



Reserve Analysis • Construction Consultants

July 9, 2019

**Plum Creek North Master Homeowners Association, Inc.
C/o Premier Property Management
P.O. Box 632018
Highlands Ranch, CO 80163-2018**

Attention: Kim McGuire

Re: Reserve Analysis: UPDATED 2019 VERSION

Dear Ms. McGuire and Board of Directors:

As requested and contracted, Bradley Property Consultants, Inc. (“BPC”) revised and updated the 2012 version of the reserve analysis for the Plum Creek Master Homeowners Association, Inc., located in Castle Rock, Colorado.

This updated 2019 version of the reserve analysis was performed in July 2019. The reserve analysis takes into account the condition of the property at the present time and interpolates the financial and physical condition of the Association’s long term capital assets starting in 2019.

The 2012 reserve analysis was reviewed and the entire inventory list of the reserve analysis was analyzed as part of the updating process. As directed by the Association, no on-site inspections were performed for the 2019 updated reserve study. BPC, Inc. did review the current financial of the Association. Valuable information concerning the current condition of the major capital assets of the Association was provided by Kim McGuire of Premier Property Management.

The revisions and updating has brought the reserve analysis up to date with current and expected replacement costs for the Association’s major capital assets and major maintenance responsibilities. The proposed maintenance expectations and comments by the management company were very valuable in revising this document. The Association may wish to consider adding or deleting some categories and possibly phasing more of the categories to spread the financial responsibilities over a number of years. The phasing can be done as a future revision to this document.

The reserve analysis is in two parts. The first section is an explanation of terms and a description of the methods involved in arriving at the data for the project. The second section starts with the reserve analysis table showing project categories and overall suggested reserve deposits. This table should be reviewed carefully and revised as necessary. The rest of the second section includes tables of reserve balances for the next 40 years, a section of graphs depicting capital expenses and reserve balances over the same 40 year period, and a table of projected capital expenses.

CHANGES AND COMMENTS FOR THE UPDATED 2019 VERSION OF THE RESERVE ANALYSIS:

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Unit abbreviations used the Reserve Analysis table: SF= square feet, LF= lineal feet, SY= square yard, LS= lump sum, EA= each, REPL.= replacement, ECON.= economic

1. The inventory list categories from the 2012 reserve analysis were examined and aged to coordinate with their condition. It was stated by the Association that no material changes or replacements have occurred to the capital assets since the 2012 reserve analysis.
2. The inventory list categories of the 2012 reserve analysis were followed and aged according for the 2019 updated reserve analysis. All categories were increased in replacement costs to current pricing levels for the Castle Rock area. As stated above, it was reported that no changes, except for aging, had occurred to the reserve analysis inventory list categories since 2012.
3. As noted above each of the original categories in the 2012 reserve analysis were reviewed and revised to reflect current and future replacement costs. The updated reserve analysis reflects the general condition of the capital assets as reported at the time of this update.
4. The amount of reserves available as of June 30, 2019 were \$57,490.00.

The work performed consisted of a review of the previous reserve study, appropriate aging of the inventory categories, and revaluing the replacement costs to current market levels. The reserve analysis estimates remaining economic life of the items in the inventory list, replacement costs, and prorates existing reserves to these items. The analysis then estimates future contributions to project reserves so adequate funds will be available for future repairs and replacements.

Reserve Analysis Summary and Explanation of Terms

The analysis covers the common areas and items the Association is responsible for repairing and replacing. The Association has determined these items, or inventory list, by interpretation of the Declarations and Covenants for the Association and the historical maintenance schedule on the project. The inventory list should be reviewed and modified according to the actual needs of the Association. The inventory list is contained in the subheadings of "Common Area" in the attached reserve analysis tables and graphs.

The analysis also uses the relationship of cost replacement and remaining life to determine future reserve needs. An explanation of the terms and column headings as used within the reserve analysis follows:

COMMON AREA

The common area covers the Association's elements termed as capital reserve items. It includes the sprinkler system, landscape refurbishing, tree replacement, irrigation clock, sign lighting, and the project monument. **The capital reserves inventory list for the Association is listed in the reserve analysis**

tables. Please refer to the inventory list and the other sections of the report for specific comments on the reserve analysis items.

Some long-lasting items were not included in the analysis since they should survive the assumed economic life of the project. This analysis uses a 50-year useful economic life as a basis for replacement items. Most items considered to have an expected life of 50 years or longer were not included in the replacement schedule. Typically small or low cost items under \$3,000.00 are not included since these repairs and replacements tend to be funded through the annual operating budget rather than from capital reserves.

DEFINITION OF TERMS USED IN THE RESERVE ANALYSIS TABLE

Estimated Salvage Value

"Estimated Salvage Value" specifically relates to items which, by their nature, will not need total replacement at the end of their assumed economic life. The considerations affecting salvage value are its long-lasting components or parts, maintenance schedule, recent repairs or replacements, and importance to the appearance of the project. Items that directly affect the appearance and function of the project tend to be maintained more completely and more often. Hard scape items such as asphalt and concrete tend to be repaired as necessary rather than all at once. Some portions will last as long as the economic life of the project while other parts will need repairs, but not full replacement.

The "Estimated Salvage Value" identifies those items that will not need total replacement upon reaching their assumed economic life. The percentages noted on the schedule are based on our experience. They can be modified after discussions with the Board of Directors regarding areas and percentages best fitting with the overall maintenance philosophy of the project.

Replacement Costs

Replacement costs were arrived at using estimating procedures, contractor interviews, and our experience with current market prices. The amounts are in current dollars and are estimates. They assume major repairs or replacements will be done all at the same time.

The actual costs for capital asset replacements may vary considerably depending on economic conditions, contract specifications, technological advances, regulatory changes, and maintenance schedules. A few adjustments for inflation were made for the replacement costs. Inflation values fluctuate and are not reliably defined. Over a long period of time, inflation is often offset by investment credits or interest earned. The varying rates and changes to the project can be reflected by annual updates to the reserve analysis.

It is recommend updates to the reserve analysis be done on a consistent basis within a 3-5 year time period to account for any substantial changes in the capital assets and events directly

affecting the cost of capital asset replacements. Such changes would include insurance settlements, natural disasters, or unknown conditions requiring significant expenditures.

Estimated Economic Life

The estimated economic life and life left are our estimates obtained from published manuals, accepted industry standards, and our experience with similar projects. The estimated life remaining for the reserve items was revalued after discussions with the management company. The project was constructed in 1999. The average age of the components had to be interpreted for each inventory item since some items will age faster than others. The overall condition of the inventory list is reflected in the "Remaining Economic Life" and "Estimated Salvage Value" columns.

The "Desired Reserve Budget," "Reserves Available," and "Annual Deposit" are arrived at after determining the estimated replacement costs and economic life span of the reserve items.

Desired Reserve Budget

The "Desired Reserve Budget" is the estimated amount that would have been deposited by now if the inventory items had been included in a reserve deposit schedule from the beginning of the project. Each item's estimated replacement cost is divided by its proposed economic life and then multiplied by its age to arrive at the desired reserve budget. This is a "best case" scenario to show what would have been reserved to date for each item. These figures are used to develop a percentage or proportional relationship for each item as it relates to the total "Desired Reserve Budget." The item percentage is used to distribute the present reserves and analyze future needs.

Reserves Available

The actual reserves available are distributed to each inventory item in proportion to the "Desired Reserve Budget" figures. The proportion or percentage for each item as determined by the "Desired Reserve Budget" is multiplied by the actual reserves on hand to arrive at the reserve value for each item. The amount of reserves available as of June 30, 2019 were \$57,490.00.

Proposed Initial Deposit

The calculated initial annual deposit for each inventory item is equal to the difference between the estimated replacement cost and the reserves available, divided by the years of life remaining for the item. This is an estimated annual deposit for each item from this time forward. The deposits attempt to achieve the desired replacement reserves in the future.

Average Annual Contribution

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The calculated annual deposits required over the life of the project will fluctuate as reserves are saved and spent in the anticipated cycles. The reserve analysis attempts to account for these cycles by calculating the average annual deposits necessary for a 40 year period. In calculating your requirements, the proposed initial deposit brings your reserve balance closer to what it should be now and the calculated average deposit lets the Association gauge what level of savings to achieve in the future.

The Association must consider that these amounts are determined as the best possible condition at a 100% funding level. To achieve an adequate reserve balance requires some long term planning. In most cases this 100% funding level is very difficult to achieve, especially if the reserves have not been analyzed for a long period of time. Most communities are doing very well if they can achieve 70-80% of the proposed annual contributions and reserve balances. A part of the planning process may be to establish a reasonable goal and attempt to reach the best result possible without extravagant demands on the homeowners.

As stated previously, it is recommended to perform periodic updates of the reserve analysis every 3-5 years to account for current replacements, changes in replacement costs, and changing interest rates. Interest earned will tend to offset inflation. Attempting to forecast into the future is tenuous at best. We believe it is preferable to make simple periodic updates to the reserve analysis and so the Association can make decisions based on the most recent information available. **The reserve analysis is a working document and should be adjusted as necessary to meet the needs and desires of the Association and reflect changing conditions.**

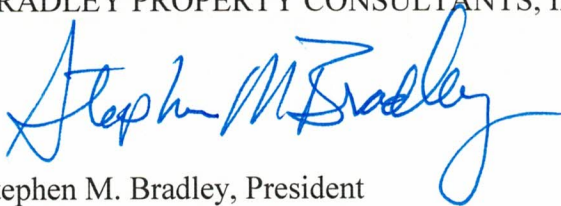
Bradley Property Consultants, Inc. performed this analysis at the request of the Board of Directors of Plum Creek North Master Homeowners Association, Inc. The report is intended for the Association's exclusive use and should not be used for contracting work or relied upon by any other party. The analysis reflects conditions within the property that could be examined visually and is limited to the extent of the report. The analysis is also based upon representations made by Plum Creek North Master Homeowners Association, Inc. in regard to existing reserve fund balances, recent replacements or repairs, and interpretation of the Declarations and Covenants for the project. While reasonable effort was made to ascertain the condition of the property and/or equipment within, it is not to be construed as a guarantee or warranty of the property or equipment therein, nor does it imply that all components will function properly on or after the date of this report. Acceptance of this report by the Association constitutes the agreement of the Association that the liability of Bradley Property Consultants, Inc. for any errors or omissions on negligent misrepresentations herein is limited to the fee paid for this report and that there shall be no liability whatsoever for incidental or consequential damages. Unless otherwise noted in the report, no sampling, testing, or dismantling of any equipment, systems or structural components of the property was performed. Further, no inspections or tests for soil quality or stability, asbestos, PCBs, or any other hazardous materials were undertaken nor was the quality or adequacy of the water and sewer service to the property analyzed. The report herein was not undertaken to address any specific use or purpose contemplated by the Association other than what was stated in the report. This report does not in any way address the property's compliance with any federal, state, or local laws, rules, regulations, or ordinances.

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The updated reserve analysis will provide a useful planning guide. Actual experience in replacing items may differ significantly from the estimates given. Again, it is recommended to perform periodic updates to the reserve analysis to reflect changes to current conditions.

If you have any questions or require further information, please contact our office at any time.

Very truly yours,
BRADLEY PROPERTY CONSULTANTS, INC.



Stephen M. Bradley, President

Enclosures and Attachments: Updated 2019 Version of the reserve analysis



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PLUM CREEK NORTH MASTER ASSOCIATION

RESERVE ANALYSIS

UPDATED 2019 VERSION: 7-9-19

Project date: 1999

Total units: 440

INVENTORY LIST	UNIT	QUANTITY	EST. SALVAGE VALUE %	UNIT REPL COST \$	EST. REPL COST \$	EST. ECON. LIFE YRS	EST. LIFE LEFT YRS	DESIRED RESERVE BUDGET \$	RESERVES AVAILABLE \$	PROPOSED INITIAL DEPOSIT \$
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COMMON AREA:

Sprinkler system	SF	3,100		4.25	13,175	30	10	8,783	10,422	275
Landscape refurbish & tree replace	LS	1		10,000	10,000	10	5	5,000	5,933	813
Upgraded Irrigation clock	LS	1		3,000	3,000	10	2	2,400	2,848	76
Sign lighting	LS	1		7,000	7,000	25	4	5,880	6,977	6
Stone wall/project sign	LS	1		20,000	20,000	30	10	13,333	15,821	418
					35,397				42,000	1,589

0% CONTINGENCY TOTAL REPLACEMENT COST 53,175

TOTAL DESIRED RESERVES 35,397

*TOTAL RESERVES AVAILABLE 42,000

TOTAL INITIAL CONTRIBUTION 1,589

40 YR AVERAGE ANNUAL CONTRIBUTION 2,521

*Current reserves: \$57,490.00
Reserves needed: 42,000.00
Excess reserves: \$13,490.00

BPC, Inc., 07/2019



**BRADLEY
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PLUM CREEK NORTH MASTER ASSOCIATION

RESERVE ANALYSIS - Reserve Balances Over Remaining Life of Components

UPDATED 2019 VERSION: 7-9-19

INVENTORY LIST	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023	YEAR 2024	YEAR 2025	YEAR 2026	YEAR 2027	YEAR 2028	YEAR 2029
	1	2	3	4	5	6	7	8	9	10	11

COMMON AREA:	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023	YEAR 2024	YEAR 2025	YEAR 2026	YEAR 2027	YEAR 2028	YEAR 2029
Sprinkler system	10,697	10,973	11,248	11,523	11,798	12,074	12,349	12,624	12,900	13,175	439
Landscape refurbish & tree replace	6,746	7,560	8,373	9,187	10,000	1,000	2,000	3,000	4,000	5,000	6,000
Upgraded irrigation clock	2,924	3,000	300	600	900	1,200	1,500	1,800	2,100	2,400	2,700
Sign lighting	6,983	6,988	6,994	7,000	280	560	840	1,120	1,400	1,680	1,960
Stone wall/project sign	16,239	16,657	17,074	17,492	17,910	18,328	18,746	19,164	19,582	20,000	667
BASE RESERVES	43,589	45,177	43,990	45,802	40,889	33,162	35,435	37,709	39,982	42,255	11,766
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	(3,000)	0	(7,000)	(10,000)	0	0	0	0	(33,175)	0
ANNUAL DEPOSIT	1,589	1,589	1,812	1,812	2,087	2,273	2,273	2,273	2,273	2,273	2,686
TOTAL RESERVES	43,589	42,177	43,990	38,802	30,889	33,162	35,435	37,709	39,982	9,080	11,766

BPC, Inc., 07/2019



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PLUM CREEK NORTH MASTER ASSOCIATION

RESERVE ANALYSIS - Reserve Balances Over Remaining Life of Components

UPDATED 2019 VERSION: 7-9-19

INVENTORY LIST	YEAR 2030	YEAR 2031	YEAR 2032	YEAR 2033	YEAR 2034	YEAR 2035	YEAR 2036	YEAR 2037	YEAR 2038	YEAR 2039	YEAR 2040
	12	13	14	15	16	17	18	19	20	21	22

COMMON AREA:	YEAR 2030	YEAR 2031	YEAR 2032	YEAR 2033	YEAR 2034	YEAR 2035	YEAR 2036	YEAR 2037	YEAR 2038	YEAR 2039	YEAR 2040
Sprinkler system	878	1,318	1,757	2,196	2,635	3,074	3,513	3,953	4,392	4,831	5,270
Landscaping refurbish & tree replace	7,000	8,000	9,000	10,000	1,000	2,000	3,000	4,000	5,000	6,000	7,000
Upgraded irrigation clock	3,000	300	600	900	1,200	1,500	1,800	2,100	2,400	2,700	3,000
Sign lighting	2,240	2,520	2,800	3,080	3,360	3,640	3,920	4,200	4,480	4,760	5,040
Stone wall/project sign	1,333	2,000	2,667	3,333	4,000	4,667	5,333	6,000	6,667	7,333	8,000
BASE RESERVES	14,452	14,138	16,823	19,509	12,195	14,881	17,567	20,253	22,938	25,624	28,310
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	(3,000)	0	0	(10,000)	0	0	0	0	0	0	(3,000)
ANNUAL DEPOSIT	2,686	2,686	2,686	2,686	2,686	2,686	2,686	2,686	2,686	2,686	2,686
TOTAL RESERVES	11,452	14,138	16,823	9,509	12,195	14,881	17,567	20,253	22,938	25,624	25,310

BPC, Inc. 07/2019



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PLUM CREEK NORTH MASTER ASSOCIATION

RESERVE ANALYSIS - Reserve Balances Over Remaining Life of Components

UPDATED 2019 VERSION: 7-9-19

INVENTORY LIST	YEAR 2041	YEAR 2042	YEAR 2043	YEAR 2044	YEAR 2045	YEAR 2046	YEAR 2047	YEAR 2048	YEAR 2049	YEAR 2050	YEAR 2051
	23	24	25	26	27	28	29	30	31	32	33

COMMON AREA:

Sprinkler system	5,709	6,148	6,588	7,027	7,466	7,905	8,344	8,783	9,223	9,662	10,101
Landscape refurbish & tree replace	8,000	9,000	10,000	1,000	2,000	3,000	4,000	5,000	6,000	7,000	8,000
Upgraded irrigation clock	300	600	900	1,200	1,500	1,800	2,100	2,400	2,700	3,000	300
Sign lighting	5,320	5,600	5,880	6,160	6,440	6,720	7,000	280	560	840	1,120
Stone wall/project sign	8,667	9,333	10,000	10,667	11,333	12,000	12,667	13,333	14,000	14,667	15,333
BASE RESERVES	27,996	30,682	33,368	26,053	28,739	31,425	34,111	29,797	32,483	35,168	34,854
CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	0	(10,000)	0	0	0	(7,000)	0	0	(3,000)	0
ANNUAL DEPOSIT	2,686	2,686	2,686	2,686	2,686	2,686	2,686	2,686	2,686	2,686	2,686
TOTAL RESERVES	27,996	30,682	23,368	26,053	28,739	31,425	27,111	29,797	32,483	32,168	34,854

BRC, Inc. 07/2019



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PLUM CREEK NORTH MASTER ASSOCIATION

RESERVE ANALYSIS - Reserve Balances Over Remaining Life of Components

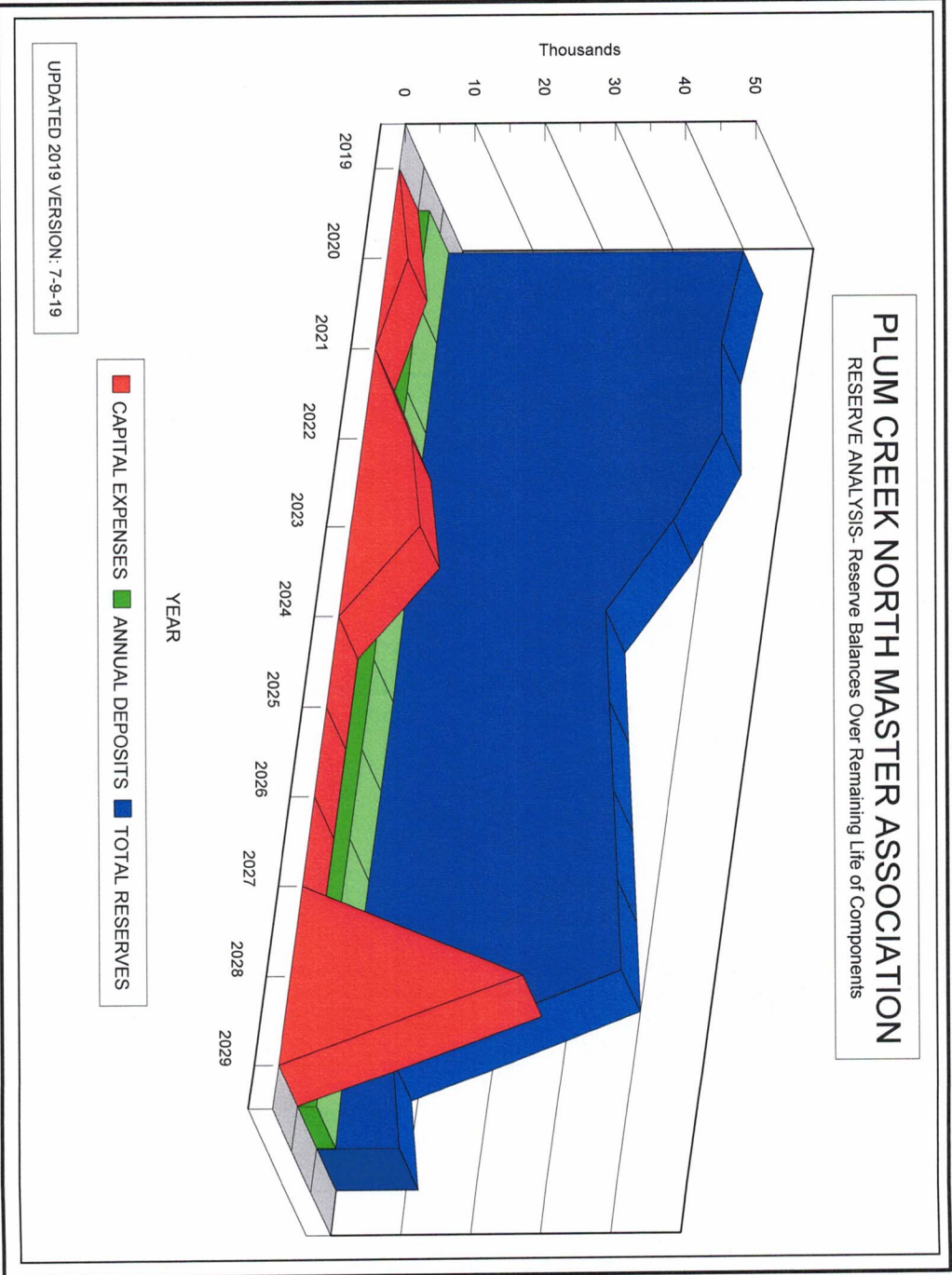
UPDATED 2019 VERSION: 7-9-19

INVENTORY LIST	YEAR 2052 34	YEAR 2053 35	YEAR 2054 36	YEAR 2055 37	YEAR 2056 38	YEAR 2057 39	YEAR 2058 40
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COMMON AREA:							
Sprinkler system	10,540	10,979	11,418	11,858	12,297	12,736	13,175
Landscape refurbish & tree replace	9,000	10,000	1,000	2,000	3,000	4,000	5,000
Upgraded irrigation clock	600	900	1,200	1,500	1,800	2,100	2,400
Sign lighting	1,400	1,680	1,960	2,240	2,520	2,800	3,080
Stone wall/project sign	16,000	16,667	17,333	18,000	18,667	19,333	20,000
BASE RESERVES	37,540	40,226	32,912	35,598	38,283	40,969	43,655
CONTINGENCY	0	0	0	0	0	0	0
CAPITAL EXPENSES	0	(10,000)	0	0	0	0	(33,175)
ANNUAL DEPOSIT	2,686	2,686	2,686	2,686	2,686	2,686	2,686
TOTAL RESERVES	37,540	30,226	32,912	35,598	38,283	40,969	10,480

BPC, Inc., 07/2019

PLUM CREEK NORTH MASTER ASSOCIATION
 RESERVE ANALYSIS - Reserve Balances Over Remaining Life of Components

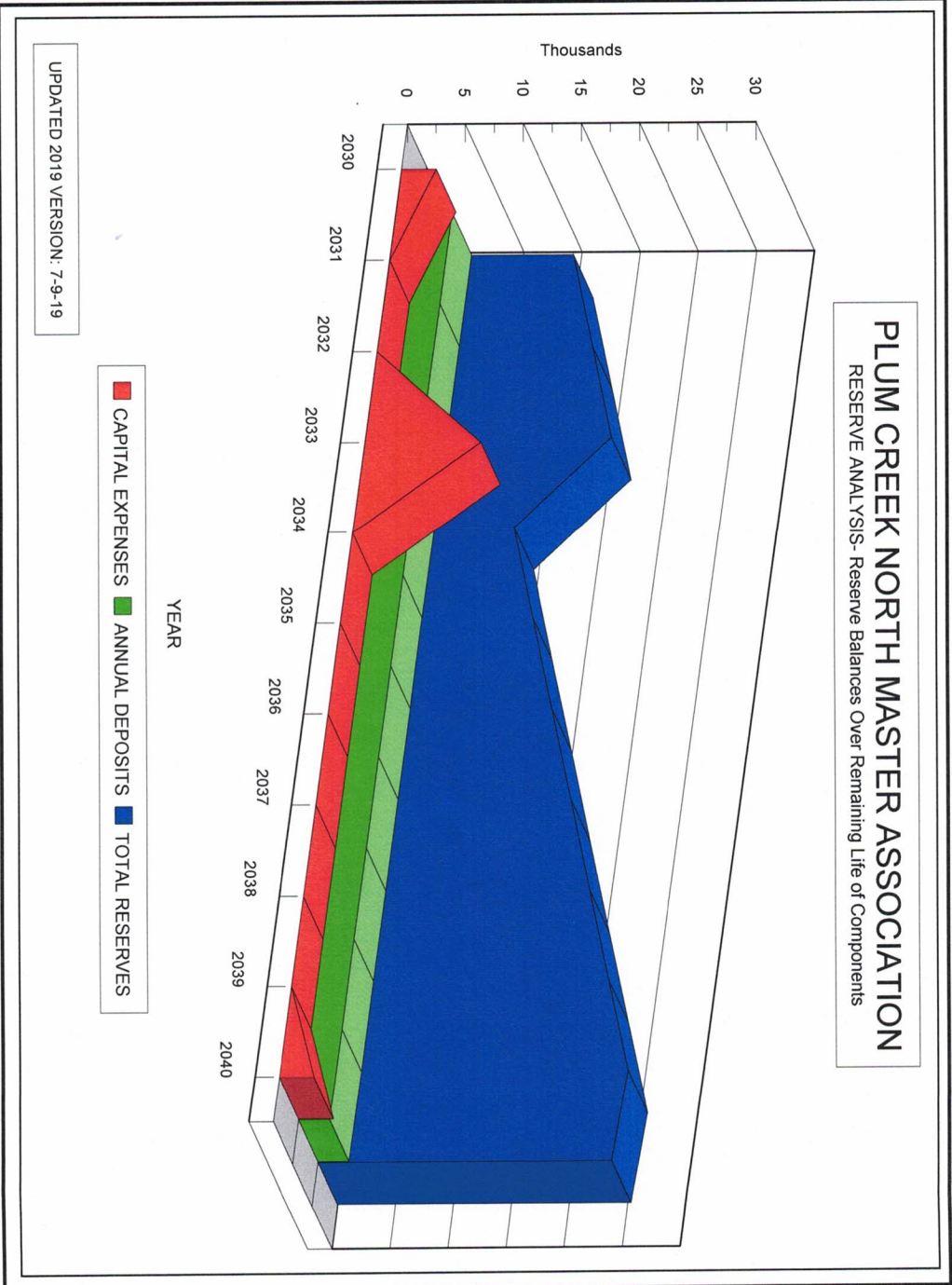


YEAR	1	2	3	4	5	6	7	8	9	10	11
CAPITAL EXPENSES	0	(3,000)	0	(7,000)	(10,000)	0	0	0	0	(3,175)	0
ANNUAL DEPOSITS	1,589	1,589	1,812	1,812	2,087	2,273	2,273	2,273	2,273	2,273	2,686
TOTAL RESERVES	43,589	42,177	43,990	38,802	30,889	33,162	35,435	37,709	39,982	9,080	11,766

RESERVES ON HAND YEAR 1	\$42,000
ENDING BALANCE YEAR 11	\$11,766
AVERAGE BALANCE	\$33,325

VALUE OF RESERVE ITEMS	\$53,175
AVERAGE CAPITAL EXPENSE	\$4,834
AVERAGE DEPOSIT	\$2,086

PLUM CREEK NORTH MASTER ASSOCIATION
 RESERVE ANALYSIS - Reserve Balances Over Remaining Life of Components



YEAR	12	13	14	15	16	17	18	19	20	21	22
CAPITAL EXPENSES	(3,000)	0	0	(10,000)	0	0	0	0	0	0	(3,000)
ANNUAL DEPOSITS	2,686	2,686	2,686	2,686	2,686	2,686	2,686	2,686	2,686	2,686	2,686
TOTAL RESERVES	11,452	14,138	16,823	9,509	12,195	14,881	17,567	20,253	22,938	25,624	25,310

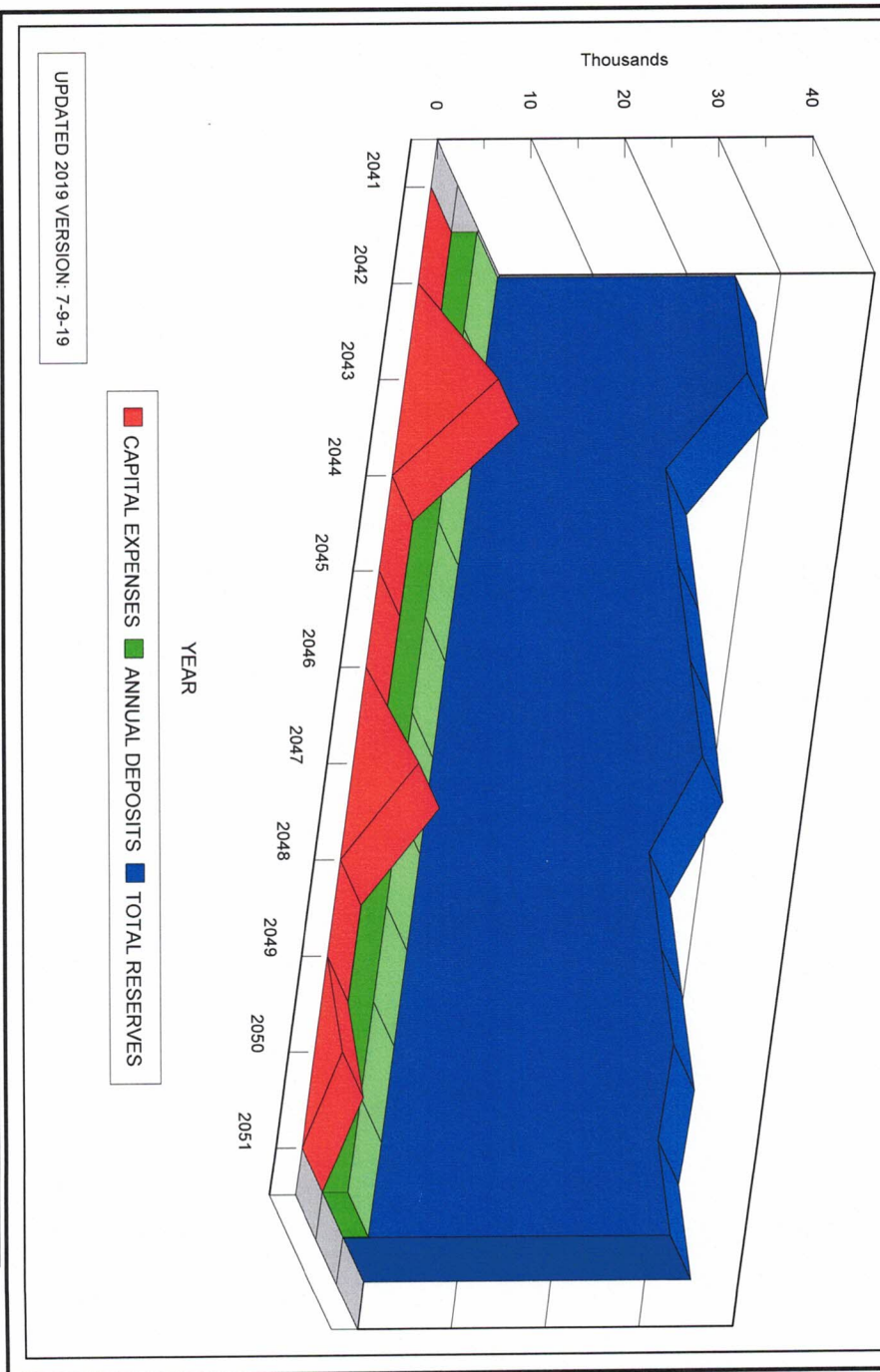
RESERVES ON HAND YEAR 12	\$37,709
ENDING BALANCE YEAR 22	\$25,310
AVERAGE BALANCE	\$17,335

VALUE OF RESERVE ITEMS	\$53,175
AVERAGE CAPITAL EXPENSE	\$1,455
AVERAGE DEPOSIT	\$2,686

UPDATED 2019 VERSION: 7-9-19

■ CAPITAL EXPENSES ■ ANNUAL DEPOSITS ■ TOTAL RESERVES

PLUM CREEK NORTH MASTER ASSOCIATION
RESERVE ANALYSIS - Reserve Balances Over Remaining Life of Components

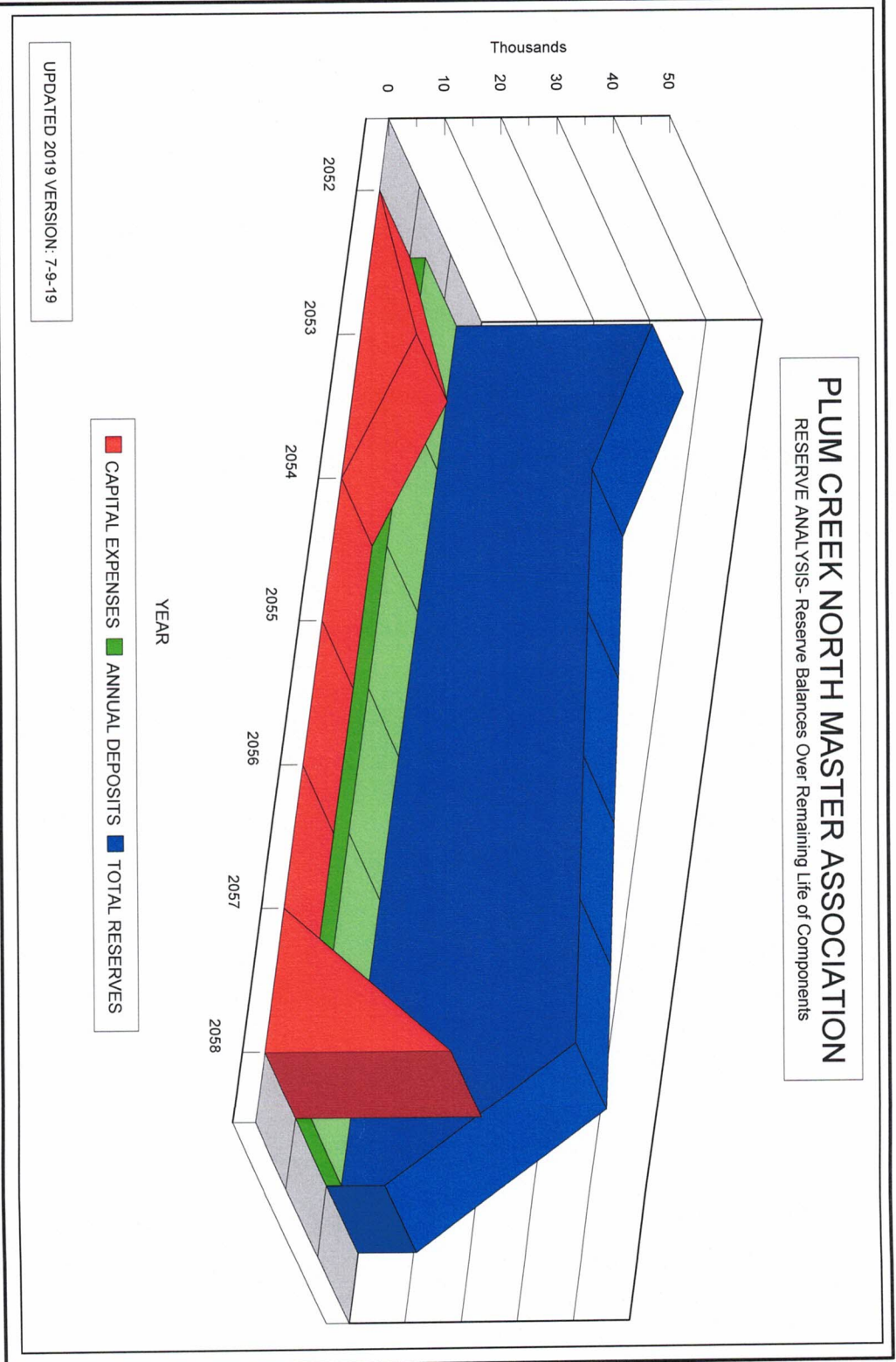


YEAR	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
CAPITAL EXPENSES	0	0	(10,000)	0	0	0	0	0	0	0	0
ANNUAL DEPOSITS	2,686	2,686	2,686	2,686	2,686	2,686	2,686	2,686	2,686	2,686	2,686
TOTAL RESERVES	27,996	30,682	23,368	26,053	28,739	31,425	27,111	29,797	32,483	32,168	34,854

RESERVES ON HAND YEAR 23	\$20,253
ENDING BALANCE YEAR 33	\$34,854
AVERAGE BALANCE	\$29,516

VALUE OF RESERVE ITEMS	\$53,175
AVERAGE CAPITAL EXPENSE	\$1,818
AVERAGE DEPOSIT	\$2,686

PLUM CREEK NORTH MASTER ASSOCIATION
 RESERVE ANALYSIS - Reserve Balances Over Remaining Life of Components



RESERVES ON HAND YEAR 34	\$29,797
ENDING BALANCE YEAR 40	\$10,480
AVERAGE BALANCE	\$32,287

VALUE OF RESERVE ITEMS	\$53,175
AVERAGE CAPITAL EXPENSE	\$8,743
AVERAGE DEPOSIT	\$2,686

YEAR	2052	2053	2054	2055	2056	2057	2058
CAPITAL EXPENSES	0	(10,000)	0	0	0	0	(33,175)
ANNUAL DEPOSITS	2,686	2,686	2,686	2,686	2,686	2,686	2,686
TOTAL RESERVES	37,540	30,226	32,912	35,598	38,283	40,969	10,480



**BRADLEY
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PLUM CREEK NORTH MASTER ASSOCIATION

RESERVE ANALYSIS - Projected Capital Expenses By Year

UPDATED 2019 VERSION: 7-9-19

INVENTORY LIST	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023	YEAR 2024	YEAR 2025	YEAR 2026	YEAR 2027	YEAR 2028	YEAR 2029
	1	2	3	4	5	6	7	8	9	10	11

COMMON AREA:	YEAR 2019	YEAR 2020	YEAR 2021	YEAR 2022	YEAR 2023	YEAR 2024	YEAR 2025	YEAR 2026	YEAR 2027	YEAR 2028	YEAR 2029
Sprinkler system	0	0	0	0	0	0	0	0	0	13,175	0
Landscape refurbish & tree replace	0	0	0	0	10,000	0	0	0	0	0	0
Upgraded Irrigaion clock	0	3,000	0	0	0	0	0	0	0	0	0
Sign lighting	0	0	0	7,000	0	0	0	0	0	0	0
Stone wall/project sign	0	0	0	0	0	0	0	0	0	20,000	0
Capital Expense	0	3,000	0	7,000	10,000	0	0	0	0	33,175	0

*Current reserves: \$57,490.00
 Reserves needed: 42,000.00
 Excess reserves: \$13,490.00
 BPC, Inc. 07/2019



**BRADLEY
PROPERTY
CONSULTANTS**

Property Inspection • Construction Consultants

1588 S. Clifton St., Denver, CO 80210

Phone: 303-232-0292 Fax: 303-232-3243

PLUM CREEK NORTH MASTER ASSOCIATION

RESERVE ANALYSIS - Projected Capital Expenses By Year

UPDATED 2019 VERSION: 7-9-19

INVENTORY LIST	YEAR 2030 12	YEAR 2031 13	YEAR 2032 14	YEAR 2033 15	YEAR 2034 16	YEAR 2035 17	YEAR 2036 18	YEAR 2037 19	YEAR 2038 20	YEAR 2039 21	YEAR 2040 22
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COMMON AREA:											
Sprinkler system	0	0	0	0	0	0	0	0	0	0	0
Landscape refurbish & tree replace	0	0	0	10,000	0	0	0	0	0	0	0
Upgraded irrigaion clock	3,000	0	0	0	0	0	0	0	0	0	3,000
Sign lighting	0	0	0	0	0	0	0	0	0	0	0
Stone wall/project sign	0	0	0	0	0	0	0	0	0	0	0
Capital Expense	3,000	0	0	10,000	0	0	0	0	0	0	3,000

*Current reserves: \$57,490.00

Reserves needed: 42,000.00

Excess reserves: \$13,490.00

BPC, Inc., 07/2019



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1588 S. Clarkson St., Denver, CO 80210

Phone: 303-232-0252 Fax: 303-232-3243

PLUM CREEK NORTH MASTER ASSOCIATION

RESERVE ANALYSIS - Projected Capital Expenses By Year

UPDATED 2019 VERSION: 7-9-19

INVENTORY LIST	YEAR 2041 23	YEAR 2042 24	YEAR 2043 25	YEAR 2044 26	YEAR 2045 27	YEAR 2046 28	YEAR 2047 29	YEAR 2048 30	YEAR 2049 31	YEAR 2050 32	YEAR 2051 33
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COMMON AREA:											
Sprinkler system	0	0	0	0	0	0	0	0	0	0	0
Landscape refurbish & tree replace	0	0	10,000	0	0	0	0	0	0	0	0
Upgraded irrigation clock	0	0	0	0	0	0	0	0	0	3,000	0
Sign lighting	0	0	0	0	0	0	7,000	0	0	0	0
Stone wall/project sign	0	0	0	0	0	0	0	0	0	0	0
Capital Expense	0	0	10,000	0	0	0	7,000	0	0	3,000	0

*Current reserves: \$57,490.00

Reserves needed: 42,000.00

Excess reserves: \$13,490.00

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RESERVE ANALYSIS - Projected Capital Expenses By Year

UPDATED 2019 VERSION: 7-9-19

INVENTORY LIST	YEAR 2052 34	YEAR 2053 35	YEAR 2054 36	YEAR 2055 37	YEAR 2056 38	YEAR 2057 39	YEAR 2058 40
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COMMON AREA:	YEAR 2052 34	YEAR 2053 35	YEAR 2054 36	YEAR 2055 37	YEAR 2056 38	YEAR 2057 39	YEAR 2058 40
Sprinkler system	0	0	0	0	0	0	13,175
Landscape refurbish & tree replace	0	10,000	0	0	0	0	0
Upgraded irrigation clock	0	0	0	0	0	0	0
Sign lighting	0	0	0	0	0	0	0
Stone wall/project sign	0	0	0	0	0	0	20,000
Capital Expense	0	10,000	0	0	0	0	33,175

*Current reserves: \$57,490.00

Reserves needed: 42,000.00

Excess reserves: \$13,490.00

BPC, Inc., 072019