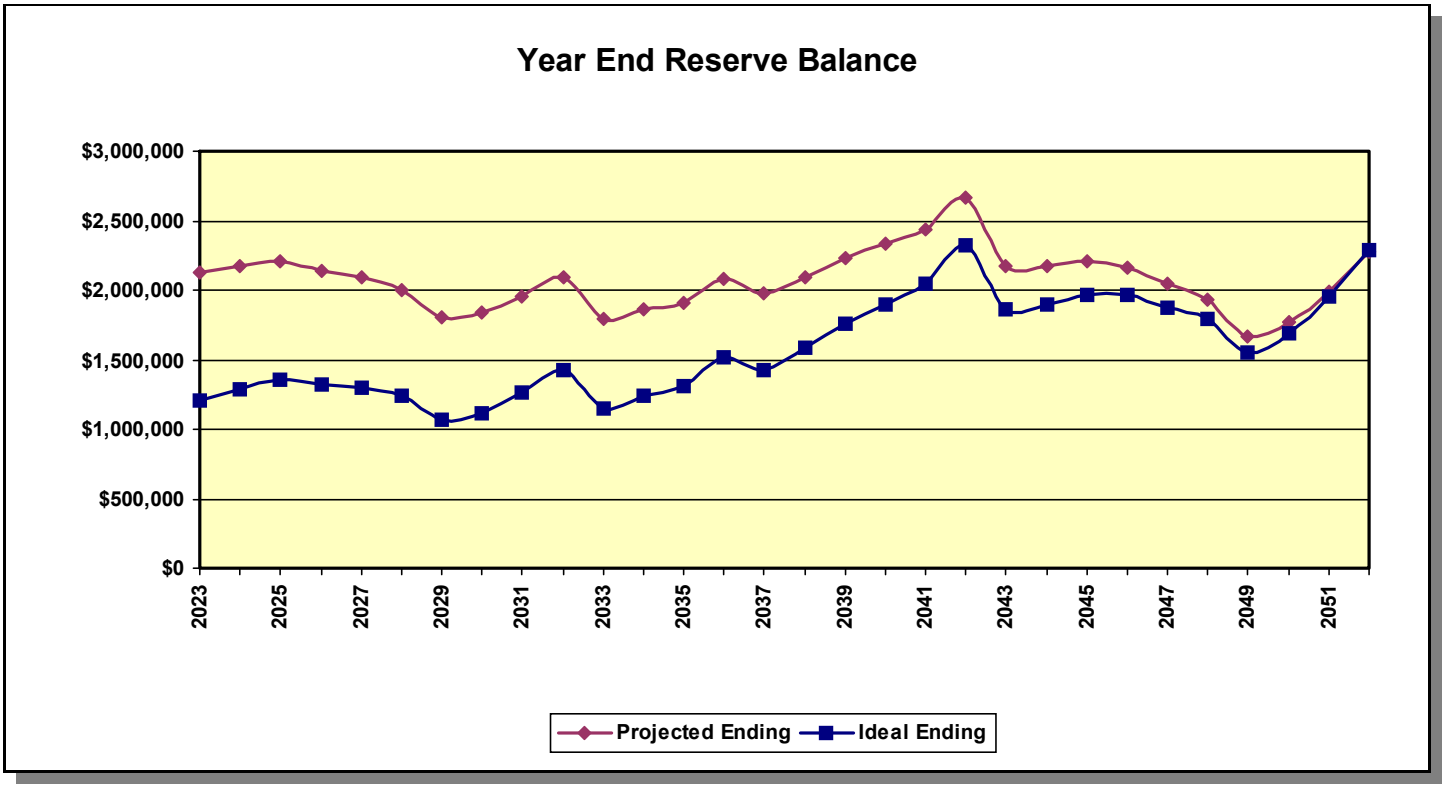
Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenditures	Ending Balance	Fully Funded Ending Balance	Percent Funded
2023	$2,400,000	$158,000	$2,858	$432,286	$2,128,572	$1,201,455	177%
2024	$2,128,572	$161,950	$2,922	$117,297	$2,176,146	$1,288,955	169%
2025	$2,176,146	$165,999	$2,965	$135,990	$2,209,120	$1,359,940	162%
2026	$2,209,120	$170,149	$2,866	$241,595	$2,140,539	$1,323,998	162%
2027	$2,140,539	$174,402	$2,787	$231,178	$2,086,550	$1,300,307	160%
2028	$2,086,550	$178,762	$2,669	$262,942	$2,005,040	$1,245,753	161%
2029	$2,005,040	$183,232	$2,393	$380,454	$1,810,211	$1,069,940	169%
2030	$1,810,211	$187,812	$2,424	$165,830	$1,834,617	$1,117,338	164%
2031	$1,834,617	$192,508	$2,594	$70,809	$1,958,911	$1,268,701	154%
2032	$1,958,911	$197,320	$2,776	$67,593	$2,091,414	$1,430,840	146%
2033	$2,091,414	$202,253	$2,359	$499,923	$1,796,104	$1,150,060	156%
2034	$1,796,104	$207,310	$2,445	$145,991	$1,859,868	$1,237,450	150%
2035	$1,859,868	$212,492	$2,502	$171,372	$1,903,490	$1,305,770	146%
2036	$1,903,490	$217,805	$2,747	$42,071	$2,081,972	$1,516,395	137%
2037	$2,081,972	$223,250	$2,589	$336,333	$1,971,478	$1,430,185	138%
2038	$1,971,478	$228,831	$2,753	$111,444	$2,091,617	$1,582,628	132%
2039	$2,091,617	$234,552	$2,949	$93,839	$2,235,279	$1,763,120	127%
2040	$2,235,279	$240,416	$3,076	$149,785	$2,328,986	$1,895,607	123%
2041	$2,328,986	$246,426	$3,224	$140,785	$2,437,851	$2,046,942	119%
2042	$2,437,851	$252,587	$3,531	$32,721	$2,661,248	$2,321,318	115%
2043	$2,661,248	$258,901	$2,843	$750,286	$2,172,707	$1,858,776	117%
2044	$2,172,707	$265,374	$2,841	$266,644	$2,174,278	$1,896,915	115%
2045	$2,174,278	$272,008	$2,880	$243,403	$2,205,763	$1,967,066	112%
2046	$2,205,763	$278,808	$2,815	$323,787	$2,163,600	$1,961,860	110%
2047	$2,163,600	$285,779	$2,643	$407,771	$2,044,251	$1,875,822	109%
2048	$2,044,251	$292,923	$2,474	$412,683	$1,926,965	$1,789,777	108%
2049	$1,926,965	$300,246	$2,107	$560,246	$1,669,072	$1,554,768	107%
2050	$1,669,072	$307,752	$2,246	$206,919	$1,772,152	$1,690,937	105%
2051	$1,772,152	$315,446	$2,551	$96,063	$1,994,085	$1,954,250	102%
2052	$1,994,085	$323,332	$2,942	$41,886	$2,278,474	$2,288,825	100%

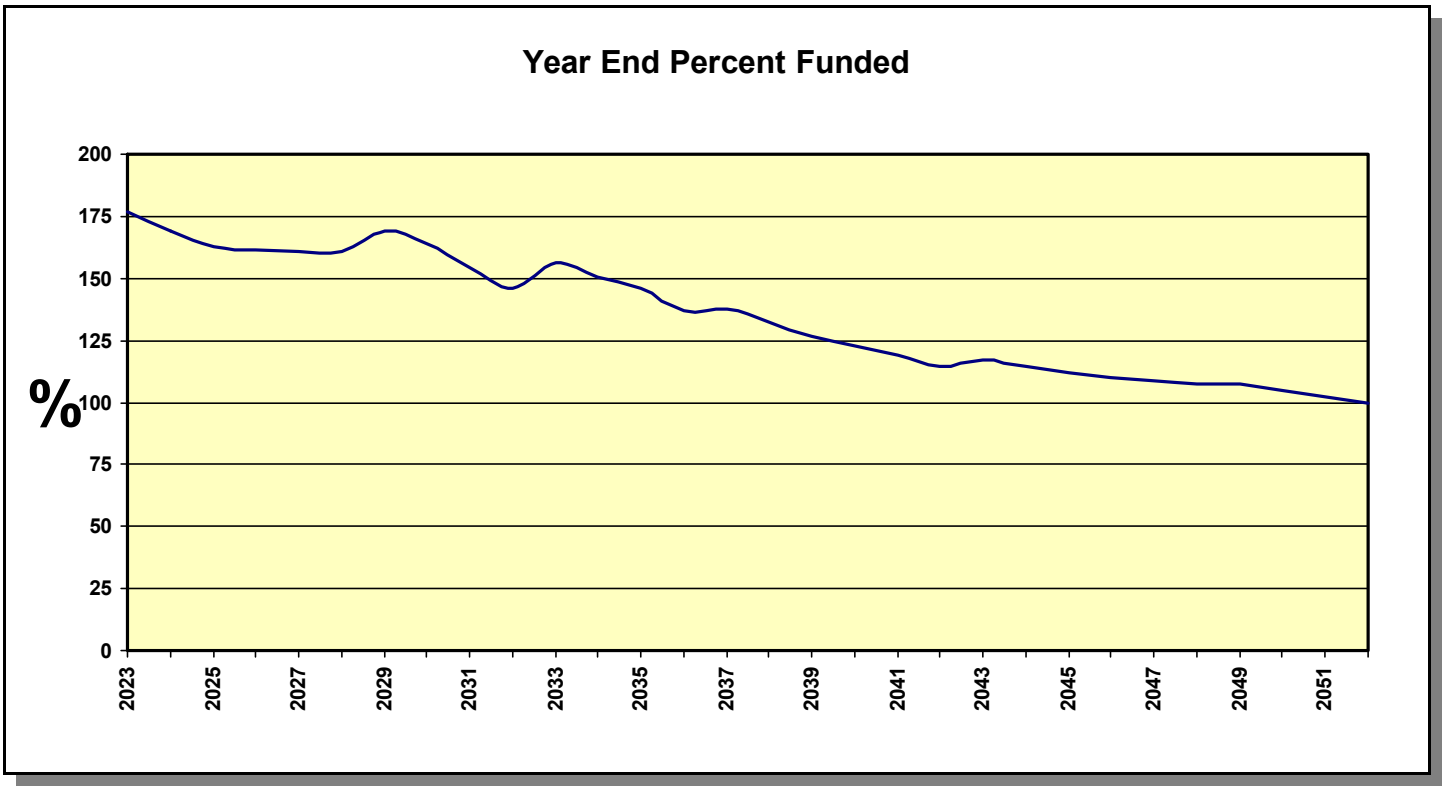
NOTE: In some cases, the projected Ending Balance may exceed the Fully Funded Ending Balance in years following high Expenditures. This is a result of the provision for contingency in this analysis, which in these projections is never expended. The contingency is continually adjusted according to need and any excess is redistributed among all components included.

Eagle Ranch Master Association

Projection Charts

Directed Cash Flow Calculation Method

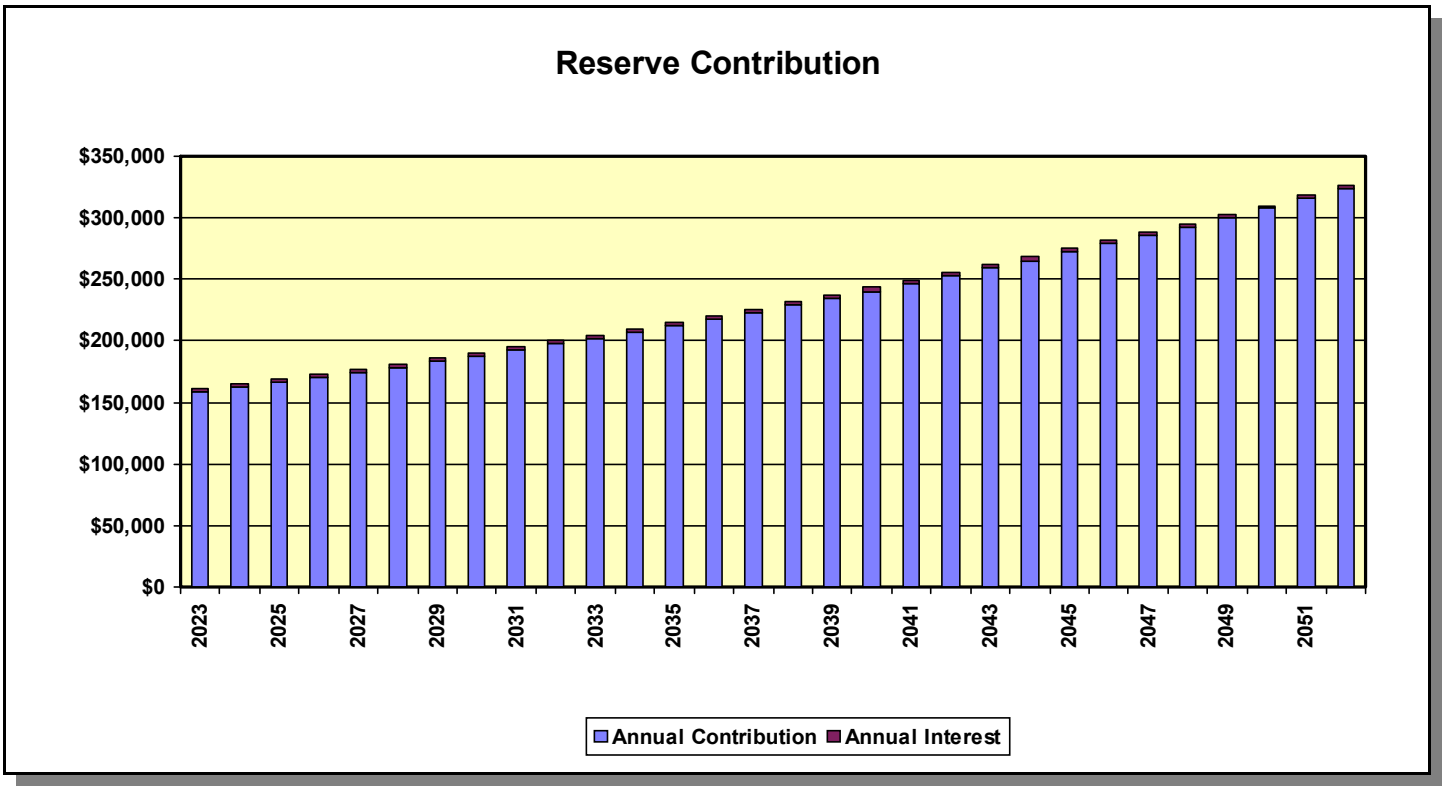


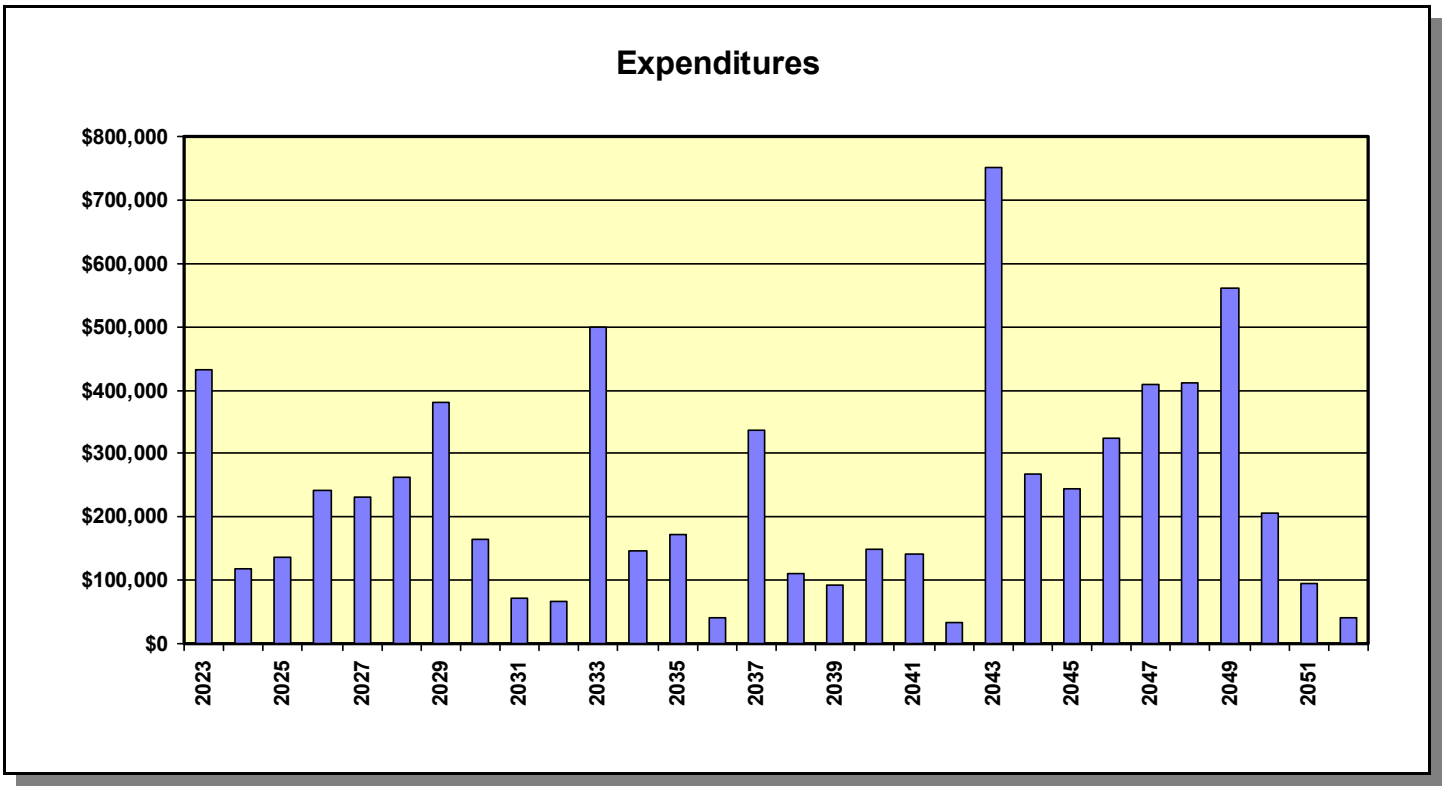


Eagle Ranch Master Association

Projection Charts

Directed Cash Flow Calculation Method





Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Alleys - Replace, Aiden

Category	010 Asphalt Alleys	Quantity	1,500 lin. ft.
		Unit Cost	$46.600
		% of Replacement	100.00%
		Current Cost	$69,900.00
Placed In Service	01/14	Future Cost	$91,714.86
Useful Life	20		
		Assigned Reserves at FYB	$69,900.00
Remaining Life	11	Monthly Member Contribution	$219.41
Replacement Year	2034	Monthly Interest Contribution	$9.69
		Total Monthly Contribution	$229.11

Comments:

This is the asphalt alleyways located on Aiden within the community. The cost and placed in service date for this component has been provided by the client.

Most asphalt areas can be expected to last approximately 20-25 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Alleys - Replace, Back

Category	010 Asphalt Alleys	Quantity	450 lin. ft.
		Unit Cost	$46.440
		% of Replacement	100.00%
		Current Cost	$20,898.00
Placed In Service	01/14	Future Cost	$27,419.99
Useful Life	20		
		Assigned Reserves at FYB	$20,898.00
Remaining Life	11	Monthly Member Contribution	$65.60
Replacement Year	2034	Monthly Interest Contribution	$2.90
		Total Monthly Contribution	$68.50

Comments:

This is the asphalt alleyways located on Back within the community. The cost and placed in service date for this component has been provided by the client.

Most asphalt areas can be expected to last approximately 20-25 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Alleys - Replace, Garnett Lane

Category	010 Asphalt Alleys	Quantity	450 lin. ft.
		Unit Cost	$82.440
		% of Replacement	100.00%
		Current Cost	$37,098.00
Placed In Service	01/06	Future Cost	$39,950.49
Useful Life	20		
		Assigned Reserves at FYB	$37,098.00
Remaining Life	3	Monthly Member Contribution	$116.45
Replacement Year	2026	Monthly Interest Contribution	$5.15
		Total Monthly Contribution	$121.60

Comments:

This is the asphalt alleyways located on Garnett Lane within the community. The cost and placed in service date for this component has been provided by the client.

Most asphalt areas can be expected to last approximately 20-25 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Alleys - Replace, Parcel B

Category	010 Asphalt Alleys	Quantity	2,700 lin. ft.
		Unit Cost	$39.520
		% of Replacement	100.00%
		Current Cost	$106,704.00
Placed In Service	01/03	Future Cost	$174,846.93
Useful Life	20		
		Assigned Reserves at FYB	$213,408.00
Remaining Life	0	Monthly Member Contribution	$899.41
Replacement Year	2023	Monthly Interest Contribution	$0.42
		Total Monthly Contribution	$899.84

Comments:

This is the asphalt alleyways located on Parcel B within the community. The cost and placed in service date for this component has been provided by the client.

Most asphalt areas can be expected to last approximately 20-25 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Alleys - Replace, Parcel B Back

Category	010 Asphalt Alleys	Quantity	600 lin. ft.
		Unit Cost	$81.150
		% of Replacement	100.00%
		Current Cost	$48,690.00
Placed In Service	01/04	Future Cost	$49,907.25
Useful Life	20		
		Assigned Reserves at FYB	$48,690.00
Remaining Life	1	Monthly Member Contribution	$152.84
Replacement Year	2024	Monthly Interest Contribution	$6.75
		Total Monthly Contribution	$159.59

Comments:

This is the asphalt alleyways located on Parcel B Back within the community. The cost and placed in service date for this component has been provided by the client.

Most asphalt areas can be expected to last approximately 20-25 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Alleys - Replace, Parcel D

Category	010 Asphalt Alleys	Quantity	3,400 lin. ft.
		Unit Cost	$45.230
		% of Replacement	100.00%
		Current Cost	$153,782.00
Placed In Service	01/03	Future Cost	$251,989.71
Useful Life	20		
		Assigned Reserves at FYB	$161,625.65
Remaining Life	0	Monthly Member Contribution	$1,296.23
Replacement Year	2023	Monthly Interest Contribution	$0.61
		Total Monthly Contribution	$1,296.85

Comments:

This is the asphalt alleyways located on Parcel D within the community. The cost and placed in service date for this component has been provided by the client.

Most asphalt areas can be expected to last approximately 20-25 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Alleys - Seal Coat, Aiden

Category	010 Asphalt Alleys	Quantity	1,500 lin. ft.
		Unit Cost	$2.130
		% of Replacement	100.00%
		Current Cost	$3,195.00
Placed In Service	07/23	Future Cost	$3,614.85
Useful Life	5		
		Assigned Reserves at FYB	$3,195.00
Remaining Life	5	Monthly Member Contribution	$10.03
Replacement Year	2028	Monthly Interest Contribution	$0.45
		Total Monthly Contribution	$10.48

Comments:

Asphalt surfaces should be seal coated within 3 years of their initial installation. Thereafter, a 3 to 5 year cycle should be observed and adjusted according to the client's particular needs.

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and these estimates adjusted accordingly.

We have budgeted for the asphalt to be repaired on the same cycle and in conjunction with the seal coating of the asphalt.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Alleys - Seal Coat, Back

Category	010 Asphalt Alleys	Quantity	450 lin. ft.
		Unit Cost	$6.960
		% of Replacement	100.00%
		Current Cost	$3,132.00
Placed In Service	07/18	Future Cost	$3,543.57
Useful Life	5		
		Assigned Reserves at FYB	$6,264.00
Remaining Life	0	Monthly Member Contribution	$89.43
Replacement Year	2023	Monthly Interest Contribution	$0.05
		Total Monthly Contribution	$89.47

Comments:

Asphalt surfaces should be seal coated within 3 years of their initial installation. Thereafter, a 3 to 5 year cycle should be observed and adjusted according to the client's particular needs.

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and these estimates adjusted accordingly.

We have budgeted for the asphalt to be repaired on the same cycle and in conjunction with the seal coating of the asphalt.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Alleys - Seal Coat, Garnett Lane

Category	010 Asphalt Alleys	Quantity	450 lin. ft.
		Unit Cost	$2.130
		% of Replacement	100.00%
		Current Cost	$958.50
Placed In Service	07/23	Future Cost	$1,084.45
Useful Life	5		
		Assigned Reserves at FYB	$958.50
Remaining Life	5	Monthly Member Contribution	$3.01
Replacement Year	2028	Monthly Interest Contribution	$0.13
		Total Monthly Contribution	$3.14

Comments:

Asphalt surfaces should be seal coated within 3 years of their initial installation. Thereafter, a 3 to 5 year cycle should be observed and adjusted according to the client's particular needs.

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and these estimates adjusted accordingly.

We have budgeted for the asphalt to be repaired on the same cycle and in conjunction with the seal coating of the asphalt.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Alleys - Seal Coat, Parcel B

Category	010 Asphalt Alleys	Quantity	2,700 lin. ft.
		Unit Cost	$2.820
		% of Replacement	100.00%
		Current Cost	$7,614.00
Placed In Service	07/18	Future Cost	$8,614.54
Useful Life	5		
		Assigned Reserves at FYB	$15,228.00
Remaining Life	0	Monthly Member Contribution	$217.40
Replacement Year	2023	Monthly Interest Contribution	$0.11
		Total Monthly Contribution	$217.50

Comments:

Asphalt surfaces should be seal coated within 3 years of their initial installation. Thereafter, a 3 to 5 year cycle should be observed and adjusted according to the client's particular needs.

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and these estimates adjusted accordingly.

We have budgeted for the asphalt to be repaired on the same cycle and in conjunction with the seal coating of the asphalt.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Alleys - Seal Coat, Parcel B Back

Category	010 Asphalt Alleys	Quantity	600 lin. ft.
		Unit Cost	$6.350
		% of Replacement	100.00%
		Current Cost	$3,810.00
Placed In Service	07/18	Future Cost	$4,310.67
Useful Life	5		
		Assigned Reserves at FYB	$7,620.00
Remaining Life	0	Monthly Member Contribution	$108.78
Replacement Year	2023	Monthly Interest Contribution	$0.05
		Total Monthly Contribution	$108.83

Comments:

Asphalt surfaces should be seal coated within 3 years of their initial installation. Thereafter, a 3 to 5 year cycle should be observed and adjusted according to the client's particular needs.

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and these estimates adjusted accordingly.

We have budgeted for the asphalt to be repaired on the same cycle and in conjunction with the seal coating of the asphalt.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Alleys - Seal Coat, Parcel D

Category	010 Asphalt Alleys	Quantity	3,400 lin. ft.
		Unit Cost	$4.390
		% of Replacement	100.00%
		Current Cost	$14,926.00
Placed In Service	07/18	Future Cost	$16,887.40
Useful Life	5		
		Assigned Reserves at FYB	$29,852.00
Remaining Life	0	Monthly Member Contribution	$426.17
Replacement Year	2023	Monthly Interest Contribution	$0.20
		Total Monthly Contribution	$426.37

Comments:

Asphalt surfaces should be seal coated within 3 years of their initial installation. Thereafter, a 3 to 5 year cycle should be observed and adjusted according to the client's particular needs.

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and these estimates adjusted accordingly.

We have budgeted for the asphalt to be repaired on the same cycle and in conjunction with the seal coating of the asphalt.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Pathways - Brush Creek Park

Category	015 Asphalt Pathways	Quantity	1 total
		Unit Cost	$11,300.000
		% of Replacement	100.00%
		Current Cost	$11,300.00
Placed In Service	01/23	Future Cost	$18,979.27
Useful Life	21		
		Assigned Reserves at FYB	$11,300.00
Remaining Life	21	Monthly Member Contribution	$35.47
Replacement Year	2044	Monthly Interest Contribution	$1.56
		Total Monthly Contribution	$37.03

Comments:

This is for the overlay of the asphalt pathways listed above. The cost and useful ife estimates have been provided by the client.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Pathways - Brush Creek Park Bridge

Category	015 Asphalt Pathways	Quantity	1 total
		Unit Cost	$20,752.000
		% of Replacement	100.00%
		Current Cost	$20,752.00
Placed In Service	01/11	Future Cost	$22,347.63
Useful Life	15		
		Assigned Reserves at FYB	$20,752.00
Remaining Life	3	Monthly Member Contribution	$65.14
Replacement Year	2026	Monthly Interest Contribution	$2.88
		Total Monthly Contribution	$68.02

Comments:

This is for the decking listed above. The cost and useful ife estimates have been provided by the client.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Pathways - Driving Range Bridge

Category	015 Asphalt Pathways	Quantity	1 total
		Unit Cost	$12,418.000
		% of Replacement	100.00%
		Current Cost	$12,418.00
Placed In Service	01/23	Future Cost	$20,348.34
Useful Life	20		
		Assigned Reserves at FYB	$12,418.00
Remaining Life	20	Monthly Member Contribution	$38.98
Replacement Year	2043	Monthly Interest Contribution	$1.73
		Total Monthly Contribution	$40.71

Comments:

This is for the overlay of the asphalt pathways listed above. The cost and useful ife estimates have been provided by the client.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Pathways - Driving Range Palmer Loop

Category	015 Asphalt Pathways	Quantity	1 total
		Unit Cost	$36,265.000
		% of Replacement	100.00%
		Current Cost	$36,265.00
Placed In Service	01/23	Future Cost	$59,424.43
Useful Life	20		
		Assigned Reserves at FYB	$36,265.00
Remaining Life	20	Monthly Member Contribution	$113.84
Replacement Year	2043	Monthly Interest Contribution	$5.03
		Total Monthly Contribution	$118.86

Comments:

This is for the overlay of the asphalt pathways listed above. The cost and useful ife estimates have been provided by the client. 2700 ln. ft.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Pathways - E. Haystacker Dr.

Category	015 Asphalt Pathways	Quantity	1 total
		Unit Cost	$130,285.000
		% of Replacement	100.00%
		Current Cost	$130,285.00
Placed In Service	01/09	Future Cost	$151,090.66
Useful Life	20		
		Assigned Reserves at FYB	$130,285.00
Remaining Life	6	Monthly Member Contribution	$408.96
Replacement Year	2029	Monthly Interest Contribution	$18.06
		Total Monthly Contribution	$427.02

Comments:

This is for the overlay of the asphalt pathways listed above. The cost and useful ife estimates have been provided by the client. 9700 ln. ft. East Haystacker Drive @ Eagle Ranch Road to NY Mountain Road.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Pathways - Eagle Ranch Road

Category	015 Asphalt Pathways	Quantity	1 total
		Unit Cost	$102,751.000
		% of Replacement	100.00%
		Current Cost	$102,751.00
Placed In Service	01/09	Future Cost	$119,159.66
Useful Life	20		
		Assigned Reserves at FYB	$102,751.00
Remaining Life	6	Monthly Member Contribution	$322.53
Replacement Year	2029	Monthly Interest Contribution	$14.24
		Total Monthly Contribution	$336.77

Comments:

This is for the overlay of the asphalt pathways listed above. The cost and useful ife estimates have been provided by the client. 7600 ln. ft. Eagle Ranch Road from school to Robbins Egg Lane.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Pathways - Fourth of July Road

Category	015 Asphalt Pathways	Quantity	1 total
		Unit Cost	$66,405.000
		% of Replacement	100.00%
		Current Cost	$66,405.00
Placed In Service	01/06	Future Cost	$71,510.92
Useful Life	20		
		Assigned Reserves at FYB	$66,405.00
Remaining Life	3	Monthly Member Contribution	$208.44
Replacement Year	2026	Monthly Interest Contribution	$9.21
		Total Monthly Contribution	$217.65

Comments:

This is for the overlay of the asphalt pathways listed above. The cost and useful ife estimates have been provided by the client. 4800 ln. ft. Fourth of July Road @ Eagle Ranch Road to Arroyo Drive.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Pathways - Greenhorn to Sylvan Lake

Category	015 Asphalt Pathways	Quantity	1 total
		Unit Cost	$5,534.000
		% of Replacement	100.00%
		Current Cost	$5,534.00
Placed In Service	01/09	Future Cost	$6,417.74
Useful Life	20		
		Assigned Reserves at FYB	$5,534.00
Remaining Life	6	Monthly Member Contribution	$17.37
Replacement Year	2029	Monthly Interest Contribution	$0.76
		Total Monthly Contribution	$18.13

Comments:

This is for the overlay of the asphalt pathways listed above. The cost and useful ife estimates have been provided by the client. 400 ln. ft. Greenhorn to Sylvan Lake.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Pathways - Highlands Pedestrian Bridge

Category	015 Asphalt Pathways	Quantity	1 total
		Unit Cost	$14,752.000
		% of Replacement	100.00%
		Current Cost	$14,752.00
Placed In Service	01/07	Future Cost	$15,498.82
Useful Life	18		
		Assigned Reserves at FYB	$14,752.00
Remaining Life	2	Monthly Member Contribution	$46.31
Replacement Year	2025	Monthly Interest Contribution	$2.04
		Total Monthly Contribution	$48.35

Comments:

This is for the decking listed above. The cost and useful ife estimates have been provided by the client.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Pathways - Hole 8 Golf Course

Category	015 Asphalt Pathways	Quantity	1 total
		Unit Cost	$8,992.000
		% of Replacement	100.00%
		Current Cost	$8,992.00
Placed In Service	01/03	Future Cost	$14,734.44
Useful Life	20		
		Assigned Reserves at FYB	$17,984.00
Remaining Life	0	Monthly Member Contribution	$75.79
Replacement Year	2023	Monthly Interest Contribution	$0.04
		Total Monthly Contribution	$75.83

Comments:

This is for the overlay of the asphalt pathways listed above. The cost and useful ife estimates have been provided by the client. 650 ln. ft. Hole 8 golf course to Seven Hermits @ West Haystacker Drive.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Pathways - Open Space Eagle Ranch Road

Category	015 Asphalt Pathways	Quantity	1 total
		Unit Cost	$28,361.000
		% of Replacement	100.00%
		Current Cost	$28,361.00
Placed In Service	01/04	Future Cost	$29,070.03
Useful Life	20		
		Assigned Reserves at FYB	$28,361.00
Remaining Life	1	Monthly Member Contribution	$89.02
Replacement Year	2024	Monthly Interest Contribution	$3.94
		Total Monthly Contribution	$92.96

Comments:

This is for the overlay of the asphalt pathways listed above. The cost and useful ife estimates have been provided by the client. 2050 ln. ft. Eagle Ranch Road to West Dewey Pk.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Pathways - Open Space F25

Category	015 Asphalt Pathways	Quantity	1 total
		Unit Cost	$41,503.000
		% of Replacement	100.00%
		Current Cost	$41,503.00
Placed In Service	01/08	Future Cost	$46,956.84
Useful Life	20		
		Assigned Reserves at FYB	$41,503.00
Remaining Life	5	Monthly Member Contribution	$130.28
Replacement Year	2028	Monthly Interest Contribution	$5.76
		Total Monthly Contribution	$136.03

Comments:

This is for the overlay of the asphalt pathways listed above. The cost and useful ife estimates have been provided by the client. 3000 ln. ft. 25 parks to East Haystacker.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Pathways - Open Space Sylvan Lake Road

Category	015 Asphalt Pathways	Quantity	1 total
		Unit Cost	$13,834.000
		% of Replacement	100.00%
		Current Cost	$13,834.00
Placed In Service	01/08	Future Cost	$15,651.90
Useful Life	20		
		Assigned Reserves at FYB	$13,834.00
Remaining Life	5	Monthly Member Contribution	$43.42
Replacement Year	2028	Monthly Interest Contribution	$1.91
		Total Monthly Contribution	$45.34

Comments:

This is for the overlay of the asphalt pathways listed above. The cost and useful ife estimates have been provided by the client. 1000 ln. ft. Sylvan Lake Road to Robbins Egg Lane.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Pathways - Ouzel Lane

Category	015 Asphalt Pathways	Quantity	1 total
		Unit Cost	$6,917.000
		% of Replacement	100.00%
		Current Cost	$6,917.00
Placed In Service	01/04	Future Cost	$7,089.93
Useful Life	20		
		Assigned Reserves at FYB	$6,917.00
Remaining Life	1	Monthly Member Contribution	$21.71
Replacement Year	2024	Monthly Interest Contribution	$0.96
		Total Monthly Contribution	$22.68

Comments:

This is for the overlay of the asphalt pathways listed above. The cost and useful ife estimates have been provided by the client. 500 ln. ft. Ouzel Lane at Eagle Ranch Road to Brush Creek Road.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Pathways - Path Resurfacing, Major Overha

Category	015 Asphalt Pathways	Quantity	1 total
		Unit Cost	$154,500.000
		% of Replacement	100.00%
		Current Cost	$154,500.00
Placed In Service	01/17	Future Cost	$170,539.09
Useful Life	10		
		Assigned Reserves at FYB	$154,500.00
Remaining Life	4	Monthly Member Contribution	$484.97
Replacement Year	2027	Monthly Interest Contribution	$21.42
		Total Monthly Contribution	$506.39

Comments:

This is for the asphalt overlay of the pathways listed above. The cost and useful ife estimates have been provided by the client.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Pathways - Sylvan Lake At Green Acres

Category	015 Asphalt Pathways	Quantity	1 total
		Unit Cost	$51,187.000
		% of Replacement	100.00%
		Current Cost	$51,187.00
Placed In Service	01/17	Future Cost	$72,325.89
Useful Life	20		
		Assigned Reserves at FYB	$51,187.00
Remaining Life	14	Monthly Member Contribution	$160.68
Replacement Year	2037	Monthly Interest Contribution	$7.10
		Total Monthly Contribution	$167.77

Comments:

This is for the asphalt overlay of the pathways listed above. The cost and useful ife estimates have been provided by the client. 3700 ln. ft. Sylvan Lake @ Green Acres to School.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Pathways - Sylvan Lake At US 6

Category	015 Asphalt Pathways	Quantity	1 total
		Unit Cost	$20,752.000
		% of Replacement	100.00%
		Current Cost	$20,752.00
Placed In Service	01/21	Future Cost	$21,802.57
Useful Life	2		
		Assigned Reserves at FYB	$41,504.00
Remaining Life	0	Monthly Member Contribution	$1,431.12
Replacement Year	2023	Monthly Interest Contribution	$0.68
		Total Monthly Contribution	$1,431.80

Comments:

This is for the asphalt overlay of the pathways listed above. The cost and useful ife estimates have been provided by the client. 1500 ln. ft. Sylvan Lake @ US 6 to medical center.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Pathways - Sylvan Lake, Cinder Replacmen

Category	015 Asphalt Pathways	Quantity	1 total
		Unit Cost	$18,540.000
		% of Replacement	100.00%
		Current Cost	$18,540.00
Placed In Service	01/20	Future Cost	$19,965.55
Useful Life	3		
		Assigned Reserves at FYB	$37,080.00
Remaining Life	0	Monthly Member Contribution	$862.27
Replacement Year	2023	Monthly Interest Contribution	$0.41
		Total Monthly Contribution	$862.68

Comments:

This is for the cinder replacement of the pathways listed above. The cost and useful ife estimates have been provided by the client. 3100 ln. ft. Sylvan Lake @ Ewing Street to Brush Creek Road.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Concrete - Pathways, 2023

		One Time Replacement	
Category	020 Concrete	Quantity	1 total
		Unit Cost	$10,000.000
		% of Replacement	100.00%
		Current Cost	$10,000.00
Placed In Service	01/22	Future Cost	$0.00
Useful Life	1		
		Assigned Reserves at FYB	$20,000.00
Remaining Life	0	Monthly Member Contribution	$0.00
Replacement Year	2023	Monthly Interest Contribution	$1.37
		Total Monthly Contribution	$1.37

Comments:

This is for the addition of concrete pathways to replace the current asphalt because of vegetation/erosion in some areas throughout the community. This component is listed in 10 phases as a one-time only expense.

Concrete - Pathways, 2024

		One Time Replacement	
Category	020 Concrete	Quantity	1 total
		Unit Cost	$10,000.000
		% of Replacement	100.00%
		Current Cost	$10,000.00
Placed In Service	01/22	Future Cost	$10,250.00
Useful Life	2		
		Assigned Reserves at FYB	$10,000.00
Remaining Life	1	Monthly Member Contribution	$31.39
Replacement Year	2024	Monthly Interest Contribution	$1.39
		Total Monthly Contribution	$32.78

Comments:

This is for the addition of concrete pathways to replace the current asphalt because of vegetation/erosion in some areas throughout the community. This component is listed in 10 phases as a one-time only expense.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Concrete - Pathways, 2025

		One Time Replacement	
Category	020 Concrete	Quantity	1 total
		Unit Cost	$10,000.000
		% of Replacement	100.00%
		Current Cost	$10,000.00
Placed In Service	01/22	Future Cost	$10,506.25
Useful Life	3		
		Assigned Reserves at FYB	$10,000.00
Remaining Life	2	Monthly Member Contribution	$31.39
Replacement Year	2025	Monthly Interest Contribution	$1.39
		Total Monthly Contribution	$32.78

Comments:

This is for the addition of concrete pathways to replace the current asphalt because of vegetation/erosion in some areas throughout the community. This component is listed in 10 phases as a one-time only expense.

Concrete - Pathways, 2026

		One Time Replacement	
Category	020 Concrete	Quantity	1 total
		Unit Cost	$10,000.000
		% of Replacement	100.00%
		Current Cost	$10,000.00
Placed In Service	01/22	Future Cost	$10,768.91
Useful Life	4		
		Assigned Reserves at FYB	$10,000.00
Remaining Life	3	Monthly Member Contribution	$31.39
Replacement Year	2026	Monthly Interest Contribution	$1.39
		Total Monthly Contribution	$32.78

Comments:

This is for the addition of concrete pathways to replace the current asphalt because of vegetation/erosion in some areas throughout the community. This component is listed in 10 phases as a one-time only expense.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Concrete - Pathways, 2027

		One Time Replacement	
Category	020 Concrete	Quantity	1 total
		Unit Cost	$10,000.000
		% of Replacement	100.00%
		Current Cost	$10,000.00
Placed In Service	01/22	Future Cost	$11,038.13
Useful Life	5		
		Assigned Reserves at FYB	$10,000.00
Remaining Life	4	Monthly Member Contribution	$31.39
Replacement Year	2027	Monthly Interest Contribution	$1.39
		Total Monthly Contribution	$32.78

Comments:

This is for the addition of concrete pathways to replace the current asphalt because of vegetation/erosion in some areas throughout the community. This component is listed in 10 phases as a one-time only expense.

Concrete - Pathways, 2028

		One Time Replacement	
Category	020 Concrete	Quantity	1 total
		Unit Cost	$10,000.000
		% of Replacement	100.00%
		Current Cost	$10,000.00
Placed In Service	01/22	Future Cost	$11,314.08
Useful Life	6		
		Assigned Reserves at FYB	$10,000.00
Remaining Life	5	Monthly Member Contribution	$31.39
Replacement Year	2028	Monthly Interest Contribution	$1.39
		Total Monthly Contribution	$32.78

Comments:

This is for the addition of concrete pathways to replace the current asphalt because of vegetation/erosion in some areas throughout the community. This component is listed in 10 phases as a one-time only expense.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Concrete - Pathways, 2029

		One Time Replacement	
Category	020 Concrete	Quantity	1 total
		Unit Cost	$10,000.000
		% of Replacement	100.00%
		Current Cost	$10,000.00
Placed In Service	01/22	Future Cost	$11,596.93
Useful Life	7		
		Assigned Reserves at FYB	$10,000.00
Remaining Life	6	Monthly Member Contribution	$31.39
Replacement Year	2029	Monthly Interest Contribution	$1.39
		Total Monthly Contribution	$32.78

Comments:

This is for the addition of concrete pathways to replace the current asphalt because of vegetation/erosion in some areas throughout the community. This component is listed in 10 phases as a one-time only expense.

Concrete - Pathways, 2030

		One Time Replacement	
Category	020 Concrete	Quantity	1 total
		Unit Cost	$10,000.000
		% of Replacement	100.00%
		Current Cost	$10,000.00
Placed In Service	01/22	Future Cost	$11,886.86
Useful Life	8		
		Assigned Reserves at FYB	$10,000.00
Remaining Life	7	Monthly Member Contribution	$31.39
Replacement Year	2030	Monthly Interest Contribution	$1.39
		Total Monthly Contribution	$32.78

Comments:

This is for the addition of concrete pathways to replace the current asphalt because of vegetation/erosion in some areas throughout the community. This component is listed in 10 phases as a one-time only expense.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Concrete - Pathways, 2031

		One Time Replacement	
Category	020 Concrete	Quantity	1 total
		Unit Cost	$10,000.000
		% of Replacement	100.00%
		Current Cost	$10,000.00
Placed In Service	01/22	Future Cost	$12,184.03
Useful Life	9		
		Assigned Reserves at FYB	$10,000.00
Remaining Life	8	Monthly Member Contribution	$31.39
Replacement Year	2031	Monthly Interest Contribution	$1.39
		Total Monthly Contribution	$32.78

Comments:

This is for the addition of concrete pathways to replace the current asphalt because of vegetation/erosion in some areas throughout the community. This component is listed in 10 phases as a one-time only expense.

Concrete - Pathways, 2032

		One Time Replacement	
Category	020 Concrete	Quantity	1 total
		Unit Cost	$10,000.000
		% of Replacement	100.00%
		Current Cost	$10,000.00
Placed In Service	01/22	Future Cost	$12,488.63
Useful Life	10		
		Assigned Reserves at FYB	$10,000.00
Remaining Life	9	Monthly Member Contribution	$31.39
Replacement Year	2032	Monthly Interest Contribution	$1.39
		Total Monthly Contribution	$32.78

Comments:

This is for the addition of concrete pathways to replace the current asphalt because of vegetation/erosion in some areas throughout the community. This component is listed in 10 phases as a one-time only expense.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Fencing - Phase 1

Category	025 Fencing	Quantity	1 total
		Unit Cost	$312,753.220
		% of Replacement	100.00%
		Current Cost	$312,753.22
Placed In Service	01/08	Future Cost	$400,350.56
Useful Life	25		
		Assigned Reserves at FYB	$312,753.22
Remaining Life	10	Monthly Member Contribution	$981.73
Replacement Year	2033	Monthly Interest Contribution	$43.36
		Total Monthly Contribution	$1,025.09

Comments:

This is for the replacement of the 2 rail post & rail wood fencing located throughout the community.

170	ln. ft. - Capitol St. Barn to Bridge	@	$33.77	=	$5,740.90
152	ln. ft. - Capitol St. Cupola Barn to Brush Creek	@	$33.77	=	$5,133.04
280	ln. ft. - Capitola St. Pavillion to Crosswalk	@	$33.77	=	$9,455.60
352	ln. ft. - Capitol St. to TOE Barn	@	$33.77	=	$11,887.04
1,696	ln. ft. - Eagle Ranch Rd. Golf Course	@	$33.77	=	$57,273.92
72	ln. ft. - Eagle Ranch Ouzel Park	@	$33.77	=	$2,431.44
80	ln. ft. - E. Haystacker across from bathroom	@	$33.77	=	$2,701.60
64	ln. ft. - E. Haystacker at Arroyo intersection	@	$33.77	=	$2,161.28
360	ln. ft. - E. Haystacker at Arroyo parking lots	@	$33.77	=	$12,157.20
64	ln. ft. - E. Haystacker at Aster Ct.	@	$33.77	=	$2,161.28
64	ln. ft. - E. Haystacker at Avalanche	@	$33.77	=	$2,161.28
64	ln. ft. - E. Haystacker at Clover	@	$33.77	=	$2,161.28
56	ln. ft. - E. Haystacker at Coyote Song	@	$33.77	=	$1,891.12
72	ln. ft. - E. Haystacker at Elk Haven Park	@	$33.77	=	$2,431.44
176	ln. ft. - E. Haystacker at Golf Course Hole 14	@	$33.77	=	$5,943.52
64	ln. ft. - E. Haystacker at Hollyhock	@	$33.77	=	$2,161.28
64	ln. ft. - E. Haystacker at Mt. Jackson	@	$33.77	=	$2,161.28
64	ln. ft. - E. Haystacker at New York Mountain	@	$33.77	=	$2,161.28
776	ln. ft. - E. Haystacker past Harvester at wall	@	$33.77	=	$26,205.52
64	ln. ft. - E. Haystacker Prospect at Park	@	$33.77	=	$2,161.28

128	ln. ft. - Sylvan Lake Rd. at 3 way stop	@	$33.77	=	$4,322.56
200	ln. ft. - Sylvan Lake Rd. at Brush Creek Bridge	@	$33.77	=	$6,754.00
72	ln. ft. - Sylvan Lake Rd. at driving range bridge	@	$33.77	=	$2,431.44
416	ln. ft. - Sylvan Lake Rd. E. side bike path Med C.	@	$34.78	=	$14,468.48
504	ln. ft. - Sylvan Lake Rd. E. side Brush Creek/Dog	@	$34.78	=	$17,529.12
370	ln. ft. - Sylvan Lake Rd. at Green Acres	@	$34.78	=	$12,868.60
224	ln. ft. - Sylvan Lake Rd. hole 1 path	@	$34.78	=	$7,790.72
72	ln. ft. - Sylvan Lake Rd. hole 1 vignette	@	$34.78	=	$2,504.16
42	ln. ft. - Sylvan Lake Rd. behind Bone Yard creek	@	$34.78	=	$1,460.76
1,680	ln. ft. - Sylvan Lake Rd. W. Side path M.C. to Fre	@	$34.78	=	$58,430.40
680	ln. ft. - Sylvan Lake Rd. W. side, Green Acres to	@	$34.78	=	$23,650.40
			TOTAL	=	$312,753.22

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Fencing - Phase 2

Category	025 Fencing	Quantity	1 total
		Unit Cost	$195.000
		% of Replacement	100.00%
		Current Cost	$195.00
Placed In Service	01/23	Future Cost	$361.52
Useful Life	25		
		Assigned Reserves at FYB	$195.00
Remaining Life	25	Monthly Member Contribution	$0.61
Replacement Year	2048	Monthly Interest Contribution	$0.02
		Total Monthly Contribution	$0.64

Comments:

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

6	ln. ft. - E. Haystacker at Arroyo (rock pillar)	@	$0.00	=	$0.00
2	ln. ft. - E. Haystacker at Coyote (rock pillar)	@	$0.00	=	$0.00
2	ln. ft. - E. Haystacker at Elk Haven (rock pillar)	@	$0.00	=	$0.00
4	ln. ft. - E. Haystacker rock wall pillars)	@	$0.00	=	$0.00
			TOTAL	=	$0.00

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Grounds - Backflow Devices

Category	030 Grounds	Quantity	49 devices
		Unit Cost	$2,500.000
		% of Replacement	5.00%
		Current Cost	$6,125.00
Placed In Service	01/22	Future Cost	$6,278.13
Useful Life	2		
		Assigned Reserves at FYB	$6,125.00
Remaining Life	1	Monthly Member Contribution	$19.23
Replacement Year	2024	Monthly Interest Contribution	$0.85
		Total Monthly Contribution	$20.07

Comments:

This is for the replacement of the backflow devices located throughout the community. It is anticipated that not all of the backflow devices will be replaced at one time. Therefore, we have budgeted for 5% of the backflow devices to be replaced every 2 years. This component should be monitored over time and the replacement percentage and useful life adjusted accordingly.

The inventory for this component has been provided by the client.

Grounds - Landscape Refurbishment

Category	030 Grounds	Quantity	1 total
		Unit Cost	$50,000.000
		% of Replacement	100.00%
		Current Cost	$50,000.00
Placed In Service	01/20	Future Cost	$52,531.25
Useful Life	5		
		Assigned Reserves at FYB	$50,000.00
Remaining Life	2	Monthly Member Contribution	$156.95
Replacement Year	2025	Monthly Interest Contribution	$6.93
		Total Monthly Contribution	$163.88

Comments:

This is the refurbishment of replacement of trees, plants, shrubs, mulch and any other landscaping needs located throughout the community. This component should be monitored over time and the replacement cost and useful life adjusted accordingly.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Grounds - Sign Replacements

Category	030 Grounds	Quantity	10 total
		Unit Cost	$275.000
		% of Replacement	100.00%
		Current Cost	$2,750.00
Placed In Service	01/22	Future Cost	$2,818.75
Useful Life	2		
		Assigned Reserves at FYB	$2,750.00
Remaining Life	1	Monthly Member Contribution	$8.63
Replacement Year	2024	Monthly Interest Contribution	$0.38
		Total Monthly Contribution	$9.01

Comments:

This is for the replacement of the wood post stop signs located throughout the community. During our most recent onsite inspection we were unable to located and determine how many signs are in the community. Therefore, we have budgeted for 10 signs to be replaced every 2 years. This component should be monitored over time and the replacement cost and useful life adjusted accordingly.

Irrigation Replacements - Aiden's Park

Category	034 Irrigation Replacements	Quantity	1 total
		Unit Cost	$9,270.000
		% of Replacement	100.00%
		Current Cost	$9,270.00
Placed In Service	01/23	Future Cost	$15,569.72
Useful Life	21		
		Assigned Reserves at FYB	$9,270.00
Remaining Life	21	Monthly Member Contribution	$29.10
Replacement Year	2044	Monthly Interest Contribution	$1.28
		Total Monthly Contribution	$30.38

Comments:

This is for the replacement of the irrigation controllers located above. The cost and useful life estimates for this component have been provided by the client.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Irrigation Replacements - East Haystacker North, P

Category	034 Irrigation Replacements	Quantity	1 total
		Unit Cost	$10,746.000
		% of Replacement	100.00%
		Current Cost	$10,746.00
Placed In Service	01/08	Future Cost	$12,158.11
Useful Life	20		
		Assigned Reserves at FYB	$10,746.00
Remaining Life	5	Monthly Member Contribution	$33.73
Replacement Year	2028	Monthly Interest Contribution	$1.49
		Total Monthly Contribution	$35.22

Comments:

This is for the replacement of the irrigation controllers located above. The cost and useful life estimates for this component have been provided by the client.

Irrigation Replacements - East Haystacker South, P

Category	034 Irrigation Replacements	Quantity	1 total
		Unit Cost	$10,746.000
		% of Replacement	100.00%
		Current Cost	$10,746.00
Placed In Service	01/08	Future Cost	$12,158.11
Useful Life	20		
		Assigned Reserves at FYB	$10,746.00
Remaining Life	5	Monthly Member Contribution	$33.73
Replacement Year	2028	Monthly Interest Contribution	$1.49
		Total Monthly Contribution	$35.22

Comments:

This is for the replacement of the irrigation controllers located above. The cost and useful life estimates for this component have been provided by the client.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Irrigation Replacements - Newquist Park

Category	034 Irrigation Replacements	Quantity	1 total
		Unit Cost	$8,000.000
		% of Replacement	100.00%
		Current Cost	$8,000.00
Placed In Service	01/02	Future Cost	$13,436.65
Useful Life	21		
		Assigned Reserves at FYB	$16,000.00
Remaining Life	0	Monthly Member Contribution	$64.91
Replacement Year	2023	Monthly Interest Contribution	$0.04
		Total Monthly Contribution	$64.95

Comments:

This is for the replacement of the irrigation controllers located above. The cost and useful life estimates for this component have been provided by the client.

Irrigation Replacements - Parcel L, Harrier Park

Category	034 Irrigation Replacements	Quantity	1 total
		Unit Cost	$10,746.000
		% of Replacement	100.00%
		Current Cost	$10,746.00
Placed In Service	01/07	Future Cost	$11,861.57
Useful Life	20		
		Assigned Reserves at FYB	$10,746.00
Remaining Life	4	Monthly Member Contribution	$33.73
Replacement Year	2027	Monthly Interest Contribution	$1.49
		Total Monthly Contribution	$35.22

Comments:

This is for the replacement of the irrigation controllers located above. The cost and useful life estimates for this component have been provided by the client.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Irrigation Replacements - Parcel R, Sawmill Cir. Par

Category	034 Irrigation Replacements	Quantity	1 total
		Unit Cost	$10,746.000
		% of Replacement	100.00%
		Current Cost	$10,746.00
Placed In Service	01/03	Future Cost	$17,608.57
Useful Life	20		
		Assigned Reserves at FYB	$21,492.00
Remaining Life	0	Monthly Member Contribution	$90.58
Replacement Year	2023	Monthly Interest Contribution	$0.05
		Total Monthly Contribution	$90.63

Comments:

This is for the replacement of the irrigation controllers located above. The cost and useful life estimates for this component have been provided by the client.

Irrigation Replacements - Pat's Park (Seabry)

Category	034 Irrigation Replacements	Quantity	1 total
		Unit Cost	$10,746.000
		% of Replacement	100.00%
		Current Cost	$10,746.00
Placed In Service	01/06	Future Cost	$11,572.27
Useful Life	20		
		Assigned Reserves at FYB	$10,746.00
Remaining Life	3	Monthly Member Contribution	$33.73
Replacement Year	2026	Monthly Interest Contribution	$1.49
		Total Monthly Contribution	$35.22

Comments:

This is for the replacement of the irrigation controllers located above. The cost and useful life estimates for this component have been provided by the client.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Irrigation Replacements - Village Homes Park, Long

Category	034 Irrigation Replacements	Quantity	1 total
		Unit Cost	$10,746.000
		% of Replacement	100.00%
		Current Cost	$10,746.00
Placed In Service	01/20	Future Cost	$16,351.31
Useful Life	20		
		Assigned Reserves at FYB	$10,746.00
Remaining Life	17	Monthly Member Contribution	$33.73
Replacement Year	2040	Monthly Interest Contribution	$1.49
		Total Monthly Contribution	$35.22

Comments:

This is for the replacement of the irrigation controllers located above. The cost and useful life estimates for this component have been provided by the client.

Irrigation Replacements - Village Homes, East Blvd.

Category	034 Irrigation Replacements	Quantity	1 total
		Unit Cost	$11,953.000
		% of Replacement	100.00%
		Current Cost	$11,953.00
Placed In Service	01/19	Future Cost	$13,861.82
Useful Life	10		
		Assigned Reserves at FYB	$11,953.00
Remaining Life	6	Monthly Member Contribution	$37.52
Replacement Year	2029	Monthly Interest Contribution	$1.66
		Total Monthly Contribution	$39.18

Comments:

This is for the replacement of the irrigation controllers located above. The cost and useful life estimates for this component have been provided by the client.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Irrigation Replacements - Village Homes, West Blvd

Category	034 Irrigation Replacements	Quantity	1 total
		Unit Cost	$11,953.000
		% of Replacement	100.00%
		Current Cost	$11,953.00
Placed In Service	01/19	Future Cost	$13,861.82
Useful Life	10		
		Assigned Reserves at FYB	$11,953.00
Remaining Life	6	Monthly Member Contribution	$37.52
Replacement Year	2029	Monthly Interest Contribution	$1.66
		Total Monthly Contribution	$39.18

Comments:

This is for the replacement of the irrigation controllers located above. The cost and useful life estimates for this component have been provided by the client.

Tree Replacements - Hardwood & Fir

Category	035 Tree Replacements	Quantity	1 total
		Unit Cost	$11,593.000
		% of Replacement	100.00%
		Current Cost	$11,593.00
Placed In Service	01/22	Future Cost	$11,882.83
Useful Life	1		
		Assigned Reserves at FYB	$23,186.00
Remaining Life	0	Monthly Member Contribution	$1,580.57
Replacement Year	2023	Monthly Interest Contribution	$0.75
		Total Monthly Contribution	$1,581.32

Comments:

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Highlands Park - Playground, All Fixtures

Category	040 Highlands Park	Quantity	1 total
		Unit Cost	$29,055.000
		% of Replacement	100.00%
		Current Cost	$29,055.00
Placed In Service	01/08	Future Cost	$32,873.07
Useful Life	20		
		Assigned Reserves at FYB	$29,055.00
Remaining Life	5	Monthly Member Contribution	$91.20
Replacement Year	2028	Monthly Interest Contribution	$4.03
		Total Monthly Contribution	$95.23

Comments:

This is the playground structures located in the playground area.

1	play structure, medium	@	$19,050.00	=	$19,050.00
1	swing set (4-swing)	@	$5,500.00	=	$5,500.00
1	play equipment, small	@	$1,200.00	=	$1,200.00
2	benches	@	$1,200.00	=	$2,400.00
1	trash receptacle	@	$905.00	=	$905.00
			TOTAL	=	$29,055.00

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Highlands Park - Wood Chip Replenishment

Category	040 Highlands Park	Quantity	1 total
		Unit Cost	$6,060.000
		% of Replacement	100.00%
		Current Cost	$6,060.00
Placed In Service	01/20	Future Cost	$6,366.79
Useful Life	5		
		Assigned Reserves at FYB	$6,060.00
Remaining Life	2	Monthly Member Contribution	$19.02
Replacement Year	2025	Monthly Interest Contribution	$0.85
		Total Monthly Contribution	$19.87

Comments:

This is the wood chip replenishment in the playground area of the park. The cost and placed in service date for this component has been provided by the client.

This cost is based on the addition of a 4" layer of new wood chips to the existing chips.

30 cu. yrds. - Highlands	@	$202.00	=	$6,060.00
		TOTAL	=	$6,060.00

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Ridge Line Park - Playground, All Fixtures

Category	050 Ridge Line Park	Quantity	1 total
		Unit Cost	$29,055.000
		% of Replacement	100.00%
		Current Cost	$29,055.00
Placed In Service	01/08	Future Cost	$32,873.07
Useful Life	20		
		Assigned Reserves at FYB	$29,055.00
Remaining Life	5	Monthly Member Contribution	$91.20
Replacement Year	2028	Monthly Interest Contribution	$4.03
		Total Monthly Contribution	$95.23

Comments:

This is the playground structures located in the playground area.

1	play structure, medium	@	$17,000.00	=	$17,000.00
1	swing set (4-swing)	@	$4,650.00	=	$4,650.00
2	play equipment, small	@	$850.00	=	$1,700.00
2	benches	@	$1,200.00	=	$2,400.00
2	tables	@	$1,200.00	=	$2,400.00
1	trash receptacle	@	$905.00	=	$905.00
			TOTAL	=	$29,055.00

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Ridge Line Park - Wood Chip Replenishment

Category	050 Ridge Line Park	Quantity	1 total
		Unit Cost	$6,060.000
		% of Replacement	100.00%
		Current Cost	$6,060.00
Placed In Service	01/21	Future Cost	$6,525.96
Useful Life	5		
		Assigned Reserves at FYB	$6,060.00
Remaining Life	3	Monthly Member Contribution	$19.02
Replacement Year	2026	Monthly Interest Contribution	$0.85
		Total Monthly Contribution	$19.87

Comments:

This is the wood chip replenishment in the playground area of the park. The cost and placed in service date for this component has been provided by the client.

This cost is based on the addition of a 4" layer of new wood chips to the existing chips.

30 cu. yrds. - Highlands	@	$202.00	=	$6,060.00
		TOTAL	=	$6,060.00

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Aiden Park - Playground, All Fixtures

Category	060 Aiden Park	Quantity	1 total
		Unit Cost	$7,210.000
		% of Replacement	100.00%
		Current Cost	$7,210.00
Placed In Service	01/02	Future Cost	$12,109.79
Useful Life	21		
		Assigned Reserves at FYB	$14,420.00
Remaining Life	0	Monthly Member Contribution	$58.50
Replacement Year	2023	Monthly Interest Contribution	$0.02
		Total Monthly Contribution	$58.53

Comments:

This is for the replacement of al fixtures located at Aiden Park.

The cost and useful life estimates have been provided by the client.

play structure, medium	1	total
swing set (4-swing)	1	
play equipment, small	2	
benches	2	
trash receptacle	1	
table	1	
	8	total

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Aiden Park - Wood Chip Replenishment

Category	060 Aiden Park	Quantity	1 total
		Unit Cost	$1,920.000
		% of Replacement	100.00%
		Current Cost	$1,920.00
Placed In Service	01/20	Future Cost	$2,017.20
Useful Life	5		
		Assigned Reserves at FYB	$1,920.00
Remaining Life	2	Monthly Member Contribution	$6.03
Replacement Year	2025	Monthly Interest Contribution	$0.27
		Total Monthly Contribution	$6.30

Comments:

This is the wood chip replenishment in the playground area of the park. The cost and placed in service date for this component has been provided by the client.

This cost is based on the addition of a 4" layer of new wood chips to the existing chips.

29 cu. yrds. - Highlands	@	$110.00	=	$3,190.00
		TOTAL	=	$3,190.00

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Long View Park - Playground, All Fixtures

Category	070 Long View Park	Quantity	1 total
		Unit Cost	$29,055.000
		% of Replacement	100.00%
		Current Cost	$29,055.00
Placed In Service	01/02	Future Cost	$32,873.07
Useful Life	20		
Adjustment	+6	Assigned Reserves at FYB	$29,055.00
Remaining Life	5	Monthly Member Contribution	$91.20
Replacement Year	2028	Monthly Interest Contribution	$4.03
		Total Monthly Contribution	$95.23

Comments:

This is the playground structures located in the playground area.

1	play structure, medium	@	$15,000.00	=	$15,000.00
1	swing set (4-swing)	@	$4,500.00	=	$4,500.00
2	play equipment, small	@	$750.00	=	$1,500.00
3	benches	@	$1,100.00	=	$3,300.00
2	trash receptacle	@	$850.00	=	$1,700.00
2	tables	@	$1,000.00	=	$2,000.00
1	BBQ	@	$1,055.00	=	$1,055.00
			TOTAL	=	$29,055.00

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Long View Park - Wood Chip Replenishment

Category	070 Long View Park	Quantity	1 total
		Unit Cost	$6,060.160
		% of Replacement	100.00%
		Current Cost	$6,060.16
Placed In Service	01/20	Future Cost	$6,366.96
Useful Life	5		
		Assigned Reserves at FYB	$6,060.16
Remaining Life	2	Monthly Member Contribution	$19.02
Replacement Year	2025	Monthly Interest Contribution	$0.85
		Total Monthly Contribution	$19.87

Comments:

This is the wood chip replenishment in the playground area of the park. The cost and placed in service date for this component has been provided by the client.

This cost is based on the addition of a 4" layer of new wood chips to the existing chips.

32 cu. yrds. - Highlands	@	$189.38	=	$6,060.16
		TOTAL	=	$6,060.16

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Harrier Cir. Park - Playground, All Fixtures

Category	080 Harrier Cir. Park	Quantity	1 total
		Unit Cost	$29,055.000
		% of Replacement	100.00%
		Current Cost	$29,055.00
Placed In Service	01/06	Future Cost	$31,289.06
Useful Life	20		
		Assigned Reserves at FYB	$29,055.00
Remaining Life	3	Monthly Member Contribution	$91.20
Replacement Year	2026	Monthly Interest Contribution	$4.03
		Total Monthly Contribution	$95.23

Comments:

This is the playground structures located in the playground area.

1	play structure, medium	@	$18,550.00	=	$18,550.00
1	swing set (4-swing)	@	$5,500.00	=	$5,500.00
1	play equipment, small	@	$1,700.00	=	$1,700.00
2	benches	@	$1,200.00	=	$2,400.00
1	trash receptacle	@	$905.00	=	$905.00
			TOTAL	=	$29,055.00

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Harrier Cir. Park - Wood Chip Replenishment

Category	080 Harrier Cir. Park	Quantity	1 total
		Unit Cost	$4,703.400
		% of Replacement	100.00%
		Current Cost	$4,703.40
Placed In Service	01/17	Future Cost	$5,454.50
Useful Life	6		
		Assigned Reserves at FYB	$9,406.80
Remaining Life	0	Monthly Member Contribution	$113.19
Replacement Year	2023	Monthly Interest Contribution	$0.06
		Total Monthly Contribution	$113.25

Comments:

This is the wood chip replenishment in the playground area of the park. The cost and placed in service date for this component has been provided by the client.

This cost is based on the addition of a 4" layer of new wood chips to the existing chips.

27 cu. yrds. - Highlands	@	$174.20	=	$4,703.40
		TOTAL	=	$4,703.40

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Sawmill Cir. Park - Playground, All Fixtures

Category	090 Sawmill Cir. Park	Quantity	1 total
		Unit Cost	$29,055.000
		% of Replacement	100.00%
		Current Cost	$29,055.00
Placed In Service	01/02	Future Cost	$47,610.00
Useful Life	20		
		Assigned Reserves at FYB	$58,110.00
Remaining Life	0	Monthly Member Contribution	$244.91
Replacement Year	2023	Monthly Interest Contribution	$0.12
		Total Monthly Contribution	$245.02

Comments:

This is the playground structures located in the playground area.

1	play structure, medium	@	$18,400.00	=	$18,400.00
1	swing set (4-swing)	@	$4,500.00	=	$4,500.00
2	play equipment, small	@	$850.00	=	$1,700.00
3	benches	@	$1,200.00	=	$3,600.00
1	trash receptacle	@	$855.00	=	$855.00
			TOTAL	=	$29,055.00

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Sawmill Cir. Park - Wood Chip Replenishment

Category	090 Sawmill Cir. Park	Quantity	1 total
		Unit Cost	$3,183.850
		% of Replacement	100.00%
		Current Cost	$3,183.85
Placed In Service	01/20	Future Cost	$3,345.03
Useful Life	5		
		Assigned Reserves at FYB	$3,183.85
Remaining Life	2	Monthly Member Contribution	$9.99
Replacement Year	2025	Monthly Interest Contribution	$0.45
		Total Monthly Contribution	$10.44

Comments:

This is the wood chip replenishment in the playground area of the park. The cost and placed in service date for this component has been provided by the client.

This cost is based on the addition of a 4" layer of new wood chips to the existing chips.

37 cu. yrds. - Highlands	@	$86.05	=	$3,183.85
		TOTAL	=	$3,183.85

Vehicles - Toyota Tacoma (2105)

Category	095 Vehicles	Quantity	1 truck
		Unit Cost	$41,815.000
		% of Replacement	100.00%
		Current Cost	$41,815.00
Placed In Service	01/15	Future Cost	$49,704.89
Useful Life	15		
		Assigned Reserves at FYB	$41,815.00
Remaining Life	7	Monthly Member Contribution	$131.26
Replacement Year	2030	Monthly Interest Contribution	$5.79
		Total Monthly Contribution	$137.05

Comments:

This is for the replacement of the 2018 Toyota Tacoma pick-up truck servicing the community. The cost and useful life estimates for this component have been provided by the client.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Buildings/Structures - Aidens Shed

Category	096 Buildings/Structures	Quantity	1 total
		Unit Cost	$3,875.000
		% of Replacement	100.00%
		Current Cost	$3,875.00
Placed In Service	01/21	Future Cost	$4,721.31
Useful Life	10		
		Assigned Reserves at FYB	$3,875.00
Remaining Life	8	Monthly Member Contribution	$12.16
Replacement Year	2031	Monthly Interest Contribution	$0.54
		Total Monthly Contribution	$12.70

Comments:

Siding/roof/paint.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Buildings/Structures - E. Haystacker Picnic Shelter

Category	096 Buildings/Structures	Quantity	1 total
		Unit Cost	$1,660.000
		% of Replacement	100.00%
		Current Cost	$1,660.00
Placed In Service	01/06	Future Cost	$2,929.25
Useful Life	40		
		Assigned Reserves at FYB	$1,660.00
Remaining Life	23	Monthly Member Contribution	$5.21
Replacement Year	2046	Monthly Interest Contribution	$0.23
		Total Monthly Contribution	$5.45

Comments:

Paint/roof.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Buildings/Structures - E. Haystacker Restroom, Fixt

Category	096 Buildings/Structures	Quantity	1 total
		Unit Cost	$1,230.000
		% of Replacement	100.00%
		Current Cost	$1,230.00
Placed In Service	01/06	Future Cost	$1,324.58
Useful Life	20		
		Assigned Reserves at FYB	$1,230.00
Remaining Life	3	Monthly Member Contribution	$3.86
Replacement Year	2026	Monthly Interest Contribution	$0.18
		Total Monthly Contribution	$4.04

Comments:

Replacement.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Buildings/Structures - E. Haystacker Restroom, Ro

Category	096 Buildings/Structures	Quantity	1 total
		Unit Cost	$1,660.000
		% of Replacement	100.00%
		Current Cost	$1,660.00
Placed In Service	01/06	Future Cost	$2,929.25
Useful Life	40		
		Assigned Reserves at FYB	$1,660.00
Remaining Life	23	Monthly Member Contribution	$5.21
Replacement Year	2046	Monthly Interest Contribution	$0.23
		Total Monthly Contribution	$5.45

Comments:

Replacement, metal roof.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Buildings/Structures - E. Haystacker Restroom, Sidi

Category	096 Buildings/Structures	Quantity	1 total
		Unit Cost	$2,767.000
		% of Replacement	100.00%
		Current Cost	$2,767.00
Placed In Service	01/06	Future Cost	$3,721.31
Useful Life	12		
		Assigned Reserves at FYB	$5,534.00
Remaining Life	0	Monthly Member Contribution	$35.62
Replacement Year	2023	Monthly Interest Contribution	$0.01
		Total Monthly Contribution	$35.63

Comments:

Replacement/paint.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Office Equipment - Admin PC (1)

Category	097 Office Equipment	Quantity	1 total
		Unit Cost	$1,845.000
		% of Replacement	100.00%
		Current Cost	$1,845.00
Placed In Service	01/23	Future Cost	$2,036.53
Useful Life	4		
		Assigned Reserves at FYB	$1,845.00
Remaining Life	4	Monthly Member Contribution	$5.79
Replacement Year	2027	Monthly Interest Contribution	$0.26
		Total Monthly Contribution	$6.05

Comments:

Replacement.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Office Equipment - Admin PC (2)

Category	097 Office Equipment	Quantity	1 total
		Unit Cost	$1,845.000
		% of Replacement	100.00%
		Current Cost	$1,845.00
Placed In Service	01/23	Future Cost	$2,087.45
Useful Life	5		
		Assigned Reserves at FYB	$1,845.00
Remaining Life	5	Monthly Member Contribution	$5.79
Replacement Year	2028	Monthly Interest Contribution	$0.26
		Total Monthly Contribution	$6.05

Comments:

Replacement.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Office Equipment - Copier

Category	097 Office Equipment	Quantity	1 total
		Unit Cost	$3,991.000
		% of Replacement	100.00%
		Current Cost	$3,991.00
Placed In Service	01/21	Future Cost	$4,297.87
Useful Life	5		
		Assigned Reserves at FYB	$3,991.00
Remaining Life	3	Monthly Member Contribution	$12.53
Replacement Year	2026	Monthly Interest Contribution	$0.55
		Total Monthly Contribution	$13.08

Comments:

Replacement.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Office Equipment - Furniture

Category	097 Office Equipment	Quantity	1 total
		Unit Cost	$7,500.000
		% of Replacement	100.00%
		Current Cost	$7,500.00
Placed In Service	01/13	Future Cost	$9,600.63
Useful Life	10		
		Assigned Reserves at FYB	$15,000.00
Remaining Life	0	Monthly Member Contribution	$113.30
Replacement Year	2023	Monthly Interest Contribution	$0.06
		Total Monthly Contribution	$113.36

Comments:

Replacement.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Office Equipment - IT Upgrade

Category	097 Office Equipment	Quantity	1 total
		Unit Cost	$2,460.000
		% of Replacement	100.00%
		Current Cost	$2,460.00
Placed In Service	01/18	Future Cost	$2,783.26
Useful Life	5		
		Assigned Reserves at FYB	$4,920.00
Remaining Life	0	Monthly Member Contribution	$70.24
Replacement Year	2023	Monthly Interest Contribution	$0.04
		Total Monthly Contribution	$70.27

Comments:

Upgrading.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Eagle Ranch Master Association

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Office Equipment - Server

Category	097 Office Equipment	Quantity	1 total
		Unit Cost	$5,116.000
		% of Replacement	100.00%
		Current Cost	$5,116.00
Placed In Service	01/18	Future Cost	$5,375.00
Useful Life	7		
		Assigned Reserves at FYB	$5,116.00
Remaining Life	2	Monthly Member Contribution	$16.06
Replacement Year	2025	Monthly Interest Contribution	$0.70
		Total Monthly Contribution	$16.76

Comments:

Replacement.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Office Equipment - Telephones

Category	097 Office Equipment	Quantity	1 total
		Unit Cost	$5,533.000
		% of Replacement	100.00%
		Current Cost	$5,533.00
Placed In Service	01/23	Future Cost	$9,066.46
Useful Life	20		
		Assigned Reserves at FYB	$5,533.00
Remaining Life	20	Monthly Member Contribution	$17.37
Replacement Year	2043	Monthly Interest Contribution	$0.76
		Total Monthly Contribution	$18.13

Comments:

Upgrading.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request.

Eagle Ranch Master Association

Detail Report Index

	Page
Aiden Park - Playground, All Fixtures	78
Aiden Park - Wood Chip Replenishment	79
Asphalt Alleys - Replace, Aiden	29
Asphalt Alleys - Replace, Back	30
Asphalt Alleys - Replace, Garnett Lane	31
Asphalt Alleys - Replace, Parcel B	32
Asphalt Alleys - Replace, Parcel B Back	33
Asphalt Alleys - Replace, Parcel D	34
Asphalt Alleys - Seal Coat, Aiden	35
Asphalt Alleys - Seal Coat, Back	36
Asphalt Alleys - Seal Coat, Garnett Lane	37
Asphalt Alleys - Seal Coat, Parcel B	38
Asphalt Alleys - Seal Coat, Parcel B Back	39
Asphalt Alleys - Seal Coat, Parcel D	40
Asphalt Pathways - Brush Creek Park	41
Asphalt Pathways - Brush Creek Park Bridge	42
Asphalt Pathways - Driving Range Bridge	43
Asphalt Pathways - Driving Range Palmer Loop	44
Asphalt Pathways - E. Haystacker Dr.	45
Asphalt Pathways - Eagle Ranch Road	46
Asphalt Pathways - Fourth of July Road	47
Asphalt Pathways - Greenhorn to Sylvan Lake	48
Asphalt Pathways - Highlands Pedestrian Bridge	49
Asphalt Pathways - Hole 8 Golf Course	50
Asphalt Pathways - Open Space Eagle Ranch Road	51
Asphalt Pathways - Open Space F25	52
Asphalt Pathways - Open Space Sylvan Lake Road	53
Asphalt Pathways - Ouzel Lane	54
Asphalt Pathways - Path Resurfacing, Major Overhaul	55
Asphalt Pathways - Sylvan Lake At Green Acres	56
Asphalt Pathways - Sylvan Lake At US 6	57
Asphalt Pathways - Sylvan Lake, Cinder Replacment	58
Buildings/Structures - Aidens Shed	86
Buildings/Structures - E. Haystacker Picnic Shelter	86
Buildings/Structures - E. Haystacker Restroom, Fixtures	87
Buildings/Structures - E. Haystacker Restroom, Roof	87
Buildings/Structures - E. Haystacker Restroom, Siding	88
Concrete - Pathways, 2023	59
Concrete - Pathways, 2024	59
Concrete - Pathways, 2025	60
Concrete - Pathways, 2026	60
Concrete - Pathways, 2027	61
Concrete - Pathways, 2028	61
Concrete - Pathways, 2029	62

Eagle Ranch Master Association

Detail Report Index

	Page
Concrete - Pathways, 2030	62
Concrete - Pathways, 2031	63
Concrete - Pathways, 2032	63
Fencing - Phase 1	64
Fencing - Phase 2	66
Grounds - Backflow Devices	67
Grounds - Landscape Refurbishment	67
Grounds - Sign Replacements	68
Harrier Cir. Park - Playground, All Fixtures	82
Harrier Cir. Park - Wood Chip Replenishment	83
Highlands Park - Playground, All Fixtures	74
Highlands Park - Wood Chip Replenishment	75
Irrigation Replacements - Aiden's Park	68
Irrigation Replacements - East Haystacker North, Park	69
Irrigation Replacements - East Haystacker South, Park	69
Irrigation Replacements - Newquist Park	70
Irrigation Replacements - Parcel L, Harrier Park	70
Irrigation Replacements - Parcel R, Sawmill Cir. Park	71
Irrigation Replacements - Pat's Park (Seabry)	71
Irrigation Replacements - Village Homes Park, Longview	72
Irrigation Replacements - Village Homes, East Blvd.	72
Irrigation Replacements - Village Homes, West Blvd.	73
Long View Park - Playground, All Fixtures	80
Long View Park - Wood Chip Replenishment	81
Office Equipment - Admin PC (1)	88
Office Equipment - Admin PC (2)	89
Office Equipment - Copier	89
Office Equipment - Furniture	90
Office Equipment - IT Upgrade	90
Office Equipment - Server	91
Office Equipment - Telephones	91
Ridge Line Park - Playground, All Fixtures	76
Ridge Line Park - Wood Chip Replenishment	77
Sawmill Cir. Park - Playground, All Fixtures	84
Sawmill Cir. Park - Wood Chip Replenishment	85
Tree Replacements - Hardwood & Fir	73
Vehicles - Toyota Tacoma (2105)	85

Number of components included in this reserve analysis is 81.

To: Executive Board
From: Shelley Bellm, Assistant Community Manager
Date: February 22, 2023
Re: Collection Process

Summary: As of January 31, 2023, the Eagle Ranch Association AR Aging has outstanding balance of $60,594.89. This balance reflects all account balances within the accounting system.

Background: Staff has been working diligently to reduce this outstanding balance and we continue to reduce the balance due monthly. Below is an analysis of balances within this AR Aging:

- Aging Balance: $60,594.89
- Balances greater than 90 days: $58,674.89
  - $39,628.07 (33 accounts) represents balances older than 2021 assessments
  - $17,895.97 (44 accounts) represent balances older than 2022 assessments, not older than 2021 assessments.
  - The oldest balances represent approximately 67.5% of the AR balance.

Discussion: Balances greater than 90 days are subject to collection and lien proceedings according to the adopted Collection policy, effective August 10, 2022. While several of these accounts have liens posted against them, it does not appear that they have been subject to collection procedures. Eagle Ranch staff is working diligently with East West Accounting to clear erroneous charges from the 2022 assessment that were brought forward yet paid by the homeowner in the previous accounting system.

Action Requested: Staff seeks direction from the board to begin working with the attorney to begin the collection process on accounts with balances older than the 2021 assessment, as outlined in the August 10, 2022, updated collections procedures. If direction is provided, staff will return with recommended accounts at the May 18, 2023, Executive Board Meeting.